

Regular Meeting of the City Commission
Monday, October 25, 2021
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduce new City Manager Aaron Desentz.
2. Presentation on stormwater study by Fleis and Vanderbrink.

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

3. City Manager report on pending items.
4. Third Quarter Investment Report.
5. Minutes of the Downtown Development Authority (June).
6. Minutes of the Planning Commission (September).

CONSENT CALENDAR: DESIGNATED (*) ITEMS

CITY COMMISSION MINUTES

- * 7. Approval of the minutes from the regular meeting held October 11, 2021.
- * 8. Approval of the minutes from the closed session held October 11, 2021.

PUBLIC HEARINGS:

9. Public hearing on the amended MAC LTT Industrial Facilities Tax (IFT) abatement application and consider resolution recommending the transfer of Dayco's remaining IFT.
 - a. Consider agreement with MAC LTT related to Industrial Facilities Tax (IFT) abatement approval.

STAFF RECOMMENDATIONS AND REPORTS:

- * 10. Bids and Quotations
 - a. Stop Loss Carrier
- * 11. Consider resolution #4 to accept the special assessment roll and set a public hearing for November 8, 2021 regarding said roll for Special Assessment District #2-21 regarding Principal Shopping District special assessment.

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1.

12. Consider budget amendment for ice rink.

- * 13. Consider approval of update to Professional, Administrative, Confidential and Technical (PACT) Employee Benefits and Personnel Policies.

14. Consider budget amendment for vector truck repairs.

- * 15. Approval of payrolls and warrants.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

CLOSED SESSION: (None scheduled at this time)

RECESS:

WORK SESSION:

- 16. Pedal trolley ordinance discussion.

ADJOURNMENT:

COMMISSION LETTER #204-21
MEETING DATE: OCTOBER 25, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 20, 2021

FROM: NANCY RIDLEY, CITY MANAGER *Nes*

SUBJECT: CITY MANAGER REPORT ON PENDING ITEMS

This report on pending items reflects the current status of tasks that were previously agreed to.

1. Task Related Issues:

SHORT DESCRIPTION OF TOPIC	MEETING TOPIC WAS AGREED TO	REQUESTED DUE DATE	STATUS AS OF 10-20-2021
Housing Study Follow-Up Staff to work with Planning Commission and others to recommend ordinance amendments and programs as generally agreed to for implementation	July 13, 2020	None	Jacob Kain has drafted a plan with Dr. Colarelli for coordinating fall focus groups on owner-occupied incentive follow-up.
Downtown Analysis Follow-Up Staff to work with Planning Commission and complete additional research to recommend ordinance and programs/policies as generally agreed to for implementation	August 10, 2020	None	Last item of Town Center civic space will likely be 2022.
Charter Amendment Provide resolution language for changing 3-year terms to 4-year terms in 2022 election	August 9, 2021	ASAP	City Attorney first needs to have discussion with Attorney General's Office to agree upon Attorney General's preferred charter amendment language before submitting to City Commission. Attorney General's office indicated they would be available after November election ballot proposals are complete.
Local Economy Based on listening sessions, research options for downtown façade grants, downtown fire suppression grants, and rent subsidy programs. Revisit Broadway Central Closure in March 2022.	September 27, 2021	ASAP	Will move forward with summary direction documented in September 27 memo.

2. Tentative Work Session Schedule:

October 25	Pedal trolley ordinance discussion
November 8	Operating budget
November 22	Operating budget (if needed)

Please note items that have changed since the last report are highlighted in yellow for easy reference.

**CITY OF MT. PLEASANT
INVESTMENT REPORT
SEPTEMBER 30, 2021**

PORTFOLIO SUMMARY

PORTFOLIO BY INVESTMENT TYPE:

<u>Investment Type</u>	<u>30-Sep-21 Balance</u>	<u>Interest Rate</u>	<u>Percentage of Portfolio</u>
Demand Deposits:			
Isabella Bank Checking	\$ 892,762.38	0.1200%	3.0881%
Federated Government Obligatic	285,270.76	0.0100%	0.9868%
MBIA CLASS Investment Pool	2,730,809.01	0.0251%	9.4460%
TCF Muncipal Money Market	200,622.84	0.0100%	0.6940%
Isabella Bank -Insured Cash Sweep	17,341,897.47	0.1000%	59.9863%
Fixed Income:			
Muncipal Bonds	3,678,531.00	0.0300%	12.7242%
Government Agencies	2,855,400.80	1.5590%	9.8769%
US Treasuries	924,453.50	1.0570%	3.1977%
Portfolio Total	<u><u>\$28,909,747.76</u></u>		<u><u>100.00%</u></u>

PORTFOLIO BY FINANCIAL INSTITUTION/BROKER:

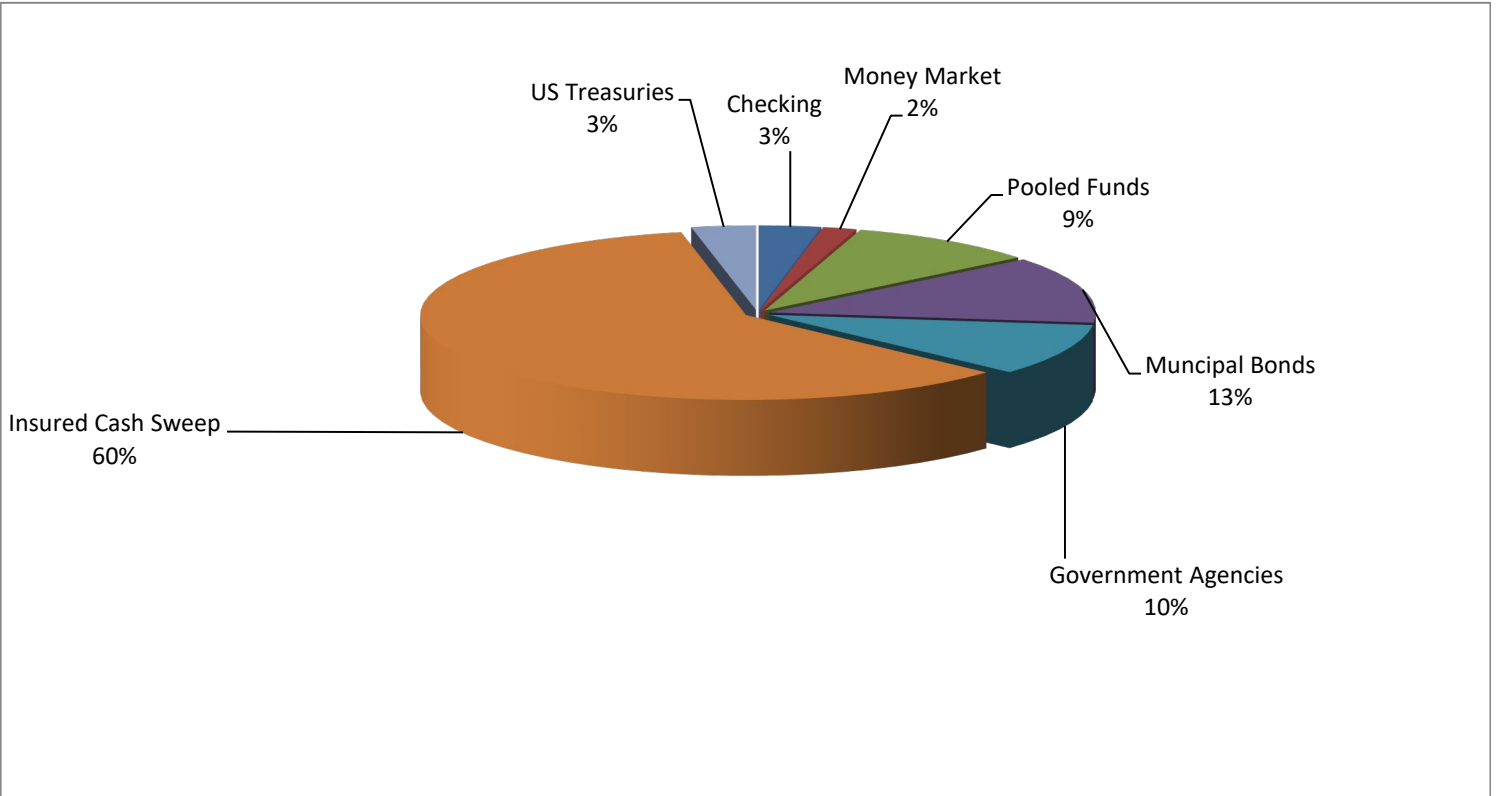
	<u>30-Sep-21 Balance</u>	<u>Percentage of Portfolio</u>
Meador Investment Management	\$ 7,743,656.06	26.79%
MBIA CLASS	2,730,809.01	9.45%
Isabella Bank	892,762.38	3.09%
TCF Bank	200,622.84	0.69%
Insured Cash Sweep	17,341,897.47	59.99%
Portfolio Total	<u><u>\$28,909,747.76</u></u>	<u><u>100.01%</u></u>

All investments were made in accordance with the investment policy dated May 26, 1998 including CDARS revision dated September 14, 2009.

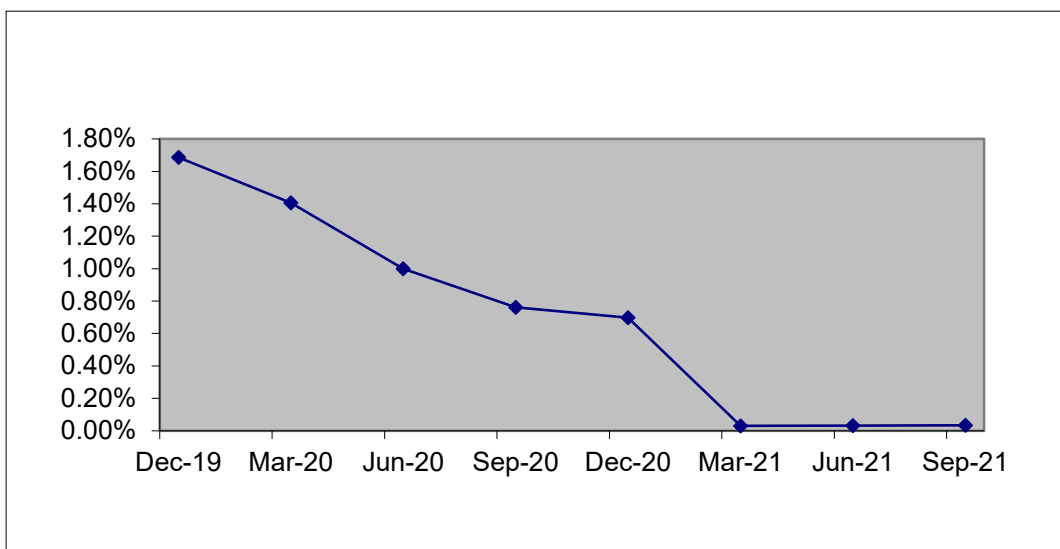
**CITY OF MT. PLEASANT
INVESTMENT REPORT
SEPTEMBER 30, 2021**

PORTFOLIO SUMMARY (Continued)

Portfolio by Investment Type



Interest Rates



**CITY OF MT. PLEASANT
INVESTMENT REPORT
SEPTEMBER 30, 2021**

FIXED INCOME PORTFOLIO - Balance September 30, 2021

Municipal Bonds

<u>Bank Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount / Premium Amount</u>
Chippewa Valley School	29-Sep-20	01-May-23	944	0.4780%	\$ 255,000.00	\$ 255,000.00
River Rouge School	13-Oct-20	01-May-22	565	0.4410%	280,000.00	280,000.00
River Rouge School	13-Oct-20	01-May-23	930	0.5140%	765,000.00	765,000.00
River Rouge School	13-Oct-20	01-May-24	1296	0.7170%	495,000.00	495,000.00
Allegan Schools	20-Oct-20	01-May-23	923	0.3990%	275,000.00	275,000.00
Allegan Schools	20-Oct-20	01-May-22	558	0.2830%	310,000.00	310,000.00
Dexter Schools	24-Mar-21	01-May-23	768	0.2500%	250,000.00	250,000.00
Dexter Schools	24-Mar-21	01-May-24	1134	0.3800%	250,000.00	250,000.00
Elk Rapids Schools	25-Mar-21	01-May-25	1498	4.0000%	100,000.00	113,531.00
Lake Orion Schools	29-Jun-21	01-May-25	1402	0.8500%	250,000.00	250,000.00
Midland Public Schools	27-Jul-21	1-May-26	1739	1.1030%	135,000.00	135,000.00
Plymouth/Canton School	8-Sep-21	1-May-26	1696	0.7910%	300,000.00	300,000.00
Total Municipal Bonds					\$ 3,665,000.00	\$ 3,678,531.00

Government Agencies

<u>Issuer</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount Amount</u>
FFCB	05-Sep-19	05-Sep-24	1827	1.4900%	\$ 310,000.00	\$ 309,435.80
FHLB	09-Aug-19	16-Aug-24	1834	1.6100%	750,000.00	749,512.50
FHLB	15-Aug-19	15-Aug-24	1827	1.5500%	1,000,000.00	997,650.00
FNMA	26-Nov-19	15-Oct-24	1785	1.6250%	250,000.00	249,402.50
FNMA	29-Jan-20	06-Sep-22	951	1.3750%	250,000.00	249,400.00
FFCB	05-Oct-20	05-Oct-23	1095	1.6100%	300,000.00	300,000.00
Total Government Agencies					\$ 2,860,000.00	\$ 2,855,400.80

US Treasuries:

<u>Issuer</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount Amount</u>
US Treasury	29-Aug-19	31-Aug-23	1463	1.4300%	\$ 530,000.00	\$ 528,902.73
US Treasury	23-Sep-21	31-Jul-25	1407	0.2500%	100,000.00	98,382.81
US Treasury	23-Sep-21	31-Aug-25	1438	0.2500%	100,000.00	98,269.53
US Treasury	29-Sep-21	30-Jun-26	1735	0.8750%	100,000.00	99,558.59
US Treasury	30-Sep-21	30-Sep-26	1826	0.8750%	100,000.00	99,339.84
Total US Treasuries					\$ 930,000.00	\$ 924,453.50

Total Fixed Income Portfolio September 30, 2021

\$ 7,455,000.00 \$ 7,458,385.30

**CITY OF MT. PLEASANT
INVESTMENT REPORT
SEPTEMBER 30, 2021**

FIXED INCOME PORTFOLIO - Transactions During Quarter

PURCHASES:

