

Regular Meeting of the Mt. Pleasant City Commission
Monday, February 13, 2023
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduction of new Water Distribution Supervisor Andy Keehbauch and new Water Distribution Operator Travis McAllister.

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

2. Monthly report on police related citizen complaints.
3. Minutes of the Airport Joint Operations and Management Board (November).
4. Minutes of the Parks and Recreation Commission (November).
5. Minutes of the Planning Commission (January).

CONSENT ITEMS:

6. Approval of the minutes from the regular meeting held January 23, 2023.
7. Approval of the minutes from the closed session held January 23, 2023.
8. Consider resolution in support of final approval of Temporary Traffic Control Order #3-2023.
9. Consider resolution authorizing Deputy Public Works Director Tim Middleton to execute Clean Water State Revolving Fund (CWSRF) contract documents.
10. Consider resolution authorizing City Manager to sign grant agreement with the Michigan Department of Transportation.
11. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

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.

City Commission Agenda

February 13, 2023

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12. Public hearing on a request to create an Obsolete Property Rehabilitation Act (OPRA) District to include the Mission-Pickard DDA boundary and consider approval of the resolution to establish the district as presented.
13. Public hearing on an ordinance to amend Chapter 116 Subsection 03(B)(12) of Title XI: Business Regulations of the City's Code Entitled "Electric Scooters/Skateboards" and consider approval of the same.

NEW BUSINESS:

14. Consider appointment to the Parks and Recreation as recommended by the Appointments Committee.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

15. Presentation and discussion on Neighborhood Enterprise Zone (NEZ).

CLOSED SESSION:

16. Consider closed session pursuant to Section 8(1)(h) of the Open Meetings Act to discuss a written confidential legal opinion with the City attorney.
17. Consider closed session pursuant to subsection 8(c) of the Open Meetings Act to discuss the strategy and negotiation sessions connected with negotiation of a collective bargaining agreement.

RECESS:

NEW BUSINESS (continued):

18. Consider approval of labor agreement.

ADJOURNMENT:

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.

TO: MAYOR AND CITY COMMISSION

FEBRUARY 13, 2023

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

8. Consider resolution in support of final approval of Temporary Traffic Control Order #3-2023.
 - a. TCO #3-2023 places "No Parking Signs" on the east side of Crapo Street between High Street and Broadway Street.
9. Consider resolution authorizing Deputy Public Works Director Tim Middleton to execute Clean Water State Revolving Fund (CWSRF) contract documents.
10. Consider resolution authorizing City Manager to sign grant agreement with the Michigan Department of Transportation (MDOT).
 - a. MDOT has allocated \$32,000 of federal American Rescue Plan Act (ARPA) funding for the Mt. Pleasant Municipal Airport. The funding will be used for reimbursement of operational expenses incurred during the COVID-19 pandemic.

Public Hearings:

12. Public hearing on a request to create an Obsolete Property Rehabilitation Act (OPRA) District to include the Mission-Pickard DDA boundary and consider approval of the resolution to establish the district as presented
 - a. City staff is asking the City Commission to consider the establishment of an OPRA District within the confines of the Mission-Pickard DDA boundary. The request also comes following support from the Mission-Pickard DDA Board. The establishment of this district is similar to previous action taken by the City Commission in April 2021 where an OPRA district was established in the downtown DDA district.

The OPRA district would allow for property owners to seek a tax abatement on new development within the district. Any request to do so would need to seek City Commission approval. The abatement would freeze the taxable value at the current level prior to any redevelopment for a period set by the City Commission not to exceed 12 years.

Requested Action: Following the public hearing, a motion to approve the resolution to establish an Obsolete Property Rehabilitation Act (OPRA) District consistent with the Mission-Pickard DDA boundary as presented.

13. Public hearing on an ordinance to amend Chapter 116 Subsection 03(B)(12) of Title XI: Business Regulations of the City's Code Entitled "Electric Scooters/Skateboards" and consider approval of the same.
 - a. In 2022, the City Commission adopted an ordinance to regulate e-scooter companies. Since the adoption of the ordinance, some of the companies have notified staff of issues related to the ordinance. In particular, the ordinance requires the company to remove

units from the public rights of way between the hours of 3 – 6 a.m. daily. This requirement is problematic as the companies are not able to do this. The units are designed to remain in the public right of way in a manner that does not conflict with vehicle or pedestrian traffic.