<u>Company Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount/ Carrying Amount</u>
Midland Public Schools	27-Jul-21	1-May-26	1739	1.1030%	\$ 135,000.00	\$ 135,000.00
Plymouth/Canton Schoo	8-Sep-21	1-May-26	1696	0.7910%	300,000.00	300,000.00
US Treasury	23-Sep-21	31-Jul-25	1407	0.2500%	100,000.00	98,382.81
US Treasury	23-Sep-21	31-Aug-25	1438	0.2500%	100,000.00	98,269.53
US Treasury	29-Sep-21	30-Jun-26	1735	0.8750%	100,000.00	99,558.59
US Treasury	30-Sep-21	30-Sep-26	1826	0.8750%	100,000.00	99,339.84

Total Purchases	<u><u>\$ 835,000.00</u></u>	<u><u>\$ 830,550.77</u></u>
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MATURITIES:

<u>Company Name</u>	<u>Purchase Date</u>	<u>Maturity Date</u>	<u># of Days</u>	<u>Interest Rate</u>	<u>Par Amount</u>	<u>Discount/ Carrying Amount</u>
FFCB	09-Sep-19	09-Sep-24	1827	1.6500%	\$ 300,000.00	\$ 300,000.00
FHLMC	09-Sep-19	09-Sep-24	1827	1.6250%	300,000.00	300,000.00

Called prior to maturity

Total Maturities	<u><u>\$600,000.00</u></u>	<u><u>\$600,000.00</u></u>
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**CITY OF MT. PLEASANT
INVESTMENT REPORT
SEPTEMBER 30, 2021**

INVESTMENT EARNINGS

SUMMARY:

Interest Earned on Fixed Income Maturities:	\$ 4,912.50
Interest on Demand Deposits	4,200.68
Interest on Government Agency/Treasuries	20,841.07
Investment Fees	(1,957.01)
Interest/Discount Accrual June 30, 2021	(25,000.00)
Interest/Discount Accrual September 30, 2021	18,400.00
Total Interest Earned for Quarter	<u><u>\$ 21,397.24</u></u>

INTEREST EARNINGS BY FUND:

<u>Fund</u>	<u>Quarterly Interest</u>	<u>Year to Date Interest</u>	<u>Amended Budget</u>
General	\$6,000	\$17,752	\$ 30,000
Major Street	2,247	7,090	19,200
Local Street	871	3,591	8,250
Cemetery Trust	195	687	2,000
Special Assessment	283	970	1,500
Downtown Improvements/Parking	82	297	620
Capital Improvements	2,476	7,898	10,000
Economic Development Corporation	-	183	400
Mission Street DDA	699	2,090	3,000
TIFA	522	2,157	3,000
LDFA	163	645	1,000
BRDA	11	42	50
Airport	323	1,001	2,140
Sewer	3,193	11,077	30,170
Water	3,223	10,783	24,730
Solid Waste	1,038	3,710	9,370
Restricted Donations	72	255	-
	<u><u>\$21,397</u></u>	<u><u>\$70,228</u></u>	<u><u>\$145,430</u></u>

City of Mt. Pleasant, Michigan



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Mission-Pickard Downtown Development Authority (DDA)

MINUTES OF THE REGULAR MEETING

June 10, 2021 10:00 AM

ELECTRONICALLY CONDUCTED

I. Call to Order

The meeting was called to order by Chair Jeff Smith at 10:02 am.

Present: Tom Krapohl, Doug LaBelle II, Margaret McAvoy, Nancy Ridley, Jeff Smith (Chair)

Absent: John Hunter (Vice Chair), Lisa Orlando, Robby Roberts, Robert VanDorin

Also attending: (Staff): William Mrdeza, Michelle Sponseller (Host)

In accordance with state law governing the ability to conduct meetings virtually, all members listed as present identified Michigan as the state from which they were participating. Krapohl, Labelle, Ridley, and Smith identified the city and county from which they were participating as Mt. Pleasant, Isabella County. McAvoy identified Owosso, Shiawassee County as her location of participation.

II. Approval of Agenda

It was moved by LaBelle, seconded by McAvoy, to approve the agenda as presented. **The motion passed unanimously.**

III. Approval of the May 13, 2021 Meeting Minutes

It was moved by Ridley, seconded by Krapohl, to approve the May 13, 2021 meeting minutes as presented. **The motion passed unanimously.**

IV. Old and New Business

A. Overview of DDA Activities per Informational Meeting Requirements

Mrdeza referenced the overview of past and anticipated DDA projects that were included in the packet and reminded the Board that this was one of two informational meetings required of tax capture districts by state statute. He indicated that there were no members of the public in attendance wishing to comment, nor had he received public comments ahead of the meeting. Mrdeza also reminded the Board that the future focus of DDA activities is to implement elements of the Master Plan that Mission Street stakeholders and the Board could

City of Mt. Pleasant, Michigan



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agree on. This process will begin with an initial meeting of staff, consultant, and the two Board representatives before scheduling the first stakeholder meeting. No action was required on this informational topic.

B. Recommend Approval of the 2021 Amended and 2022 Proposed Budgets for the Downtown Development Authority

Mrdeza presented the 2021 amended and 2022 proposed budgets for consideration. He indicated that the 2021 amended budget included the not to exceed cost of consultant services approved by the Board to assist with Mission Street stakeholders meetings. The 2022 budget contained funding for estimated engineering and design costs associated with a future Mission Street project to be determined from the proposed stakeholder meetings planned for 2021 and 2022. Mrdeza also reminded the Board that the majority of the Working Capital line item is being reserved for future Pedestrian and Traffic Safety projects on Mission Street that advance the implementation of the goals of the Master Plan for the City and the corridor. Specific project(s) will be determined from stakeholder meetings planned for the next two years. It was moved by Krapohl, seconded by McAvoy, to recommend approval of the 2021 amended and 2022 proposed budgets for the DDA. **The motion was approved unanimously.**

V. Public Comments

There were no public comments received or offered.

VI. Other Business

There was no other business to come before the Board.

VII. Adjourn

There being no other business, **the meeting was adjourned at 10:15 am.**

**Mt. Pleasant Planning Commission
Minutes of the Electronically Conducted Regular Meeting
September 2, 2021**

I. Chair Hoenig called the meeting to order at 7:00 p.m.

Member	Present	City, County, State
Bill Dailey	Yes	Mt. Pleasant, Isabella, Michigan
Corey Friedrich	Yes	Mt. Pleasant, Isabella, Michigan
Lesley Hoenig	Yes	Mt. Pleasant, Isabella, Michigan
Glen Irwin	Yes	Mt. Pleasant, Isabella, Michigan
David Kingsworthy	Yes	Mt. Pleasant, Isabella, Michigan
Mike Kostrzewa	Yes	Mt. Pleasant, Isabella, Michigan
Matt Liesch	Yes	Mt. Pleasant, Isabella, Michigan
Christine Ortman	Yes	Mt. Pleasant, Isabella, Michigan
Kathy Rise	Yes	Mt. Pleasant, Isabella, Michigan

Staff: Jacob Kain, Laura Delamater

II. Approval of the Agenda:

Motion by Liesch, support by Kostrzewa approve the agenda.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: None

Motion approved unanimously.

III. Approval of the Minutes:

A. August 5, 2021 Regular Meeting

Motion by Ortman, support by Kostrzewa to approve the minutes from the August 5, 2021 regular meeting as presented.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: None

Motion approved unanimously.

B. August 5, 2021 Work Session Meeting

Motion by Rise, support by Friedrich to approve the minutes from the August 5, 2021 regular meeting as presented.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: None

Motion approved unanimously.

IV. Zoning Board of Appeals report for August:

Commissioner Friedrich reported that the Zoning Board of Appeals did not meet in August.

V. Communications:

Kain reported that there were no communications received this month.

VI. Public Hearings:

A. SUP-21-12 & SPR-21-13 – 317 N. Mission – GB License LLC – Request for Special Use Permit to allow a special regulated use (Liquor Store) in the CD-4 district.

Kain introduced the application submitted by GB License LLC with a request for Special Use Permit to allow a special regulated use (Liquor Store) in the CD-4 district which was postponed from the August 5, 2021 meeting with a request to submit a site plan.

Kain reviewed the requirements for a Special Regulated Use and the necessity for a location waiver. The applicant submitted a site plan and letter with proposed conditions to address concerns raised about the use during the August meeting.

Kain closed his presentation with two potential motions for consideration.

Discussion took place.

Andrew Raquet, Zoning Manager, Go Puff spoke on behalf of the applicant.

Discussion took place.

Chair Hoenig opened the public comment.

Tracy Collins, 312 N. Arnold, addressed the commission. Kain noted that there were no public comments submitted electronically. There being no one else who wished to speak, public comment was closed.

Discussion took place.

Motion by Friedrich support by Ortman to approve SUP-21-12 and SPR-21-13 with the following findings and conditions:

1. The proposed Use will not be contrary to the public interest or injurious to nearby properties, and that the spirit and intent of this Section 154.410.C will be observed.
2. The proposed Use will not enlarge or encourage the Development of a “skid row” area.
3. The establishment of an additional Special Regulated Use in the area will not be contrary to any program of neighborhood conservation or interfere with any program of urban renewal.
4. All applicable regulations of this Section 154.410.C will be observed.
5. The applicant shall comply with the conditions proposed in the letter received August 19, 2021.
6. The applicant shall provide specifications for the proposed trash enclosure meeting the requirements of the CD-4 district.
7. The applicant shall bring existing landscape areas into compliance with standards for the CD-4 district.
8. The applicant shall provide a screen in the form of an evergreen hedge, fence or wall between the parking area and alleyway.
9. Existing alleyway access will be shifted to the south.

Motion by Dailey to amend the previous motion to add the following conditions:

10. Business hours of operation be no later than 1 a.m.
11. The special use permit be granted for one year.

Motion not seconded. Motion failed.

Discussion on the original motion took place.

Roll Call Vote:

Ayes: Friedrich, Hoenig, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: Dailey, Irwin

Motion approved 7-2.

B. SUP-21-15 – 210 W. Pickard – Stash Ventures LLC – Request for Special Use Permit for a medical marihuana processor.

Kain introduced the application submitted by Stash Ventures LLC with a request for Special Use Permit for a medical marihuana processor.

Kain gave an overview of the property including current zoning, future, current and prior land use. Kain reviewed photos showing current conditions of the property.

Kain reviewed the special use conditions associated with the use.

Kain concluded his report with staff's recommendation to approve SUP-21-15 subject to conditions.

Commissioner Dailey exited the meeting at 8:06 p.m.

Discussion took place.

Chris Lance, Director of Operations for Stash Ventures, spoke on behalf of the applicant.

Chair Hoenig opened the public comment. Kain noted that there were no public comments submitted electronically. There being no one who wished to speak, public comment was closed.

Discussion took place.

Motion by Friedrich, support by Liesch to approve SUP-21-15 subject to the following conditions:

1. The applicant shall comply with all special use permit criteria for medical marihuana facilities.
2. The applicant shall comply with the conditions imposed in the approval of Special Use Permit 20-05 and Site Plan Review 20-06.
3. The applicant shall comply with the requirements of Public Works.

Discussion took place.

Commissioner Dailey re-entered the meeting at 8:09 p.m.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise
Nays: None

Motion approved 9-0.

C. SUP-21-16– 210 W. Pickard – Stash Ventures LLC – Request for Special Use Permit for an adult-use marihuana processor.

Kain introduced the application submitted by Stash Ventures LLC with a request for Special Use Permit for an adult-use marihuana processor.

Kain gave an overview of the property including current zoning, future, current and prior land use. Kain reviewed photos showing current conditions of the property.

Kain reviewed the special use conditions associated with the use.

Kain concluded his report by reviewing the staff recommendation to approve subject to conditions.

Discussion took place.

Chris Lance, Director of Operations, Stash Ventures, was on hand to answer questions.

Discussion took place.

Chair Hoenig opened the public comment. Kain noted that there were no public comments submitted electronically.

There being no one who wished to speak, public comment was closed.

Motion by Friedrich, support by Ortman to approve SUP-21-16 with the following conditions:

1. The applicant shall comply with all special use permit criteria for adult-use marihuana establishments as well as the specific criteria applying to Processors.
2. The applicant shall comply with the conditions imposed in the approval of Special Use Permit 20-05 and Site Plan Review 20-06.
3. The applicant shall comply with the requirements of Public Works.

Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: None

Motion approved unanimously.

VII. Public Comments:

Chair Hoenig opened the public comment. Kain noted that there were no public comments submitted electronically. There being no one who wished to speak, public comment was closed.

VIII. Site Plan Reviews:

A. None

IX. Unfinished Business:

A. None

X. New Business:

A. None

XI. Other:

A. Staff report.

Kain noted that the Michigan Association of Planning annual conference is approaching. It will be a Virtual Conference again this year and that funds are available if any of the Planning Commissioners would like to participate. Kain announced that the City has been selected as one of two pilot cities in the state of Michigan to develop a Winter Cities Work Plan with the Michigan Economic Development Corporation.

XII. Adjournment:

Motion by Dailey, support by Irwin to adjourn to the work session.

Roll Call Vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: None

Meeting adjourned at 8:17 p.m.

lkd

**Mt. Pleasant Planning Commission
Minutes of Virtual Work Session
September 2, 2021**

I. Chair Hoenig called the work session to order at 8:20 p.m.

Member	Present	City, County, State
Bill Dailey	Yes	Mt. Pleasant, Isabella, Michigan
Corey Friedrich	Yes	Mt. Pleasant, Isabella, Michigan
Lesley Hoenig	Yes	Mt. Pleasant, Isabella, Michigan
Glen Irwin	Yes	Mt. Pleasant, Isabella, Michigan
David Kingsworthy	Yes	Mt. Pleasant, Isabella, Michigan
Mike Kostrzewa	Yes	Mt. Pleasant, Isabella, Michigan
Matt Liesch	Yes	Mt. Pleasant, Isabella, Michigan
Christine Ortman	Yes	Mt. Pleasant, Isabella, Michigan
Kathy Rise	No	

Staff: Jacob Kain, Laura Delamater

II. Improvement of non-conforming properties

Kain reviewed the current standards for the improvement of non-conforming properties found in Section 154.114.B.6. Kain clarified the difference between use and non-use (dimensional) non-conformities. Kain noted that a housing study will be conducted by a graduate class at Central Michigan University that may include some recommendations for consideration in early 2022.

General consensus was that the existing allowances were fairly extensive.

Commissioner Rise entered the meeting at 8:25 p.m.

III. Adjournment

Motion by Irwin, support by Ortman to adjourn.

Roll call vote:

Ayes: Dailey, Friedrich, Hoenig, Irwin, Kingsworthy, Kostrzewa, Liesch, Ortman, Rise

Nays: None

Motion passed unanimously.

Work session adjourned at 8:36 p.m.

lkd

Minutes of the electronically conducted regular meeting of the City Commission held Monday, October 11, 2021, at 7:00 p.m.

Mayor Joseph called the meeting to order and the Pledge of Allegiance was recited.

Commissioners Present: Mayor William Joseph and Vice Mayor Amy Perschbacher; Commissioners Mary Alsager, Olivia Cyman, Lori Gillis, George Ronan and Petro Tolas. All Commissioners present indicated they were in Mt. Pleasant, Isabella County, Michigan.

Commissioners Absent: None

Others Present: City Manager Nancy Ridley, City Clerk Heather Bouck and City Attorney Michael Homier

All present attended virtually via Zoom video conference.

Proclamations and Presentations

Mayor Joseph read a proclamation recognizing October 11, 2021 as Indigenous Peoples' Day. Gayle Ruhl and Frank Cloutier of the Saginaw Chippewa Indian Tribe thanked the Commission for the recognition.

Public Input on Agenda Items

John Zang, 623 Hopkins, Chairman of the Mid-Michigan Recreation Authority, addressed the Commission in support of securing the funds to begin the campaign to put the aquatic center on the ballot in the future.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items;
 - a. Monthly report on police related citizen complaints received; and
 - b. Annual Report on Experimental Aircraft Association benefit to the airport.
2. Parks and Recreation Commission Meeting Minutes. (July)
3. Airport Joint Operations and Management Board Meeting Minutes. (August)
4. Resignation of Vincent Mumford from the Parks and Recreation Commission.
5. Correspondence received from Micah Focken regarding marihuana licensing ordinances.

Moved by Commissioner Tolas and seconded by Commissioner Alsager to approve the following items on the Consent Calendar:

1. Minutes of the electronically conducted regular meeting of the City Commission held September 27, 2021.
2. Bid of ProComm of Mt. Pleasant, Michigan for the purchase of 12 portable 800 Mhz radios in the amount of \$100,696 and the appropriate budget amendment.
3. Receive Amended Application from MAC LTT and set public hearing on same for Monday, October 25, 2021 at 7:00 p.m.

4. Allocation of \$10,000 to the Mid-Michigan Aquatic Recreational Authority for start-up funds contingent on similar approval from the other two partners and the appropriate budget amendment as presented.
5. MDOT resolution authorizing a contract amendment to include wetland delineation services as follows:

WHEREAS, the Michigan Department of Transportation has submitted a contract amendment (Federal Project Number B-26-0069-2518, MDOT Contract No. 2021-0733), which requires the City of Mt. Pleasant to adopt a resolution authorizing the approval of the amendment to increase the contract amount to add wetland delineation services to the project; and

WHEREAS, this project will improve the safety for airport traffic; and

WHEREAS, the contract amendment has been approved by the City Manager as to substance.

NOW, THEREFORE, BE IT RESOLVED, that the city manager is authorized to digitally sign the contract amendment on behalf of the City of Mt. Pleasant.

6. Contract amendment with Mead and Hunt for \$14,843 for wetland delineation services.
7. Appointment of Aaron Desentz to replace Nancy Ridley on the Airport Joint Operations and Management Board effective immediately and to the remaining boards and commissions as presented effective November 1, 2021.
8. Warrants dated September 28 and October 1, & 5, 2021 and Payrolls dated October 1, 2021 all totaling \$1,369,178.81.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on S.A. #1-2021 regarding pedestrian lighting to consider approval of Resolution #5 for approval of the roll and setting of payment terms for the special assessment district. There being no public comments or communications received, the Mayor closed the public hearing.

Moved by Commissioner Ronan and seconded by Vice Mayor Perschbacher to approve Resolution #5 for approval of the roll and setting of payment terms for the special assessment district as follows:

SPECIAL ASSESSMENT DISTRICT 1-21
RESOLUTION NO. 5

WHEREAS, the City Commission held a public hearing on October 11, 2021 after due and legal notice and reviewed the special assessment roll to defray Special Assessment District No. 1-21, share of the cost of certain public expenditures, described as installing pedestrian street lights on Illinois St. between Main St. and Fancher St. in the City Special Assessment District No. 1-21; and,

WHEREAS, after hearing all persons interested therein and after carefully reviewing the special assessment roll, the Commission deems said special assessment roll to be fair,

just and equitable and that each of the assessments contained thereon are in accordance with the benefits to be derived by each parcel of land assessed;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll as prepared by the City Assessor, in the amount of \$100,000.00 with \$28,011.32 being paid by the properties specifically benefited and with \$71,988.68 paid by the city-at-large is hereby confirmed.

2. Said special assessment roll is payable in eight (8) annual installments which shall be due and payable beginning on July 1, 2023.

3. Interest shall be charged on the unpaid balance of said special assessment roll at the rate of three percent (3%), commencing three (3) months after notification that the project has been completed. There will be no interest if paid within three (3) months of the written notification from the City Treasurer.

4. The City Clerk is directed to attach the warrant to a certified copy of this resolution within ten (10) days after its adoption requesting the City Assessor to spread and the City Treasurer to collect the sums and amounts as directed by the Commission.

5. The City Clerk is directed to endorse the date of confirmation on the roll.

6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are rescinded.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher & Ronan

NAYS: Commissioner Tolas

ABSENT: None

Motion carried.

Moved by Commissioner Ronan and seconded by Commissioner Tolas to confirm the reallocation and carryover of existing vacancy savings in 2021 to be used for a one-year contract with R.I.S.E. Advocacy, Inc.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Mayor Joseph appointed Commissioner Cyman to fill the vacant seat on the Appointments Committee.

Moved by Mayor Joseph and seconded by Commissioner Tolas to authorize a bonus in the amount of \$7,000 for current City Manager Nancy Ridley.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Moved by Vice Mayor Perschbacher and seconded by Commissioner Alsager to approve closed session pursuant to subsection 8(c) of the Open Meetings Act for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement.

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Gillis encouraged vaccination, indicating that they are free, and if you have questions you should seek information from your healthcare provider. She also recommended considering getting the booster if able. She thanked all those working toward keeping everyone safe; thanked those involved in efforts for a great homecoming celebration, and thanked City Manager Nancy Ridley for her dedication to the City.

Commissioner Tolas announced that Broadway Street is opening and commented that he hopes that the City and business owners will continue to work together. He thanked City Manager Ridley for her time served and commented that she will be missed.

Mayor Joseph asked everyone to please wear a mask indoors and get vaccinated.

The Commission recessed at 8:02 p.m. and went into closed session at 8:11 p.m. A separate set of minutes was taken for the closed session.

The Commission recessed at 8:25 p.m. and went back into open session at 8:28 p.m.

Moved by Commissioner Tolas and seconded by Commissioner Gillis to approve the labor agreement with Paid On-Call Firefighters (POCF).

AYES: Commissioners Alsager, Cyman, Gillis, Joseph, Perschbacher, Ronan & Tolas

NAYS: None

ABSENT: None

Motion unanimously adopted.

WORK SESSION:

1. Presentation by Assistant Finance Director Christopher Saladine on the 2022 Operating Budget.

Discussion ensued.

2. Mayor Joseph led a discussion on outdoor ice rink options.

Consensus is to pursue traditional outdoor ice rink. Staff will bring a budget amendment to the next meeting for formal consideration.


Mayor Joseph adjourned the meeting without objection at 9:15 p.m.

William L. Joseph, Mayor

Heather Bouck, City Clerk

COMMISSION LETTER #205-21
MEETING DATE: OCTOBER 25, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 20, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: PUBLIC HEARING ON THE AMENDED MAC LTT INDUSTRIAL FACILITIES TAX (IFT) ABATEMENT APPLICATION AND CONSIDER RESOLUTION RECOMMENDING THE TRANSFER OF DAYCO'S REMAINING IFT

Attached are the materials from the October 11, 2021 City Commission agenda packet when the amended application for an Industrial Facilities Tax (IFT) abatement for MAC LTT was set for public hearing. As mentioned at that time, the amended application was intended to bring the number of jobs retained and projected in sync with the commitments made to the State of Michigan by MAC LTT.

After holding the public hearing, the City Commission can consider the attached resolution to recommend the State Tax Commission transfer the remaining three years of the IFT from Dayco to MAC LTT. It is recommended the City Commission approve the resolution as presented.

Recommended Motion:

Move to approve resolution for the transfer of the IFT from Dayco to MAC LTT as presented.

- a. Consider agreement with MAC LTT related to Industrial Facilities Tax (IFT) abatement approval.

Assuming the above resolution is approved, the next step is for the City Commission to consider the Agreement of Understanding with MAC LTT related to the Industrial Facilities Tax (IFT) abatement. The attached memo from Community Services and Economic Development Director Bill Mrdeza provides the agreement as drafted by the City Attorney and agreed to by MAC LTT. The Commission will note that this agreement includes the additional provision to allow for a repayment of abated taxes if the company fails to fulfill the expectations.

It is recommended the City Commission authorize the Mayor and City Clerk to sign the agreement as presented.


Recommended Motion:

Move to authorize the Mayor and Clerk to sign the IFT Agreement with MAC LTT as presented.

NJR/ap

COMMISSION LETTER #197-21
MEETING DATE: OCTOBER 11, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 6, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: RECEIVE AMENDED INDUSTRIAL FACILITIES TAX ABATEMENT
APPLICATION FROM MAC LTT AND SET PUBLIC HEARING FOR OCTOBER
25, 2021 ON THE SAME

Attached is a memo from Community Services and Economic Development Director Bill Mrdeza recommending that an additional public hearing be set on the transfer of the DAYCO Industrial Facilities Tax (IFT) abatement to MAC LTT.

As outlined in Mr. Mrdeza's memo, the number of jobs retained and expected to be created differs between the IFT application that was submitted to the City and the information that was submitted to the Michigan Economic Development Corporation (MEDC). The original IFT application indicated 85 retained jobs and 75 new jobs within 2 years. The amended application indicated 37 retained jobs and 60 new jobs within 2 years. Mr. Mrdeza's memo provides information that the company anticipates creating 100 jobs in three years. In order to bring those actual and projected job numbers in sync with the state agreement, an amended IFT application has been submitted. It is required that a new public hearing be set on the amended application, which we are recommending be set for October 25, 2021.

After that public hearing, the City Commission will be asked to consider an amended transfer resolution and the agreement between the City and MAC LTT.

Recommended Motion:

Move to set a public hearing for October 25, 2021 on the amended IFT application for the transfer from DAYCO to MAC LTT for the remaining three years of the Industrial Facilities Tax abatement.

NJR/ap

Memorandum

Mt. Pleasant
[meet here]

TO: Nancy Ridley, City Manager

FROM: William R. Mrdeza
Community Services & Economic Development Director *W.R.M.*

DATE: October 4, 2021

SUBJECT: Set a Public Hearing on Transferring DAYCO's Industrial Facilities Tax Abatement Certificate

Background

Earlier this year the City was notified that DAYCO, an automotive supplier located at 1799 Gover Parkway in the City's Industrial Park South, was relocating their North American operations to Mexico and would be closing operations at their Mt. Pleasant facility in November, 2021 (now projected to be early 2022). In 2014, DAYCO was granted an Industrial Facilities Tax Abatement (IFT) based on an investment of \$1,765,000 for the expansion of 40,000 square feet of manufacturing space and the retention of 114 jobs. Per the agreement, this IFT will expire at the beginning of 2025.

Since the time of DAYCO's announcement, the Middle Michigan Development Corporation (MMDC) and City staff have been working on finding another tenant to fill the DAYCO building once it became vacant. As a result of negotiations with an interested company and the Michigan Economic Development Corporation (MEDC), MAC Liquid Truck Trailer (MAC LTT) has been identified as the new tenant for the facility once it is vacated by DAYCO. Since this was a competitive attraction process, the State committed approximately \$350,000 in grant funding toward retaining the company in Michigan, contingent upon additional participation by the local community. The State will accept (and staff supports) the transfer of the remaining three years of tax abatements previously approved for DAYCO by the State Tax Commission, to MAC LTT once it becomes the tenant of the facility.

In order for the IFT transfer to occur, a public hearing on the transfer application is required. The City Commission held a public hearing for this purpose at their September 13th regular meeting and subsequently approved a resolution recommending the State Tax Commission transfer the DAYCO IFT to MAC LTT. During the process of preparing an IFT Agreement of Understanding between the City and MAC LTT, staff became aware of a separate written commitment between the MEDC and MAC LTT reflecting job retention and new job creation numbers which differed from those reported on their original IFT application. This separate written commitment with the state was not forwarded to us until after the Commission action on September 13th. The number of retained and new jobs created (over two years) that MAC LTT subsequently provided to the state are lower than what they included in their original application to the City. They have, however, committed to the state that they will create at least 100 new jobs over the next *three* years. In order for there to be consistent performance

Memorandum



expectations upon which company performance will be measured, the company prefers to submit a revised IFT application for Commission consideration that reflects the amended metrics. The company is committed to providing job metrics that are realistic and attainable since incentive funding from both the State and the City are tied to meeting these projections. Since the amended application includes an adjustment to the originally projected job performance numbers, a new public hearing on the amended application and subsequent action on a new resolution by the City Commission to the State Tax Commission is required. Once the public hearing is held, the City Commission will be asked to act on both a revised resolution recommending the State Tax Commission transfer the remainder of the DAYCO IFT certificate to MAC LTT and on an IFT Agreement of Understanding that must accompany the application.

Requested Action

It is requested the City Commission set a public hearing for October 25, 2021 to consider an amended application to transfer the existing Industrial Facilities Tax Abatement certificate from DAYCO to MAC LTT for the remaining three years of the term of the certificate. A copy of the amended IFT transfer application is attached to this memo for reference.

Michigan Department of Treasury
1012 (Rev. 03-21), Page 1 of 4

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7460.