The City Commission is asked to consider an ordinance amendment that would remove this requirement. Instead, units will be placed in a standing and available position that does not interfere with vehicle or pedestrian traffic. Ultimate discretion regarding the placement of these units within the City controlled right of way is provided to the Public Safety Director or his/her designee.

Requested Action: Following the public hearing, a motion to adopt the ordinance amendment as provided.

New Business:

Work Session:

15. Presentation on Neighborhood Enterprise Zone (NEZ)

- a. Staff from the Community Services Division will present additional research they have conducted on the NEZ concept. The City Commission will be asked to comment on the proposed approach to encouraging home ownership opportunities and the role the NEZ program could play in that effort.

Closed Session:

16. Consider closed session pursuant to Section 8(1)(h) of the Open Meetings Act to discuss a written confidential legal opinion with the City attorney.

Requested Action: A motion to go into closed session pursuant to Section 8(1)(h) of the Open Meetings Act to discuss a written confidential legal opinion with the City attorney

17. Consider closed session pursuant to subsection 8(c) of the Open Meetings Act to discuss the strategy and negotiation sessions connected with negotiation of a collective bargaining agreement.

Requested Action: A motion to go into closed session pursuant to subsection 8(c) of the Open Meetings Act to discuss the strategy and negotiation sessions connected with negotiation of a collective bargaining agreement.

New Business (continued):

18. Consider approval of labor agreement.

[illegible]

AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD

Meeting Minutes

Thursday, November 17, 2022

3:30 – 5:00 p.m.

Airport Terminal Building

I. Call to Order

Chairman Nanney called the meeting to order at 3:30 p.m.

II. Roll Call

Member	Present
Aaron Desentz	Yes
Nicole Frost	Yes
James McBryde	Yes
Rodney Nanney	Yes
Gayle Ruhl	Yes

Staff present: Bill Brickner and Jason Moore

III. Additions/Deletions to Agenda

Motion by Frost, support by McBryde, to approve the agenda

Motion passed unanimously

IV. Public Input on Agenda Items

None

V. Approval of Meeting Minutes – October 2022 - Attachment

Motion by McBryde, support by Frost, to accept the minutes as written

Motion passed unanimously

VI. Airport Manager's Report – October 2022 - Attachment

Brickner gave the manager's report

VII. Old Business

a. Education

b. Airport public relations – Had discussion with PR director – Items B and C will be integrated into new website

c. Update on Addition of Testimonials to Website

General topic – Desentz asked to give updates on taxiway project

VIII. New Business

- a. Stimulating growth in business flights through business retention contacts
McBryde provided update that business retention contacts are being made and as part of that they are being reminded of airport.
Need to update airport tri-fold brochure and list of users so that McBryde can distribute to businesses

IX. Announcements on Airport Related Issues and Concerns

Brickner stated he will meet with Mid-Michigan Car Rentals on Monday, November 21 to discuss leaving a rental car at the airport

X. Public Comment on Non-Agenda Items

None

XI. Adjournment

Motion by McBryde, support by Frost, to adjourn the meeting.

Motion passed unanimously.

Meeting adjourned at 3:58 p.m.

APPROVED MINUTES

Mt. Pleasant Parks and Recreation Commission
Tuesday, November 22, 2022
6:00 p.m.

CALL TO ORDER – 6:00 p.m.

ATTENDANCE/DECLARATION OF QUORUM

- A. Commission Members Present: Little, Mitchell, Hamel, Sponseller
- B. Commission Members Absent: Batcheller, Woodworth
- C. Parks and Recreation Staff: Biscorner, Longoria, Way

APPROVAL OF AGENDA/MINUTES & COMMISSION BUSINESS

- A. Changes/Approval of Agenda – motion by Sponseller, second by Hamel to approve the agenda as presented. All ayes.
- B. Approval of Minutes – motion by Hamel, second by Mitchell to approve the meeting minutes from Tuesday, September 27, 2022. All ayes.
- C. Approval of 2023 Meeting Dates – motion by Mitchell, second by Sponseller to approve the 2023 meeting schedule. All ayes.