To be completed by Clerk of Local Government Unit	
Signature of Clerk <i>H. Bouck</i>	Date Received by Local Unit <i>10/04/21</i>
STC Use Only	
Date Received by STC	

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) MAC LTT Stainless Division Inc.		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 3715	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 1799 Gover Parkway; Mt. Pleasant, MI 48858		1d. City/Township/Village (Indicate which) City of Mt. Pleasant	1e. County Isabella
2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input checked="" type="checkbox"/> Transfer <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located Mt. Pleasant	3b. School Code 37010
		4. Amount of years requested for exemption (1-12 Years) 10	
5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed. Letter attached			
6a. Cost of land and building improvements (excluding cost of land)..... * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		▶ 1,765,000.00 Real Property Costs	
6b. Cost of machinery, equipment, furniture and fixtures..... * Attach itemized listing with month, day and year of beginning of installation, plus total		▶ 3,677,411.00 Personal Property Costs	
6c. Total Project Costs * Round Costs to Nearest Dollar		▶ 5,442,411.00 Total of Real & Personal Costs	
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.			
Real Property Improvements ▶ <u>Begin Date (M/D/Y)</u> 06/01/2014 <u>End Date (M/D/Y)</u> 12/30/2014		▶ <input type="checkbox"/> Owned <input checked="" type="checkbox"/> Leased	
Personal Property Improvements ▶ <u>Begin Date (M/D/Y)</u> 12/01/2013 <u>End Date (M/D/Y)</u> 12/30/2014		▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased	
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9. No. of existing jobs at this facility that will be retained as a result of this project. 37		10. No. of new jobs at this facility expected to create within 2 years of completion. 60	
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.			
a. TV of Real Property (excluding land)			
b. TV of Personal Property (excluding inventory)			
c. Total TV			
12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District			
12b. Date district was established by local government unit (contact local unit)		12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

1012, Page 2 of 4

APPLICANT CERTIFICATION - complete all boxes.

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 are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, 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 Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name James McBryde	13b. Telephone Number (989) 772-2858	13c. Fax Number (989) 773-2115	13d. E-mail Address jmcbryde@mmdc.org
14a. Name of Contact Person James McBryde	14b. Telephone Number (989) 772-2858	14c. Fax Number (989) 773-2115	14d. E-mail Address jmcbryde@mmdc.org
15a. Name of Company Officer (No Authorized Agents) Mark S. Upton			
15b. Signature of Company Officer (No Authorized Agents) <i>Mark S. Upton</i>		15c. Fax Number	15d. Date 10/4/2021
15e. Mailing Address (Street, City, State, ZIP Code) 1400 Fairchild Ave., Kent, OH 44240		15f. Telephone Number 989-357-1777	15g. E-mail Address mupton@mac1tt.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.		
16c. School Code		
17. Name of Local Government Body		18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury
 State Tax Commission
 PO Box 30471
 Lansing, MI 48909

STC USE ONLY				
1. LUCI Code	2. Begin Date Real	3. Begin Date Personal	4. End Date Real	5. End Date Personal



CITY OF MOUNT PLEASANT

**RESOLUTION TO RECOMMEND THAT THE STATE TAX COMMISSION
TRANSFER INDUSTRIAL FACILITIES EXEMPTION
CERTIFICATE NO. 2014-228**

At a meeting of the City Commission of the City of Mount Pleasant, held on October 25, 2021 at 7:00 p.m., the following action was taken:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____
and supported by _____.

WHEREAS, pursuant to P.A. 198 of 1974, as amended ("Act 198"), after a duly noticed public hearing held on June 8, 1992, the City Commission of the City of Mount Pleasant by resolution established Industrial Park South as an Industrial Development District; and

WHEREAS, following the public hearing, the City Commission approved an Industrial Facilities Exemption Certificate for DAYCO in 2014, effective for the 2015 tax year, for new real property to be constructed within the Industrial Park South, at property located at:

T14N, R4W, CITY OF MT. PLEASANT, MICHIGAN, PART OF THE SW 1/4,
SECTION 24, MT PLEASANT INDUSTRIAL PARK SOUTH LOT 3 (the "Property")

in the amount of \$5,442,411, which was comprised of \$1,765,000 in real property and \$3,677,411 in personal property; and

WHEREAS, the State Tax Commission issued Industrial Facilities Exemption Certificate No. 2014-228 (the "Certificate") on October 13, 2014; and

WHEREAS, the City has been informed that DAYCO is closing its facility on the Property in late 2021; and

WHEREAS, MAC LTT Stainless Division Inc. ("MAC LTT") intends to move onto the Property soon after DAYCO moves out of the Property; and

WHEREAS, MAC LTT has applied for and requested that the Certificate and the Industrial Facilities Exemption Certificate Agreement of Understanding (the "Agreement") be transferred to MAC LTT; and

WHEREAS, pursuant to Section 21 of Act 198, an industrial facilities exemption certificate may be transferred by the holder with the consent of the local governmental unit and the State Tax Commission if the local governmental unit approves the transfer; and

WHEREAS, due to DAYCO's proposed closure, and MAC LTT's subsequent occupancy of the Property, the City wishes to recommend that the State Tax Commission transfer the Certificate for the Property to MAC LTT effective with the 2022 tax year pursuant to Sections 5 and 21 of the Act; and

WHEREAS, a duly noticed public hearing on the matter of transferring the Certificate to MAC LTT was held on October 25, 2021; and

WHEREAS, the City believes it is in the best interest of the City to transfer the Certificate to MAC LTT.

NOW, THEREFORE, the City Commission of the City of Mount Pleasant resolves:

1. The City Commission recommends that the Michigan State Tax Commission transfer Industrial Facilities Exemption Certificate number 2014-228 to MAC LTT, with operations at the above referenced Property, beginning with the 2022 tax year, pursuant to Section 21 of the Act.
2. The transfer of the Certificate, considered together with the aggregate amount of industrial facilities exemption certificates previously granted and currently in force, will not have the effect of substantially impeding the operation of the City or impairing the financial soundness of a taxing unit that levies an ad valorem property tax in the City.
3. The City Manager may also negotiate and execute an Industrial Facilities Exemption Certificate Agreement of Understanding with MAC LTT similar to the existing DAYCO agreement dated June 9, 2014, but with a provision providing for the recovery of tax benefits if the investment and job expectations set forth in MAC LTT's application for the transfer are not met. Alternatively, if the Michigan State Tax Commission so requires, the City Manager may execute an assignment of the existing DAYCO agreement.
4. Any and all resolutions that are in conflict with this Resolution are repealed to the extent necessary to give this Resolution full force and effect.

ADOPTED:

YEAS: _____

NAYS: _____

ABSENT: _____

STATE OF MICHIGAN)
)ss.
COUNTY OF ISABELLA)

I, the undersigned, the duly qualified and acting City Clerk of the City of Mt. Pleasant, Isabella County, Michigan, do hereby certify that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of the City at a meeting held on October 25, 2021.

Heather Bouck, City Clerk

85714:00009:5669304-1

Memorandum

Mt. Pleasant
[meet here]

TO: Nancy Ridley, City Manager
FROM: William R. Mrdeza
Community Services & Economic Development Director
DATE: October 14, 2021
SUBJECT: IFT Agreement with MAC LTT

W.R.M.

Background:

After Dayco announced earlier this year that they were moving their North American operations to Mexico, the City became aware that MAC Liquid Tank Trailer (MAC LTT) was interested in relocating to the Dayco facility once it was vacated. In order to keep MAC LTT in Michigan, the State of Michigan offered a performance-based state-funded incentive package, which also requires evidence of a local commitment. Without the local commitment, the state's offer would be withdrawn and the company would likely move out of state. The state will accept a transfer of the three remaining years of Dayco's Industrial Facilities Tax Abatement (IFT) as evidence of the local commitment.

After holding a public hearing at their October 25th meeting, the City Commission will consider approval of a resolution recommending the State Tax Commission (STC) transfer the remaining three years of Dayco's IFT to MAC LTT. Evidence of an IFT Agreement of Understanding between the City and MAC LTT is required as part of the transfer application to the STC. Assuming the transfer resolution is approved, the attached agreement has been prepared by the City attorney and the terms and conditions outlined in the agreement are acceptable to MAC LTT.

The provisions in this agreement with MAC LTT are similar to the other IFT agreements the City has entered into with the exception that a provision has been added to the agreement that allows the City to capture abated taxes in the event the company fails to meet its promised performance standards. Any future agreement of this nature will incorporate similar provisions.

It is recommended that the City Commission authorize the Mayor and City Clerk to execute the agreement on behalf of the City.

Requested Action:

Authorize the Mayor and City Clerk to execute the attached IFT Agreement of Understanding as prepared by the City attorney.

**INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE (IFT)
AGREEMENT OF UNDERSTANDING**

This Agreement is entered into on the ____ day of _____, 2021, by and between the City of Mt. Pleasant, Michigan (the "City") and MAC LTT Stainless Division Inc., 1799 Gover Parkway, Mt. Pleasant, Michigan (the "Company"), and is made pursuant to the provisions of Public Act 198 of 1974, as amended.

RECITALS

WHEREAS, in 2014, the Mt. Pleasant City Commission approved an Industrial Facilities Tax Exemption for certain real property (including related personal property) owned by DAYCO of 1799 Gover Parkway, Mt. Pleasant, Michigan, and the Michigan State Tax Commission issued Industrial Facilities Exemption Certificate No. 2014-228 (the "Certificate"). DAYCO has notified the City that DAYCO is moving out of the real property. The Company is moving onto the real property, and has applied to have the City approve the transfer of the Certificate effective for the 2022 tax year, subject to State Tax Commission approval.

WHEREAS, the Mt. Pleasant City Commission, at its meeting on the 25th day of October, 2021, considered the Industrial Facilities Exemption Certificate Transfer Application (the "Transfer Application") submitted by the Company on or about October 4., 2021, and made a part of this Agreement. The City is willing to recommend the transfer of the Certificate to the Company, and upon approval by the State Tax Commission of the foregoing transfer, the City and the Company will be bound by the following terms and conditions:

PROVISIONS

1. Not later than the 30th day of April, in each of the years following the transfer of the Certificate, beginning in 2022, the Company shall inform the City of:

- a. the last number of new jobs created since the last report,
- b. the number of employees at the time of Application and the current number of employees, both full and part-time,
- c. an explanation if the projected retention/creation of jobs has not been reached,
- d. the original estimate of costs versus the actual costs incurred to date, and
- e. an explanation if the actual project costs differ from the projected project costs.

2. The Transfer Application states 37 existing jobs at the facility (described in the Transfer Application) will be retained and 60 new jobs are expected to be created at the facility in the next two (2) years. The Company understands that if the expectations as declared in the Transfer Application regarding job retention and creation, capital investment and project development are not met, the City has the right to revoke the Certificate. However, the City will not seek to revoke the Certificate if it determines that the Company has substantially complied with all requirements of this Agreement such that Company's failure to comply with all

requirements was financially impractical, was neither willful nor intentional and the City has reasonably received the benefits anticipated from granting the Certificate.

3. The Company further agrees to remain in the City for the period of the Certificate in order to retain the benefits of the Certificate unless permission for relocation is granted by the governing body of the City.

4. If the Company fails to meet the expectations set forth in the Transfer Application and this Agreement for investment and job creation/retention, the City may recover, upon its written demand to the Company, from the Company such abated taxes as would have been paid beginning with the 2022 tax year as if the Certificate had not been transferred to the Company.

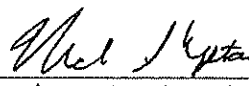
5. The Company shall have the right to request a public hearing with the City Commission prior to a proposed revocation or recapture of any tax abatement.

6. This Agreement applies only to the tax abatement for the project as described in the Application and does not apply to any other IFT Certificate granted to the Company by the City.

In subscribing to this Agreement, the persons so subscribing represent that they are duly authorized to act in behalf of the parties.


By: _____
Will Joseph
Mayor
City of Mt. Pleasant

By: _____
Heather Bouck, City Clerk

By: 
Mark S Upton
Director N.A. Operations
MAC LTT Stainless Division Inc.

85714:00009:5709403-2

COMMISSION LETTER #206-21
MEETING DATE: OCTOBER 25, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 20, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: BIDS AND QUOTATIONS

a. Stop Loss Carrier

The attached memo from Human Resources Director Susanne Gandy provides the background on the stop loss insurance quote process and the quotes received for this year. As indicated, four providers submitted quotes and our current carrier Tokio Marine HCC provided a quote with a 6.3% increase. Based on our established relationship and the commitments made in the quote for covering claims on a paid basis and current activity, staff recommends the City Commission approve the contract to continue with Tokio Marine HCC for 2022 stop loss coverage.

Recommended Motion:

Move to approve a contract with Tokio Marine HCC for 2022 stop loss coverage insurance as presented.

NJR/ap



DATE: October 15, 2021

TO: Nancy Ridley, City Manager

FROM: Susanne Gandy, PHR, SHRM-CP
Director of Human Resources

SUBJECT: 2022 Stop Loss Carrier Recommendation

The City of Mt. Pleasant is primarily self-funded for the health insurance offered to employees. To minimize the City's risk of extraordinarily high cost claim(s) and to smooth out claims cost fluctuations, stop loss coverage is purchased each year. We utilize our Third-Party Administrator, Trustmark (formerly CoreSource) to gather renewal quotes annually following the close of the third quarter. Stop loss coverage premiums are based on the total health insurance plan claims experience and overall industry trends. The current stop loss structure is coverage for claims up to a deductible of \$150,000 per individual per year with a flat rate corridor of an additional \$25,000 on the first claim to reach the stop loss coverage point. The corridor only applies to the first claim of the year (or combination of claims for an individual) in excess of \$150,000. Once the \$25,000 corridor is applied to the covered individual's claim(s) we pay a total of \$175,000 for that calendar year, and then the stop loss kicks in and covers any remaining balances. Any additional individuals with high claims in that calendar year have a deductible of \$150,000 for us for stop loss related to health and prescription claims.

Trustmark requested quotes from seven stop loss carriers. Quotes were only received from four providers. The quotes reflect a premium increase of 26%, 6.3% or 3.9% over our current premiums.

Tokio Marine HCC is our current provider and has offered a quote with a 6.3% increase which appears to be significantly below market trend. We have experienced an increase in rates each year for the past several years. The market has shifted with the federal government's prohibition of lifetime maximums in health care plans, the proliferation of expensive specialty drugs, the erosion of network discounts on high cost claims, and catastrophic medical claims are going up at an alarming rate throughout the health insurance industry. We have an established trusted and proven relationship with Tokio Marine HCC and have contracted with their stop loss coverage for the past five years. Tokio Marine's quote is firm, meaning regardless of the claims experience throughout the remainder of 2020 (October, November and December) their quoted premium will not increase or decrease, the proposed rate is locked until November 5, 2021.

Skyward and Sun Life provided quotes with a 26% increase and their offer is not firm, which means they will look at all claims for the remainder of 2020 (October, November and December) and then may decide to lower or increase their quote based on our total claims experience. It would not be wise to put the City in the position of this unknown quote from HIIG. Also, it is excessively high compared to the other quotes.

IOA provided a quote with a 3.9% increase and their offer is firm until November 1, 2021. This is a smaller increase; however, it is detrimental for the City to switch Stop Loss providers for such a savings of only \$5,662 (the difference between IOA and HCC). Within the industry, such a switch has the potential to harm our rates and create significant higher rates in the years to come.

The Human Resource staff has reviewed the current year claims, quotes, various deductible levels, corridor amounts and carriers with our Third Party Administrator TrustMark and our Insurance Broker Brown and Brown. Tokio Marine HCC, is our current carrier and we have a strong working relationship with them. They have offered

a very attractive firm premium offer which provides a low increase of just 6.3%, well below industry standard. This is an annual increase of approximately \$14,432 and we recommend approval of their quote.


The Tokio Marine HCC allows for claims incurred, but not paid to be included in the aggregate claim amount for an individual for up to two years. This has the potential to save the City money on claims over future years. Typically, other companies will look back for only one year when assessing claims incurred but not paid.

The rates quoted by Tokio Marine HCC are \$54.21 per month for single coverage and \$163.54 for family coverage. This will result in estimated annual premium of \$241,839. There is a potential additional flat rate cost of \$25,000, to meet the first claim of the year threshold of \$175,000 as noted earlier in the memo. If it isn't met, we don't spend the \$25,000. Based on the estimates we made for 2021 health funding, there will be adequate funds in the self-insurance fund to cover the stated premiums, as well as, the additional \$25,000 corridor, if needed.

Therefore, I request the City Commission authorize the Mayor to sign a contract with Tokio Marine HCC for 2022 stop loss coverage as outlined above.

COMMISSION LETTER #207-21
MEETING DATE: OCTOBER 25, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 20, 2021

FROM: NANCY RIDLEY, CITY MANAGER 

SUBJECT: CONSIDER RESOLUTION #4 TO ACCEPT THE SPECIAL ASSESSMENT ROLL AND SET A PUBLIC HEARING FOR NOVEMBER 8, 2021 REGARDING SAID ROLL FOR SPECIAL ASSESSMENT DISTRICT #2-21 REGARDING PRINCIPAL SHOPPING DISTRICT SPECIAL ASSESSMENT

At the September 13, 2021 City Commission meeting the City Commission voted to postpone action on the next steps for the Principal Shopping District special assessment. This postponement was based on a request from the Unitarian Universalist Fellowship of Mid-Michigan (UUFM) property owner so that they could work out a parking agreement with Chippewa River District Library (CRDL).

The agreement has been received, which provides the opportunity for UUFM to utilize the spaces in the CRDL parking lot. Based on that agreement, the assessment roll has been adjusted to give the property owned by UUFM credit for available parking spaces. This resulted in having to respread the \$104,700 amongst the property owners. In most cases, the change to the proposed assessment was less than \$10 per property owner.

Attached is the revised roll based on that reallocation. Also attached is a new resolution #4 to set a public hearing on the revised roll for November 8, 2021.

It is recommended the City Commission approve the amended resolution #4 to set a public hearing for November 8, 2021 as presented.

Based on questions received, it may be worthwhile to request the Principal Shopping District Board review boundaries of the Principal Shopping District prior the next assessment in 2024.

Recommended Motion:

Move to approve Resolution #4 to set a public hearing for November 8, 2021 on the Principal Shopping District special assessment roll as presented.

NJR/ap

Special Assessment Project Principal Shopping District 2022-2023

Updated October 11, 2021
S.A.. Prepared By: City Assessor's Office

A.. Prepared By: City Assessor's Office							Total	Parking						
Parcel							Square	Credits	Sq. Foot.	Annual	Revised	Prior		
Number	Address	Owners Name	Mailing Address	Type	Class	%	Footage	200 sq'	Less 200 sq	Per Year	Both Years	Annual	Increase	
									ft Pkg Credit	Charge	2022 & 2023	Charge	(Decrease)	
										\$0.181215		2020 & 2021		
17-000-00053-00	209 E Chippewa	EUNEEDA Services, Inc	209 East Chippewa, Mt. Pleasant, MI, 48858	T	201	100%	2,802	1						
17-000-00077-00	319 E Broadway	Independent Bank Facilities	231 W Main Street, Ionia, MI 48846	T	201	100%	3,202	18						
17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari	302 E Chippewa, Mt. Pleasant, MI, 48858	T	201	58%	3,568	4						
17-000-00087-00	214 N Franklin	Greentree Natural Grocery	214 N Franklin, Mt. Pleasant, MI, 48858	T	201	100%	2,520	2						
17-000-00088-00	206/208 N Franklin	K&M Property Holdings, LLC	3975 W. Monroe Road, Alma, MI 48801	T	201	100%	2,550	18						
17-000-00106-00	305 E Broadway St	Ryan Hills	305 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	2,964	0						
17-000-00108-00	139 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	8,382	0						
17-000-00113-00	137 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,923	0						
17-000-00117-00	133 E Broadway St	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,938	0						
17-000-00120-00	131 E Broadway	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	8,184	0						
17-000-00127-00	125 E Broadway St	Elizabeth Brockman Trust	1117 Wendrow Way, Mt. Pleasant, MI, 48858	T	201	100%	4,048	0						
17-000-00133-00	123 E Broadway St	Rediron LLC	1018 Sweeney St, Ste C, Mt Pleasant, MI 48858	T	201	100%	5,544	0						
17-000-00135-00	121 E Broadway	McCarthy Family Ltd Partnership	121 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	6,670	0						
17-000-00137-00	117 E Broadway St	MPJJ LLC	PO Box 919, Mt. Pleasant, MI, 48804-0919	T	201	100%	3,394	1						
17-000-00140-00	115 E Broadway St	Art Reach of Mid-Michigan	111 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	3,395	0						
17-000-00146-00	111 E Broadway St	Art Reach of Mid-Michigan	111 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	2,871	0						
17-000-00149-00	107/109 E Broadway	Choice Locations LLC	109 E Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	6,080	0						
17-000-00152-00	105 E Broadway St	RJ Dntown Invest LLC	106 Court St, Mt Pleasant, MI 48858	T	201	100%	3,344	0						
17-000-00154-00	101 E Broadway St	C & M Properties Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	6,992	0						
17-000-00163-00	110 N Main	Jakeco LLC	1849 Woodland Drive, Mt Pleasant, MI 48858	T	201	100%	3,690	2						
17-000-00192-00	215 N Main	BW Investments	215 N Main, Mt. Pleasant, MI, 48858	T	201	100%	12,180	54						
17-000-00196-00	122 S Washington	McGuire Family Investments, LLC	416 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	2,996	8						
17-000-00197-00	118 S Washington	Mt Pleasant Dance Properties, LLC	118 S Washington, Mt. Pleasant, MI 48858	T	201	100%	6,528	0						
17-000-00198-00	206 W Michigan	Douglas & Daun Neff Trust	1033 Essex Dr, Weidman, MI 48893	T	201	100%	6,000	0						
17-000-00199-00	110 S Washington	Francis Sweeney Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	3,887	6						
17-000-00201-00	201 W Broadway St	201 West Broadway LLC	201 W Broadway, Mt. Pleasant, MI, 48858	T	201	100%	5,576	0						
17-000-00205-00	205 W Broadway St	TNC Holdings LLC	205 W Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	990	0						
17-000-00207-00	207 W Broadway St	Joslin, Jon & Ed	1620 Orchard Dr, Mt Pleasant, MI 48858	T	201	100%	1,650	0						
17-000-00208-00	209 W Broadway St	SNS Investments LLC	C/O Jon Joslin, 320 E Illinois, Mt. Pleasant, MI, 48858	T	201	100%	3,300	0						
17-000-00210-00	217 W Broadway St	Ladybug Enterprises LLC	217 W Broadway St, Mt. Pleasant, MI, 48858	T	201	100%	4,374	0						
17-000-00211-00	215 W Broadway St	Mary Patrice Kaechele	721 Eastwood Drive, Clare, MI 48617	T	201	100%	2,376	0						
17-000-00215-00	109 Pine	Francis Sweeney Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	1,800	13						
17-000-00217-00	220 W Michigan	Francis Sweeney Trust	110 S Washington, Mt. Pleasant, MI, 48858	T	201	100%	4,500	6						
17-000-00219-00	212 W Michigan	RJ Dntown Investments, LLC	105 East Broadway, Mt. Pleasant, MI 48858	T	201	100%	4,888	4						
17-000-00220-00	130 S Main	Swindlehurst, Richard & Lisa	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	4,532	0						
17-000-00222-00	128 S Main	Swindlehurst, Rick	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	2,604	0						
17-000-00224-00	126 S Main	Horgan Trust	PO Box 212, Mt. Pleasant, MI, 48804-0212	T	201	100%	3,570	0						
17-000-00227-00	122 S Main	Equity Investment Corp LTD	PO Box 212, Mt. Pleasant, MI, 48804-0212	T	201	100%	3,570	0						
17-000-00230-00	120 S Main	Big Country Fabrication and Storage	14026 92nd Avenue, Mecosta, MI 49332	T	201	100%	3,570	0						
17-000-00232-00	118 S Main	Michael & Jean Claus	3725 Riverbank Trail, Mt. Pleasant, MI 48858	T	201	100%	3,564	0						
17-000-00235-00	114 S Main	Keith Palmer	72 E Bluegrass Rd., Mt. Pleasant, MI 48858	T	201	100%	3,564	0						
17-000-00240-00	112 S Main	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	3,360	0						
17-000-00242-00	110 S Main	Prestige Real Est Holding VI LLC	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	3,360	0						
17-000-00247-00	102/104/106 S Main	Prestige Real Est Holding VI LLC	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	14,532	0						
17-000-00251-00	109 W Broadway	Property Mgt Solutions	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	2,376	0						
17-000-00253-00	113 W Broadway St	Property Mgt Solutions	PO Box 505, Mt. Pleasant, MI 48804-0505	T	201	100%	7,590	2						
17-000-00260-00	118 W Michigan	TIP Building LLC	118 W Michigan, Mt. Pleasant, MI, 48858	T	201	100%	2,904	1						
17-000-00262-00	116 W Michigan	DJK Land Company LLC	809 E Bennett St, Mt. Pleasant, MI 48858	T	201	100%	1,761	2						
17-000-00264-00	112/114 W Michigan	Thomas G. Minelli Trust	1203 Highland, Mt Pleasant, MI 48858	T	201	100%	3,730	2						
17-000-00269-00	120 S University	Basin Lofts LLC	120 S University, Mt Pleasant, MI 48858	T	201	100%	13,568	19						
17-000-00282-00	118 E Broadway St	Swindlehurst, Richard R.	105 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	5,148	0						
17-000-00290-00	114 E Broadway St	Goodrich-Smith on Broadway	PO Box 281, 114 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	10,296	0						
17-000-00292-00	112 E Broadway St	Utterback Properties, LLC	2667 S. Nottawa Road, Mt. Pleasant, MI 48858	T	201	100%	3,432	0						
17-000-00295-00	110 E Broadway St	Wieferich Properties Inc	110 E Broadway, Ste B, Mt Pleasant, MI 48858	T	201	100%	5,984	0						
17-000-00297-00	115 S Main	Timothy K. Driessnack Trust	1123 Country Way, Mt Pleasant, MI 48858	T	201	100%	9,630	1						
17-000-00303-00	100 E Broadway	IDGAF Invest LLC	PO Box 222, Mt. Pleasant, MI, 48804-0222	T	201	100%	11,210	0						
17-000-00308-00	117 S Main	TRQ LLC	121 S Main St, Mt Pleasant, MI 48858	T	201	100%	4,761	0						