<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Address</u>
Tuesday, January 24, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, February 28, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, March 28, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, April 25, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, May 23, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, June 27, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, July 25, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
August – No Scheduled Meeting			
Tuesday, September 26, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, October 24, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
Tuesday, November 28, 2023	6:00 p.m.	City Hall	320 W. Broadway St.
December – No Scheduled Meeting			

PUBLIC COMMENTS – none

ADOPT-A-BENCH

- A. Honoring Ed Hustoles – after discussion, motion by Mitchell, second by Hamel to approve the bench installation at Chipp-a-Waters Park per the City's Adopt-a-Bench policy. All Ayes.

DEPARTMENT REPORTS

- A. Parks – Director Biscorner reported on the following:
- Nelson Park Shop Project: near completion, working on flooring & painting, waiting on cabinets.
 - Island Park Restroom Project: delayed by cinder block availability; looking at spring completion.
 - Mill Pond Dam: looking at the section remaining, the original plan was to remove; however, it is cost prohibitive so staff has been looking at options to keep and maintain. Consultant fees are in the 2023 budget for this project.
 - GKB Trail – looking to apply for a SPARK grant and lump together the proposed north connector trail project with the west campus trail connector. There is a Dec. 19 deadline for this grant.
 - M20 Bridge Replacement – looking at project completion date of late summer 2023.
 - Cameras in Parks – continuing with installation of cameras in the restroom entryways. Each package comes with four cameras, which will be positioned to monitor entry/exit of restroom doors. Horizon Park is first on the list.
 - Ice rink installation first week of December.
 - Director Biscorner asked the commissioners for input on park restroom hours. Seasonal hours are 8 am – 3:30 pm daily, (Oct. 1 to April 30). Is it cost prohibitive for us to keep them open during these times? (Island Park north, Nelson Park & Mission Creek). Chair Little stated that come sort of restroom facility should be open at all times when park is open.
- B. Recreation – Director Longoria reported on the following:
- Currently taking registrations for winter flag football, basketball and Climbing Club (partnership with CMU). All January start dates.
 - Christmas Celebration: Friday, Dec. 2 we are closing Broadway to Franklin for market (25-30 vendors), kids activities, hayrides, warming stations. Stage for music and entertainment will be set up in front of Max & Emily's. Saturday, Dec. 3 – Jingle all the Way 5K, Pancakes with Santa at Sacred Heart Parish Hall, and 6 p.m. lighted parade with over 50 entries.
 - Recreation Coordinator Steve Hofer left the city after 10 years of service, to take the gym teacher position at Vowles and Ganiard schools. Staff went through the interview process and will announce position hire this week.

OLD/NEW BUSINESS

- A. PEAK Fees – staff working with finance on long-term sustainability plan and ways to use funds from the childcare stabilization grant to help us achieve this goal. With wages and supply costs increasing, staff is discussing the potential to increase fees, which have not been raised since 2016. Future discussion in 2023.

Recreation fees – city manager and finance tasked staff to look at how recreation fees are structured, administrative costs, and cost recovery. Currently fees are structured so that non-residents pay an additional 40% to participate in city-sponsored programs. Numbers show there is a 70-75% non-resident participation.

Parks Fees - Also looking at cost recovery in the parks. For this discussion, pickle ball was used as an example. Why do some groups pay for lights and others do not. Comm. asked about the structure of other communities and what they do. Discussed parks maintenance plan for 2023.

OTHER BUSINESS/COMMISSIONER COMMENT

Comm. Mitchell is asking the status of converting the remaining tennis courts to pickle ball courts at Island Park. He is not in favor of this conversion and is voicing his opposition based on conversations with members of the public.

Director Biscorner replied that with other tennis opportunities in the community (high school, CMU) the plan is to move forward with the project in 2023.

Comm. Mitchell would like to see the trail loop in Island Park become a plowing priority as more citizens are using this area for their daily walking.