Special Assessment Project Principal Shopping District 2022-2023

Updated October 11, 2021
S.A.. Prepared By: City Assessor's Office

Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%	Total Square Footage	Parking Credits 200 sq'	Sq. Foot. Less 200 sq ft Pkg Credit	Annual Per Year Charge \$0.181215	Revised Both Years 2022 & 2023 Charge	Prior Annual Charge 2020 & 2021	Increase (Decrease)
17-000-00310-00	121 S Main	TRQ LLC	121 S. Main St., Mt. Pleasant, MI, 48858	T	201	100%	3,696	2	3,696.0	3,296.0	597.28	1,194.56	753.55 (156.27)
17-000-00314-00	123 S Main	Martin Naumes	123 S. Main St., Mt. Pleasant, MI, 48858	T	201	100%	3,696	2	3,696.0	3,296.0	597.28	1,194.56	753.55 (156.27)
17-000-00316-00	127/131 S Main	Goudreau Investments LLC	131 S Main, Mt. Pleasant, MI, 48858	T	201	100%	7,488	0	7,488.0	7,488.0	1,356.94	2,713.88	1,711.95 (355.01)
17-000-00323-00	222 E Broadway	Household Appliances	222 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	14,476	0	14,476.0	14,476.0	2,623.27	5,246.54	3,309.59 (686.32)
17-000-00326-00	220 E Broadway	Tammy Germain	220 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,762	0	3,762.0	3,762.0	681.73	1,363.46	860.09 (178.36)
17-000-00330-00	214 E Broadway	Joseph & Tammy Fiolek	4960 S Winn Rd, Mt Pleasant, MI 48858	T	201	100%	4,567	0	4,567.0	4,567.0	827.61	1,655.22	1,044.13 (216.52)
17-000-00332-00	210/212 E Broadway	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	645.13	1,290.26	813.91 (168.78)
17-000-00340-00	200 E Broadway	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	23,550	24	23,550.0	18,750.0	3,397.78	6,795.56	4,286.73 (888.95)
17-000-00345-00	111 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	3,960	19	3,960.0	160.0	28.99	57.98	36.58 (7.59)
17-000-00348-00	115 S University	J J & B Inc	115 S University, Mt. Pleasant, MI, 48858	T	201	100%	3,876	2	3,876.0	3,476.0	629.90	1,259.80	794.70 (164.80)
17-000-00350-00	117 S University	James & Rebecca Higgs	117 S University, Mt Pleasant, MI 48858	T	201	100%	3,400	0	3,400.0	3,400.0	616.13	1,232.26	777.33 (161.20)
17-000-00353-00	119 S University	Lavish Designs LLC	121 S University, Mt Pleasant, MI 48858	T	201	100%	1,764	2	1,764.0	1,364.0	247.18	494.36	311.85 (64.67)
17-000-00355-00	121 S University	Lavish Designs LLC	121 S University, Mt Pleasant, MI 48858	T	201	100%	3,828	0	3,828.0	3,828.0	693.69	1,387.38	875.18 (181.49)
17-000-00358-00	123/127 S University	Frank Ross	127 S University, Mt Pleasant, MI 48858	T	201	100%	3,610	6	3,610.0	2,410.0	436.73	873.46	550.99 (114.26)
17-000-00359-00	211 E Michigan	William & Joneil Cook	211 E Michigan, Mt. Pleasant, MI, 48858	T	201	100%	735	0	735.0	735.0	133.19	266.38	168.04 (34.85)
17-000-00366-00	306 E Broadway St	Petro Tolas	405 W. Grand, Mt. Pleasant, MI, 48858	T	201	100%	4,274	0	4,274.0	4,274.0	774.51	1,549.02	977.15 (202.64)
17-000-00368-00	304 E Broadway St	Schuette Investments, LLC	304 E. Broadway, Mt. Pleasant, MI, 48858	T	201	100%	13,688	0	13,688.0	13,688.0	2,480.47	4,960.94	3,129.43 (648.96)
17-000-00378-00	115/117 S Franklin	Dan C Dedloff Trust	9727 Cushman Ct, Williamsburg, MI 49690	T	201	100%	2,240	0	2,240.0	2,240.0	405.92	811.84	512.12 (106.20)
17-000-00380-00	119 S Franklin	Keith Feight Trust	119 S Franklin, Mt. Pleasant, MI, 48858	T	201	100%	6,343	0	6,343.0	6,343.0	1,149.45	2,298.90	1,450.17 (300.72)
17-000-00381-00	307 E Michigan	Kurt & Julie Feight	3213 Brittany Dr, Mt Pleasant, MI 48858	T	201	100%	1,006	6	1,006.0	-	-	-	-
17-000-00384-00	111 S Lansing	Central Mich Assoc of Realtors	111 S Lansing, Mt. Pleasant, MI, 48858	T	201	100%	1,344	10	1,344.0	-	-	-	-
17-000-00395-00	201 S University	G & P Investments LLC	201 S University, Mt. Pleasant, MI, 48858	T	201	100%	9,000	20	9,000.0	5,000.0	906.08	1,812.16	1,143.13 (237.05)
17-000-00398-00	E Illinois	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-
17-000-00399-00	S. University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	-	0	-	-	-	-	-
17-000-00400-00	206 S University-park lot	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	202	100%	2,031	2	2,031.0	1,631.0	295.56	591.12	372.89 (77.33)
17-000-00402-00	200 S University	Isabella Bank	139 E Broadway, Mt. Pleasant, MI, 48858	T	201	100%	625	4	625.0	-	-	-	-
17-000-00413-00	201 S Main - Land	Amy Lynne Motz Trust	6036 Madeira Drive, Lansing, MI 48917	T	202	100%	-	0	-	-	-	-	-
17-000-00416-00	205 S Main	J David Kerr Trust	205 S Main, Mt. Pleasant, MI, 48858	T	201	100%	4,276	2	4,276.0	3,876.0	702.39	1,404.78	886.15 (183.76)
17-000-00422-00	213/215 S Main	Zach Molesworth	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	100%	3,960	2	3,960.0	3,560.0	645.13	1,290.26	813.91 (168.78)
17-000-00424-00	217 S Main	Zach Molesworth	217 1/2 S Main, Mt. Pleasant, MI, 48858	T	201	50%	3,960	2	1,980.0	1,780.0	322.56	645.12	406.95 (84.39)
17-000-00425-00	221 S Main	L & D Rentals Inc	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,732	2	3,732.0	3,332.0	603.81	1,207.62	761.78 (157.97)
17-000-00426-00	219 S Main	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	3,860	1	3,860.0	3,660.0	663.25	1,326.50	836.77 (173.52)
17-000-00428-00	223 S Main	Lois Ann Breidenstein	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	4,796	0	4,796.0	4,796.0	869.11	1,738.22	1,096.49 (227.38)
17-000-00430-00	225 S Main	Lois Ann Breidenstein	PO Box 551, Mt. Pleasant, MI, 48804-0551	T	201	100%	3,024	2	3,024.0	2,624.0	475.51	951.02	599.91 (124.40)
17-000-00434-00	226 S Main	McNeal LLC	226 S Main, Mt. Pleasant, MI, 48858	T	201	100%	2,000	10	2,000.0	-	-	-	-
17-000-00436-00	206/208 S Main	Walnut Apts LLC	118 S Main St, Mt Pleasant, MI 48858	T	201	100%	3,292	4	3,292.0	2,492.0	451.59	903.18	569.74 (118.15)
17-000-00445-00	222 S Washington	Ricky II LLC	222 S Washington, Mt Pleasant, MI 48858	T	201	100%	1,373	0	1,373.0	1,373.0	248.81	497.62	313.90 (65.09)
17-000-00446-00	218 S Washington	Bonnie Jean's Place LLC	916 South Drive, Mt Pleasant, MI 48858	T	201	100%	1,888	2	1,888.0	1,488.0	269.65	539.30	340.20 (70.55)
17-000-00447-00	214 S Washington	All American Enterprise Inc	PO Box 551, Mt Pleasant, MI 48804	T	201	100%	2,392	1	2,392.0	2,192.0	397.22	794.44	501.15 (103.93)
17-000-00448-00	204 S Washington	David Duba	219 W. Cherry, Mt. Pleasant, MI, 48858	T	201	100%	2,224	6	2,224.0	1,024.0	185.56	371.12	234.11 (48.55)
17-000-00450-01	221 W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-
17-000-00450-02	W Michigan	Visio Clara LLC	1000 Enterprise Dr, Allen Park, MI 48101	T	201	100%	-	0	-	-	-	-	-
17-000-00459-00	307 W. Michigan	LaBrenz Properties, LLC	620 W Chippewa Ct, Sanford, MI 48657	T	201	100%	3,000	2	3,000.0	2,600.0	471.16	942.32	594.43 (123.27)
17-000-00460-00	W Michigan- land	Cary Investments, LLC	7434 Howard City/Edmore Rd, Vestaburg, MI 48891	T	202	100%	-	0	-	-	-	-	-
17-000-00461-00	309 W. Michigan	Cary Investments, LLC	7434 Howard City/Edmore Rd, Vestaburg, MI 48891	T	201	100%	2,002	0	2,002.0	2,002.0	362.79	725.58	457.71 (94.92)
17-000-00462-00	311 W. Mighigan	Donald Inman	311 W Michigan Mt Pleasant, MI 48858	T	201	100%	5,448	5	5,448.0	4,448.0	806.04	1,612.08	1,016.93 (210.89)
17-000-00464-00	313 W. Michigan	IDFC Investments LLC	1740 Leroy Ln, Mt Pleasant, MI 48858	T	201	100%	1,200	6	1,200.0	-	-	-	-
17-000-00469-00	300 W. Michigan,304-310	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	29,828	62	29,828.0	17,428.0	3,158.22	6,316.44	3,984.49 (826.27)
17-000-00471-00	W. Broadway	Span Properties LLC	1420 Batson Dr, Mt Pleasant, MI 48858	T	202	100%	-	8	-	-	-	-	-
17-000-00472-00	309 W. Broadway	Span Properties LLC	1420 Batson Dr, Mt Pleasant, MI 48858	T	201	100%	6,776	6	6,776.0	5,576.0	1,010.45	2,020.90	1,274.82 (264.37)
17-000-00473-00	311 W. Broadway	REDIRON LLC	1018 Sweeny, Unit C, Mt. Pleasant, MI 48858	T	201	100%	3,162	9	3,162.0	1,362.0	246.81	493.62	311.39 (64.58)
17-000-00494-00	109 W Illinois	Pilot Family Properties LLC	1851 Hampden Rd, Flint, MI 48503	T	201	100%	3,024	5	3,024.0	2,024.0	366.78	733.56	462.74 (95.96)
17-000-00499-00	330 S University	Sherman Rowley LLC	1407 North Dr, Mt Pleasant, MI 48858	T	201	100%	8,223	6	8,223.0	7,023.0	1,272.67	2,545.34	1,605.64 (332.97)
17-000-00501-00	300 S University	Klump Management LLC	1955 E Walton Rd, Shepherd, MI 48883	T	201	100%	4,311	5	4,311.0	3,311.0	600.00	1,200.00	756.98 (156.98)
17-000-00545-00	403 S. University	Joseph & Barbara BarberiTrust	2305 Hawthorne, Ste C, Mt Pleasant, MI 48858	T	201	100%	2,164	6	2,164.0	964.0	174.69	349.38	220.40 (45.71)
17-000-00553-00	402 S. University	GLPA Holdings LLC C/O Great Lakes Psychological As	1202 S Elizabeth, Mt Pleasant, MI 48858	T	201	100%	4,006	9	4,006.0	2,206.0	399.76	799.52	504.35 (104.59)
17-000-00588-00	209 / 207 E Broadway	Corporate Settlement Solutions	440 E Front St, Traverse City,MI 49686	T	201	100%	2,605	0	2,605.0	2,605.0	472.07	944.14	595.57 (123.50)
17-000-00594-00	201/203 E Broadway	Norm's Flower Petal	201 E. Broadway, Mt. Pleasant, MI 48858	T	201	100%	5,296	0	5,296.0	5,296.0	959.71	1,919.42	1,210.80 (251.09)

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Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%									
17-000-00596-00	106 Court/205 E Broadway	Sindlehurst, Rick (The Pub Bar)	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	3,241	0	3,241.0	3,241.0	587.32	1,174.64	740.98 (153.66)		
17-000-00599-00	108 Court St.	Swindlehurst, Richard	106 Court St., Mt. Pleasant, MI, 48858	T	201	100%	5,166	0	5,166.0	5,166.0	936.16	1,872.32	1,181.08 (244.92)		
17-000-00601-00	112 Court St	Court St Professional Bldg LLC	10700 Deer Ridge, Holly, MI 48442	T	201	100%	3,013	0	3,013.0	3,013.0	546.00	1,092.00	688.85 (142.85)		
17-000-00603-00	114 Court St	Alexander Limited Partnership	116 Court St., Mt. Pleasant, MI, 48858	T	201	100%	5,105	0	5,105.0	5,105.0	925.10	1,850.20	1,167.13 (242.03)		
17-000-00605-00	207 N Franklin	Thomas & Donna Murphy Trust	204 Court St., Mt. Pleasant, MI, 48858	T	201	100%	6,397	10	6,397.0	4,397.0	796.80	1,593.60	1,005.27 (208.47)		
17-000-00611-00	204 - 210 Court St	210 Court Street Group LLC	210 Court St., Mt. Pleasant, MI, 48858	T	201	100%	8,060	34	8,060.0	1,260.0	228.33	456.66	288.07 (59.74)		
17-000-02501-02	322/324 W Broadway	Central Michigan Developers	1550 E Virginia Dr, Midland, MI 48642	T	201	100%	9,087	5	9,087.0	8,087.0	1,465.49	2,930.98	1,848.90 (383.41)		
17-000-05051-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	694	0	694.0	694.0	125.76	251.52	158.67 (32.91)		
17-000-05052-00	108 S University	Laura F. Veldhuis Trust	3690 St Andrews Dr, Mt Pleasant, MI 48858	T	201	100%	629	0	629.0	629.0	113.98	227.96	143.81 (29.83)		
17-000-05053-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	643	0	643.0	643.0	116.52	233.04	147.01 (30.49)		
17-000-05054-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	618	0	618.0	618.0	111.99	223.98	141.29 (29.30)		
17-000-05055-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,314	0	1,314.0	1,314.0	238.12	476.24	300.41 (62.29)		
17-000-05056-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	383	0	383.0	383.0	69.41	138.82	87.56 (18.15)		
17-000-05057-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,227	0	1,227.0	1,227.0	222.35	444.70	280.52 (58.17)		
17-000-05058-00	128 E Broadway	Laural S. Perry	128 E Broadway St, Ste 8, Mt Pleasant, MI 48858	T	201	100%	2,824	0	2,824.0	2,824.0	511.75	1,023.50	645.64 (133.89)		
17-000-05059-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	1,739	0	1,739.0	1,739.0	315.13	630.26	397.58 (82.45)		
17-000-05060-00	120/122 E Broadway	Smith J Asset Holdings LLC	108 S. University St., Suite 6, Mt. Pleasant, MI, 48858	T	201	100%	898	0	898.0	898.0	162.73	325.46	205.31 (42.58)		
17-000-08608-00	411 E Broadway St- land	Kyle B Wieber	1105 Lincoln St, Mt Pleasant, MI 48858	T	402	100%	-	0	-	-	-	-	-		
17-000-15822-00	502 W. Broadway	Loche Raven LLC	502 W. Broadway, Mt Pleasant, MI 48858	T	201	100%	2,560	0	2,560.0	2,560.0	463.91	927.82	585.28 (121.37)		
17-000-15824-00	506 W. Broadway	Mountain Town Station-Holton Invest	506 W. Broadway, Mt Pleasant, MI 48858	T	201	100%	10,795	135	10,795.0	-	-	-	-		
17-000-15826-00	320 W Broadway	Central Michigan Developers	1550 E Virginia Dr, Midland, MI 48642	T	201	100%	-	0	-	-	-	-	-		
17-000-15827-00	410 W Broadway-Land	MCC Parcel B Title Holding Company	507 S. Grand Avenue, Lansing, MI 48933	T	709	100%	-	0	-	-	-	-	-		
17-000-15857-00	319 W Broadway	Consumers Power Co-regional control	One Energy Plaza, Jackson, MI 49201	T	301	100%	800	0	800.0	800.0	144.97	289.94	182.90 (37.93)		
17-000-15899-00	104 & 110 Walnut St	Walnut Apts LLC	118 S Main St, Mt Pleasant, MI 48858	T	201	100%	6,000	21	6,000.0	1,800.0	326.19	652.38	411.53 (85.34)		
17-000-15900-00	401 W. Broadway	Gratiot Real Estate LLC	2105 Mockingbird Ln, Midland, MI 48642	T	201	100%	7,936	0	7,936.0	7,936.0	1,438.12	2,876.24	1,814.37 (376.25)		
17-000-15900-01	105 Walnut St	McGuire Family Investment LLC	PO Box 262, Mt Pleasant, MI 48804-0262	T	701	100%	7,936	10	7,936.0	5,936.0	1,075.68	2,151.36	1,357.11 (281.43)		
17-000-15901-00	W Broadway	C&M Properties, Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	1,056	9	1,056.0	-	-	-	-		
17-000-15902-00	120 Walnut	C&M Properties, Norm Curtiss III	1414 E Broadway, Mt Pleasant, MI 48858	T	201	100%	1,800	9	1,800.0	-	-	-	-		
17-992-00057-00	410 West Broadway-CFT	Michigan Community Capital	507 S. Grand Avenue, Lansing, MI 48933	T	201	100%	50,871	50	50,871.0	40,871.0	7,406.44	14,812.88	- 7,406.44		
17-000-00328-00	216 E Broadway	Friends of the Broadway	PO Box 823, Mt Pleasant, MI 48804-0823	TE	701	100%	5,192	0	5,192.0	5,192.0	940.87	1,881.74	1,187.03 (246.16)		
17-000-00386-00	408 E Broadway	Women's Aid Service Inc	PO Box 743, Mt Pleasant, MI 48804-0743	TE	701	100%	2,112	2	2,112.0	1,712.0	310.24	620.48	391.41 (81.17)		
17-000-00418-00	209 S Main	Crisis Center Inc.	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	3,960	0	3,960.0	3,960.0	717.61	1,435.22	905.36 (187.75)		
17-000-00420-00	211 S Main	Crisis Center Inc.	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	3,960	0	3,960.0	3,960.0	717.61	1,435.22	905.36 (187.75)		
17-000-00432-00	227 S Main	Listening Ear Crisis Center	107 E. Illinois St., Mt Pleasant, MI 48858	TE	701	100%	4,694	0	4,694.0	4,694.0	850.62	1,701.24	1,073.17 (222.55)		
17-000-00435-00	218 S Main	The Young Church	1217 S Mission St, Mt Pleasant, MI 48858	TE	701	100%	7,369	0	7,369.0	7,369.0	1,335.37	2,670.74	1,684.74 (349.37)		
17-000-00463-00	209 Oak	American Legion	209 Oak, Mt Pleasant, MI 48858	TE	701	100%	2,521	9	2,521.0	721.0	130.66	261.32	164.84 (34.18)		
17-000-00500-00	306 S University	Mt Pleasant Area Community Foundation	PO Box 1283, Mt Pleasant, MI 48804-1283	TE	701	100%	3,265	6	3,265.0	2,065.0	374.21	748.42	472.11 (97.90)		
17-000-00503-00	305 S Main	GTE Telephone Operations	401 Merritt 7, Norwalk, CT 06851	TE	701	100%	8,800	38	8,800.0	1,200.0	217.46	434.92	274.35 (56.89)		
17-000-00504-00	S Main	GTE Telephone Operations	401 Merritt 7, Norwalk, CT 06851	TE	701	100%	-	0	-	-	-	-	-		
17-000-00505-00	S Main- park lot	First United Methodist Church	400 S. Main, Mt Pleasant, MI 48858	TE	202	100%	-	0	-	-	-	-	-		
17-000-00513-00	319 S University	Unitarian Universalist Fellowship *	PO Box 41, Mt Pleasant, MI 48804-0041	TE	701	100%	3,200	25	3,200.0	-	-	-	731.60 (731.60)		
17-000-00586-00	215 E Broadway	Gallagher Investments, LLC	PO Box 1800, East Lansing, MI 48826	TE	701	100%	2,960	0	2,960.0	2,960.0	536.40	1,072.80	676.73 (140.33)		
Exempt Property Types															
T	Taxable														
TE	Ad Volorem Tax Exempt														
grey shading-on spreadsheet twice due to split type										711,809.40	577,767.40	\$ 104,700.09	\$ 209,400.18	\$ 123,479.97	\$(18,779.88)

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Parcel Number	Address	Owners Name	Mailing Address	Type	Class	%	Total Square Footage	Parking Credits 200 sq'	Sq. Foot.	Sq. Foot. Less 200 sq ft Pkg Credit	Annual Per Year Charge \$0.181215	Revised Both Years 2022 & 2023 Charge	Prior Annual Charge 2020 & 2021	Increase (Decrease)
Exempt Properties														
Government/Principal Residence Exempt														
17-000-00069-00	401 E Broadway	Dahman, Daniel	401 E Broadway	P	201	100%	1,469	5						
17-000-00072-00	Mosher	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00080-00	121 N Lansing	Gross, Amylynn C	121 N Lansing, Mt Pleasant, MI 48858	P	401	100%	2,974	2						
17-000-00081-00	Mosher	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00082-00	207 N Lansing	Schelke, Robert	207 N Lansing #4	P	401	50%	1,742	6						
17-000-00083-00	211 N Lansing	Campbell, Charles & Elizabeth	211 N Lansing	P	401	100%	1,418	3						
17-000-00085-00	219 N Lansing	Erickson, John & McConnell Lauren	219 N Lansing	P	401	100%	1,942	2						
17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari	302 E Chippewa	P	201	42%	3,568	4						
17-000-00090-00	Mosher	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00091-00	Franklin	Mt. Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00092-00	301 E Broadway St	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00093-00	301 E Broadway St	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00165-00	W Broadway & Main	City of Mt, Pleasant	320 W Broadway	G	701	100%	-							
17-000-00188-00	201/205 N Main	Isabella County	200 N. Main	G	701	100%	10,080	27						
17-000-00190-00	N Main	Isabella County - parking	200 N. Main	G	701	100%	-	0						
17-000-00257-00	S Washington- park lot	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00322-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00361-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00362-00	E Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00363-00	E Broadway	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00364-00	E Broadway	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00396-00	S University	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00397-00	E Illinois	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00424-00	217 S Main	Molesworth, Zach	217 1/2 S Main	P	201	50%	3,960	2						
17-000-00438-00	204 S Main & Michigan	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00439-00	115 W Michigan	Mt Pleasant TIFA	320 W Broadway	G	701	100%	-	0						
17-000-00442-00	S Washington & Ill.	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-00452-00	206 W Illinois	Ackerman, Jimmy & Sandra	206 W. Illinois St.	P	401	100%	660	2						
17-000-00466-00	310 W. Illinois	Thorntthwaite, Gregory & Nicole	310 W Illinois, Mt Pleasant, MI 48858	P	401	100%	1,621	2						
17-000-00467-00	217 Oak	Cornett, Robert D	217 Oak	P	401	100%	1,261	2						
17-000-00483-00	318 S Washington	Stevenson, Blain W & Sharon	318 S Washington	P	401	100%	1,650	3						
17-000-00484-00	314 S Washington	Urban, Jill K	314 S Washington	P	401	60%	1,956	2						
17-000-00506-00	208 E Illinois	Chippewa River District Library *	301 S. University	G	701	100%	-	25						
17-000-00511-00	301 S University	Chippewa River District Library	301 S. University	G	701	100%	-	0						
17-000-00546-00	409 S. University	Beehr, Terry	409 S. University	P	401	100%	2,468	4						
17-000-00552-00	404 S. University	Quick, Geoffrey & Mariana	404 S. University	P	401	100%	2,011	3						
17-000-00554-00	401 S. Main	Woelfert, Edward C Jr. & Penny L	401 S Main St, Mt Pleasant, MI 48858	P	401	100%	2,808	6						
17-000-00555-00	405 S. Main	Bechtold Brigitte	405 S Main St, Mt. Pleasant, MI 48858	P	401	100%	2,736	5						
17-000-00600-00	E Broadway & Franklin	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00604-00	Court & Franklin	City of Mt, Pleasant	320 W Broadway	G	701	100%	-	0						
17-000-00613-00	200 N Main	Isabella County Courthouse	200 N. Main	G	701	100%	40,696	232						
17-000-08605-00	Mosher	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-08606-00	121 N Fancher	Niec, Larissa N	121 N Fancher	P	401	100%	2,616	5						
17-000-08607-00	117 N Fancher	Fornari Marco & Pastorelli Claudia	117 N Fancher	P	401	100%	2,160							
17-000-08672-00	412 E Broadway	Allen, Judith	412 E Broadway, Mt. Pleasant, MI 48858	P	201	100%	2,095	0						
17-000-15828-00	W Broadway	Economic Develop. Corp.	320 W Broadway	G	709	100%	-	0						
17-000-15831-00	1 Mosher	Riverview Apts-Mt Pleas Housing	320 W Broadway	G	701	100%	-							
17-000-15835-00	W Broadway	Mt. Pleasant Econ Devel Corp	320 W Broadway	G	709	100%	-							
17-000-15858-00	W Broadway- park lot	Mt Pleasant City of	320 W Broadway	G	701	100%	-	0						
17-000-15875-00	116 Oak	Scott, Dyer L & Sharon Trust	116 S. Oak	P	401	100%	3,161	2						

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Residential Rentals Class 401													
17-000-00068-00	407 E Broadway St	Pleasant Butterfly Properties, LLC	407 E Broadway St, Mt. Pleasant, MI 48858	R	401	100%	1,435	1					
17-000-00070-00	114 N Lansing	DeCordova, Nancy	216 Chesterfield Ct, Midland, MI 48640	R	401	100%	1,450	2					
17-000-00073-00	206 N Lansing	206 North Lansing, LLC	PO BOX 70, Port Costa, CA 94569	R	401	100%	1,778	0					
17-000-00079-00	115 N Lansing	Finegan, Timothy & Ioana	1316 Watson, Mt Pleasant, MI 48858	R	401	100%	1,320	1					
17-000-00082-00	207 N Lansing	Schelke, Robert	207 N Lansing, #4	R	401	50%	1,742	6					
17-000-00084-00	215 N Lansing	GroCo, Inc	PO Box 83	R	401	100%	1,776	2					
17-000-00382-00	401 E Michigan	Grawburg, Larry G	1405 E Bennett Ave	R	401	100%	1,761	9					
17-000-00383-00	407 E Michigan	Grawburg, Larry G	1405 E Bennett Ave	R	401	100%	906	5					
17-000-00444-00	204 W Illinois	Castellon, Orlando & Joyce	943 Doe Trail, Mt Pleasant, MI 48858	R	401	100%	1,512	0					
17-000-00449-00	209 W Michigan	Duba, Dave	219 W. Cherry	R	401	100%	2,340	0					
17-000-00451-00	215 Pine	Lehr Barrett	3391 S Loomis Road	R	401	100%	1,910	2					
17-000-00453-00	221 Pine	Bestro LLC	49730 Verschave St, New Baltimore, MI 48047	R	401	100%	1,972	8					
17-000-00454-00	304 W. Illinois	Walchak, Karol	313 E Baldwin St., Alpena, MI 49707	R	401	100%	1,516	2					
17-000-00455-00	222 Pine	Fisher, Paul & Jodie Brookens	4851 S Vandecar Rd.	R	401	100%	2,001	3					
17-000-00456-00	214 Pine	Movein Properties LLC	4850 W Remus	R	401	100%	1,352	4					
17-000-00457-00	204 & 206 Pine	Central Mgmt & Leasing LLC	1933 Churchill, Mt Pleasant, MI 48858	R	401	100%	1,444	2					
17-000-00458-00	301 W Michigan	Central Mgmt & Leasing LLC	1933 Churchill, Mt Pleasant, MI 48858	R	401	100%	2,411	5					
17-000-00465-00	213 Oak	Bessheen Baker LLC	503 E Broadway St, Mt Pleasant, MI 48858	R	401	100%	2,392	6					
17-000-00484-00	314 S Washington	Urban, Jill K	314 S Washington	R	401	40%	1,956	2					
17-000-00485-00	304 S Washington	Mumford Mark & Kathleen	619 E Chippewa, Mt. Pleasant, MI 48858	R	401	100%	2,382	4					
17-000-00493-00	304 S Main	Pilot Family Properties LLC	1851 Hampden Rd, Flint, MI 48503	R	401	100%	3,574	4					
17-000-08604-00	207 N Fancher	Rocker, Janet E	PO Box 959, Bellaire, MI 49615	R	401	100%	1,448	0					
17-000-08673-00	E Michigan	Mt. Pleasant Investments	120 S. Fancher St.	R	402	100%	-	0					
17-000-15873-00	410 Mill	Sheffert, Lary & Sonya	3393 Hilltop Lane	R	401	100%	2,638	23					
17-000-15874-00	406 Mill	Curtiss, Norman III	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	2,027	11					
17-000-15876-00	114 Oak	Curtiss, Norman III & Joanne	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	1,301	7					
17-000-15877-00	108 Oak	Curtiss, Joanne	1414 E Broadway, Mt Pleasant, MI 48858	R	401	100%	3,236	4					
17-000-00071-00	122 N Lansing	Theisen, Timothy & Anylynn	121 N Lansing, Mt Pleasant, MI 48858	P	401	100%	1,467	2					

Exempt Property	
G	Government Exempt by Statute
P	Principal Residence Exempt by Statute
R	Residential Rental Property "401"

All non-exempt propeties pay based on total square foot. Square foot is credited 200 square foot for each parking space provided.

PRINCIPAL SHOPPING DISTRICT 2-21
RESOLUTION NO. 4 (Revised)

WHEREAS, the Assessor has prepared a revised special assessment roll for Special Assessment District No. 2-21 to special assess to provide funding for the operations of the Principal Shopping District, and the same has been presented to the City Commission by the City Clerk.

WHEREAS, the district is described as all the lots and parcels of land as follows: all lots in the Principal Shopping District, as established by the City Commission at the February 24, 2003 meeting, and amended at the November 14, 2005 meeting.

WHEREAS, the special assessment roll presented at the September 13, 2021 City Commission has been revised.


NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said revised special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.

2. The City Commission shall meet virtually at 7:00 p.m., Daylight Savings Time, on November 8, 2021, as part of the regularly scheduled City Commission meeting to hear all persons interested in reviewing the revised special assessment roll, and shall be afforded an opportunity to be heard. The City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.

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

COMMISSION LETTER #208-21
MEETING DATE: OCTOBER 25, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 20, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER BUDGET AMENDMENT FOR ICE RINK

During the discussion at the October 11 work session, there seemed to be general agreement to move forward with the purchase of a temporary ice rink this year. This purchase would allow for the opportunity to offer outdoor skating to City residents assuming the weather cooperates with the ability to make safe ice. As a reminder, the expected service levels for the rink are attached.

The attached memo from Director of Parks and Public Spaces Phil Biscorner outlines the projected cost for purchase and appropriate staffing for the ice rink in the 2021-2022 winter season. It is recommended the City Commission approve a budget amendment of \$25,400 from the Unassigned Fund Balance that can be used for the rink.

Recommended Motion:

Move to approve a budget allocation of \$25,400 from the Unassigned Fund Balance for the purchase and operation of an outdoor ice rink.

NJR/ap

Memorandum



TO: Nancy Ridley
City Manager

CC: William R. Mrdeza
Director of Community Services and Economic Development

FROM: Philip Biscorner
Director of Parks and Public Spaces

DATE: October 14, 2021

SUBJECT: Outdoor Ice Rink

On October 11, 2021 the City Commission held a work session to discuss the purchase of an outdoor ice rink for the community. Staff discussed several options and after some discussion, the City Commission decided on the Nice-Rink.


In order to support this option, staff is requesting an amendment to the 2021 budget. It is anticipated that the startup and first year maintenance costs would be as follows:

Ice rink and related supplies (based on quote from Nice Rink/Penchura):	\$5,198.75
Freight	415.00
Professional and Certified Installation	3,695.00*
Warming House rehab for water service:	1,910.00
Monthly meter fee @ \$60/month x 4 months	240.00
Labor (Overtime Rate - \$36.54/hr. x 2hrs. per day x 90 days)	6,577.20
<u>Water (estimated 1 time complete fill + maintenance for 16 weeks)</u>	<u>5,500.00</u>
 Total Estimated Cost (Unfrozen Ground)	 \$23,535.95
Total Estimated Cost (Frozen Ground)	\$25,385.95

REQUESTED ACTION:

The City Commission approve an amendment to the 2021 General Fund budget not to exceed \$25,400.00 for the purchase, installation, and operation of an outdoor ice rink during the 2021-2022 winter season.

COMMISSION LETTER #209-21
MEETING DATE: OCTOBER 25, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 20, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER APPROVAL OF UPDATE TO PROFESSIONAL,
ADMINISTRATIVE, CONFIDENTIAL AND TECHNICAL (PACT) EMPLOYEE
BENEFITS AND PERSONNEL POLICIES

Attached is a communication from Director of Human Resources Susanne Gandy recommending the City Commission authorize minor updates to the Professional, Administrative, Confidential, and Technical (PACT) policies.

As indicated, these policies provide the guidelines for the working conditions and benefits of the Professional, Administrative, Confidential, and Technical (PACT) employees of the City. The proposed changes are merely to update the policies with items that have been changed since the last update approved in 2017.

We recommend the City Commission confirm the changes as presented.

Recommended Motion:

Move to confirm the updates to the PACT Policies as presented.

NJR/ap



DATE: October 15, 2021

TO: Nancy Ridley, City Manager

FROM: Susanne Gandy, PHR, SHRM-CP
Director of Human Resources

SUBJECT: Professional, Administrative, Confidential and Technical (PACT) Benefits and Personnel Policy Booklet update recommendation

The PACT policies were last updated and approved by the City Commission in 2017. I recommend the that we make the following updates to the PACT employee group benefits and personnel policy booklet so that they properly reflect current practices.

1. Language Updates

- a. Basic language corrections and updates throughout the document include; basic grammar and spelling corrections, calendar date updates, insertion of weblinks to electronic supplemental documents, and position titles updates.

2. Car Allowance

- a. I recommend that we remove this provision from the PACT policies. We will continue to follow the IRS guidance for mileage reimbursement when travel is work related. This extra payment has not been offered to new hires since 2007. We have 1 employee who receives a car allowance and at this time that benefit will remain until they retire or terminate employment.

3. Clothing Allowance


- a. This was a standalone policy, for specific PACT positions. We have incorporated the language into the PACT policies. The allowance is either \$200, or \$280 annually depending on the position, again this only applies to certain positions for the purchase of specified clothing with the City logo.

4. Housing Incentive

- a. This practice has been in place for several years and we are simply solidifying the process and expectations surrounding the benefit. This annual incentive payment is offered to newly hired or promoted employees who purchase a home in the City limits within one year of hire/promotion.

I recommend the City Commission confirm these changes.

COMMISSION LETTER #210-21
MEETING DATE: OCTOBER 25, 2021

TO: MAYOR AND CITY COMMISSION OCTOBER 20, 2021
FROM: NANCY RIDLEY, CITY MANAGER 
SUBJECT: CONSIDER BUDGET AMENDMENT FOR VACTOR TRUCK REPAIRS

The attached communication from DPW Director Jason Moore recommends a budget amendment to cover required repairs to our vactor truck.

As indicated in the memo, although the repair cost is high, the replacement for the unit is over four times as much as the repair cost. It is therefore recommended we move forward with the appropriate repairs and a budget amendment is needed to fund those costs.

Recommended Motion:

Move to approve a budget amendment from the Motor Pool Fund Balance for the repairs for the vactor truck in the amount of \$102,700.

NJR/ap

Memorandum



TO: Nancy Ridley, City Manager

FROM: Jason Moore, DPW Director

DATE: October 14, 2021

SUBJECT: Approve Budget Amendment for Vactor Truck Repairs

Request

The City Commission is requested to approve a budget amendment of \$102,700 for repairs of the City's Vactor truck.

Reason

The various departments within the Division of Public Works utilize the Vactor truck for several functions, but it is most frequently used for sewer cleaning and hydro-excavating. Recently, while hydro-excavating for a recent water main repair, the main suction fan system failed. The large-diameter fan shattered and in the process the drive system was also damaged. The unit was taken to Jack Doheny Company in Northville, where it was originally purchased, for inspection and a repair estimate. The estimate for the fan and drive system repairs is \$39,400.

During their inspection, Doheny also found the main hydraulic, which operates most of the Vactor's functions, is showing signs that it may fail at any time. The estimate for the replacement of the hydraulic pump and other parts that have worn out from use is \$63,300. The total cost for all of the repairs is \$102,700.

The Vactor was purchased in 2012 and is not scheduled for replacement until 2027. We estimate the replacement cost to be around \$450,000. With that in mind, this investment in the current unit is advisable. The unit is at the halfway point in its expected useful life and this rehabilitation should allow us to keep that replacement schedule.

Recommendation

I recommend the City Commission approve a budget amendment of \$102,700 for repairs to the Vactor truck. Funds are available in the Motor Pool Fund.

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 10/06/2021 THRU 10/20/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
10/13/2021	CITY TREASURER-PAYROLL FUND	REG PAY #524	\$261,673.80
10/15/2021	CITY TREASURER - UTILITIES	UTILITIES	8,408.46
10/18/2021	KRAPOHL FORD LINCOLN MERC	CAPITAL ACQUISITIONS	75,886.00
10/20/2021	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	625.00
10/20/2021	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	176.85
10/20/2021	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	457.70
10/20/2021	AIRGAS USA, LLC	CONTRACT SVCS	46.78
10/20/2021	PREMIER SAFETY	SUPPLIES	183.49
10/20/2021	ATI GROUP	CAPITAL ACQUISITIONS	14,500.00
10/20/2021	AVFUEL CORPORATION	AIRPORT FUEL	17,134.40
10/20/2021	AXIOM WIRING SERVICE, LLC	CONTRACT SVCS	285.00
10/20/2021	BEAR PACKAGING & SUPPLY, INC	SUPPLIES	183.81
10/20/2021	CHRIS BECK	FARMERS MKT	377.10
10/20/2021	BILL'S CUSTOM FAB, INC	SUPPLIES	84.50
10/20/2021	BLOCK ELECTRIC COMPANY	CONTRACT SVCS	638.74
10/20/2021	BROWN & BROWN OF CENTRAL MI	ADMIN COSTS	10,750.00
10/20/2021	KIMBERLY BROWN	FARMERS MKT	37.05
10/20/2021	RAY BROWERS	FARMERS MKT	301.35
10/20/2021	KATHERINE BUGBEE	FARMERS MKT	59.25
10/20/2021	C & O SPORTSWEAR	UNIFORMS	147.00
10/20/2021	CAR WASH PARTNERS, INC.	SUPPLIES/VEHICLE MAINT	140.00
10/20/2021	CDW GOVERNMENT, INC	SUPPLIES	1,362.35
10/20/2021	CENTRAL CONCRETE INC	SUPPLIES/CONTRACT SVCS	2,122.00
10/20/2021	CENTURYLINK	COMMUNICATIONS	11.19
10/20/2021	CGS, INC.	TRAINING	1,914.10
10/20/2021	CONSUMERS ENERGY	UTILITIES	34,589.52
10/20/2021	COYNE OIL CORPORATION	FUEL/SUPPLIES/VEHICLE MAINT	6,186.27
10/20/2021	ANDREW CURTISS	FARMERS MKT	85.25
10/20/2021	DELTA COLLEGE	TRAINING	575.00
10/20/2021	RENEE EARLE	FARMERS MKT	332.80
10/20/2021	ETNA SUPPLY	SUPPLIES	250.20
10/20/2021	KAREN FENTON	FARMERS MKT	58.30
10/20/2021	GALGOCI OIL COMPANY	AIRPORT FUEL	432.78
10/20/2021	LORI GILLIS	REIMBURSEMENT	157.30
10/20/2021	GRANGER	CONTRACT SVCS	157.92
10/20/2021	GREEN TECH SYSTEMS, LLC	CONTRACT SVCS	12,800.00
10/20/2021	DAVID GROTHAUSE	FARMERS MKT	149.50
10/20/2021	HAVILAND PRODUCTS COMPANY	CHEMICALS WATER	3,204.20
10/20/2021	HCC LIFE INS. CO	ADMIN - STOP LOSS INS	18,454.19
10/20/2021	HIRERIGHT	CONTRACT SVCS	97.03
10/20/2021	HYDROCORP, INC.	INSPECTION/REPORTING SVCS	4,829.50

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 10/06/2021 THRU 10/20/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
10/20/2021	THE ISABELLA CORPORATION	CONTRACT SVCS	11,280.00
10/20/2021	ISABELLA COUNTY TREASURER	REVERSAL OF PRE DENIALS	11,927.48
10/20/2021	JCI JONES CHEMICALS, INC.	CHEMICALS	3,564.00
10/20/2021	JOHN JOHNSON	FARMERS MKT	153.70
10/20/2021	BRUCE JORCK	FARMERS MKT	780.45
10/20/2021	BILL KEHOE	FARMERS MKT	57.60
10/21/2021	BRIAN KENCH	REIMBURSEMENT	135.00
10/20/2021	KRAPOHL FORD LINCOLN MERC	CONTRACT SVCS	64.10
10/20/2021	KSS ENTERPRISES	SUPPLIES	32.61
10/20/2021	JOSH LOUDENSLAGER	REIMBURSEMENT	37.00
10/20/2021	JENNIFER MAYER	FARMERS MKT	32.20
10/20/2021	MCKENNA	CONTRACT SVCS	1,215.00
10/20/2021	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	384.00
10/20/2021	MEAD & HUNT	CONTRACT SVCS	12,806.44
10/20/2021	TYLER BROWN	REIMBURSEMENT	6.89
10/20/2021	STATE OF MICHIGAN	CONTRACT SVCS	60.00
10/20/2021	STATE OF MICHIGAN	CONTRACT SVCS	3,312.59
10/20/2021	MID MICHIGAN AREA CABLE	CONTRACT SVCS	450.00
10/20/2021	MIDLAND DAILY NEWS	CONTRACT SVCS	243.52
10/20/2021	MID-MICHIGAN INDUSTRIES	CONTRACT SVCS	7,700.00
10/20/2021	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	39.88
10/20/2021	MRWA	TRAINING	600.00
10/20/2021	MTOA	TRAINING	225.00
10/20/2021	N500 MP	REFUND-CORP HGR LEASE	3,600.00
10/20/2021	NCL OF WISCONSIN	SUPPLIES	1,233.29
10/20/2021	NYE UNIFORM COMPANY	UNIFORMS	2,500.20
10/20/2021	COREY DION WALTHER	FARMERS MKT	79.85
10/20/2021	OFFICE DEPOT	SUPPLIES	52.73
10/20/2021	PAPAS PUMPKIN PATCH	FARMERS MKT	1,122.60
10/20/2021	PARTY'S PLUS	EQUIPMENT RENTAL	91.80
10/20/2021	PETTY CASH - ANGIE MCCANN	REIMBURSEMENT	226.31
10/20/2021	PEERLESS MIDWEST, INC.	CONTRACT SVCS	3,000.00
10/20/2021	AMY PERSCHBACHER	REIMBURSEMENT	70.56
10/20/2021	PLEASANT GRAPHICS, INC	SUPPLIES	634.00
10/20/2021	PREIN & NEWHOF	CONTRACT SVCS	245.00
10/20/2021	PRO COMM, INC	CONTRACT SVCS/SUPPLIES	540.00
10/20/2021	RENT-RITE, INC - ALMA	EQUIPMENT RENTAL	232.08
10/21/2021	NANCY RIDLEY	REIMBURSEMENT	58.05
10/20/2021	ROTARY CLUB OF MT. PLEASANT	DUES	130.00
10/20/2021	SHARE CORPORATION	SUPPLIES	98.96
10/20/2021	SHERWIN WILLIAMS	SUPPLIES	86.30

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 10/06/2021 THRU 10/20/2021

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
10/20/2021	TYLOR SHORT	FARMERS MKT	9.20
10/20/2021	DAN SODINI	FARMERS MKT	164.35
10/20/2021	SUMMIT FIRE PROTECTION	CONTRACT SVCS	1,049.50
10/20/2021	SUNRISE ASSESSING SERVICES, LLC	CONTRACT SVCS	7,500.00
10/20/2021	SUN BADGE COMPANY	UNIFORMS	240.50
10/20/2021	STEVIE SWAREY	FARMERS MKT	39.95
10/20/2021	CHRISTOPHER SWIER	FARMERS MKT	255.60
10/20/2021	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	457.00
10/20/2021	RENTWOOD	UB REFUND	16.47
10/20/2021	MATTHEW KINGMAN	UMPIRE	26.00
10/20/2021	MELISSA WANINK	UMPIRE	30.00
10/20/2021	DREW PEREIDA	UMPIRE	30.00
10/20/2021	SAMUEL POWELL	UMPIRE	30.00
10/20/2021	SAMUEL POWELL	UMPIRE	105.00
10/20/2021	MAX BIRGY	UMPIRE	35.00
10/20/2021	CHARTER TOWNSHIP OF UNION	UTILITIES	310.70
10/20/2021	USABUEBOOK	SUPPLIES	333.76
10/20/2021	JASON VANLIEW	REIMBURSEMENT	30.00
10/20/2021	VERIZON CONNECT NWF, INC.	CONTRACT SVCS	210.47
10/20/2021	WM CORPORATE SERVICES, INC.	CONTRACT SVCS	939.59
10/20/2021	DAVID WHITEHEAD	FARMERS MKT	128.60
10/20/2021	WINN TELECOM	COMMUNICATIONS	19.95
10/20/2021	ERNEST WOLF	FARMERS MKT	69.40
10/20/2021	LOUISE WYMER	FARMERS MKT	319.45
10/20/2021	YEO & YEO CONSULTING, LLC	CONTRACT SVCS	90.00

COMM TOTALS:

Total of 107 Checks:	\$561,415.36
Less 0 Void Checks:	0.00
Total of 107 Disbursements:	<u>\$561,415.36</u>