Further discussion as to Parks Dept. plowing responsibilities. Currently, first priority is the public safety building, followed by city hall. Parks also plows a sidewalk route to the schools. Commission would like to have future discussion as to how this might be restructured so that parks parking lots and trails is a plowing priority.

ADJOURNMENT 7:00 p.m.

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
January 5, 2023**

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

Present: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Absent: Irwin

Staff: William Mrdeza, Laura Delamater

II. Approval of the Agenda:

Motion by Friedrich, support by Haveles to approve the agenda.

Motion approved unanimously.

III. Approval of the Minutes:

A. November 3, 2022 Regular Meeting

Friedrich requested that the minutes be changed on page 1, from Zoning Board of Appeals report for ~~September~~: to October:

Motion by Friedrich, support by Haveles to approve the minutes from the November 3, 2022 regular meeting as corrected.

Motion approved unanimously.

IV. Zoning Board of Appeals report for November:

Commissioner Friedrich reported that at the November meeting they had two cases. The first case was for 514 S. Franklin St. The applicant was requesting a variance from Table 154.405.A of the Zoning Ordinance to allow the reduction in the required side setback from 6 feet to 5 feet as part of a lot split. The board felt that the alterations needed to comply with the Zoning Ordinance were minor, so the variance was denied.

In the second case the applicant was requesting a variance from Table 154.405.A of the Zoning Ordinance outlining the CD-3 standards to permit the construction of a new home at the corner of Crosslanes and Kane streets with the main entrance in the

facade along the secondary frontage. If the main entrance were to be placed in the primary frontage as required by code, it would be the only one the neighborhood oriented in such a manor making it look incompatible with the rest of the neighborhood. The variance was granted.

V. Communications:

Mrdeza reported that there were no communications received.

VI. Public Hearings:

A. None

VII. Site Plan Reviews:

A. SPR-23-01 – 611 & 617 E. Broadway – Konwinski Construction – Interior remodel and addition to an existing dental office.

Mrdeza introduced SUP-23-01, a request for Site Plan Review for an Interior remodel and addition to an existing dental office.

Mrdeza reviewed the current and prior uses of the property. Mrdeza provided an overview of the property including current zoning as well as future, current and prior land use. Mrdeza reviewed photos showing current conditions of the property.

Mrdeza closed his presentation with a staff recommendation to approve SPR-23-01 subject to conditions.

Discussion took place.

Tim Bebee, CMS & D was on hand to address the commission and answer questions.

Discussion took place.

Motion Liesch, support by Friedrich to approve SPR-23-01 subject to the following conditions:

1. The applicant shall provide information indicating compliance with the following standards in CD-4 districts:
 - a. Building height and ceiling height;
 - b. Minimum glazing requirements;
 - c. Roof pitch ratio;
 - d. Number of bicycle parking spaces provided.

2. The applicant combines the two separate tax parcels (17-000-08628-00 & 17-000-08627-00) that encompass the existing dental office at 611 E. Broadway and the land on which the building addition would be constructed at 617 E. Broadway.
3. The applicant shall comply with the requirements of Building Safety, Public Safety, and Public Works.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman

Nays: None

Motion approved unanimously.

VIII. Public Comments:

Hoenig opened the public comment. Mrdeza noted that there were no public comments submitted via email or on Zoom. There being no one who wished to speak, public comment was closed.

IX. Unfinished Business:

A. None

X. New Business:

A. Discuss and consider an extension of SUP-22-01 & SPR-22-01 – 1510 W. High St– for a Child Care Center.

Mrdeza provided an overview and background information regarding this case. The ordinance allows the Planning Commission to grant an extension of a Special Use Permit and/or Site Plan Review for up to one year. Mrdeza closed his presentation with a staff recommendation to grant a 1-year extension.

Mrdeza provided an overview of the process to request an extension for a Special Use Permit and/or Site Plan Review.

Discussion took place.

Motion Friedrich, support by Haveles to grant a 1-year extension for SUP-22-01 & SPR-22-01 for a Child Care Center located at 1510 W. High Street.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

B. Discuss and consider an extension of SUP-22-02 & SPR-22-02 – 1200 S. Mission for an automotive garage.

Mrdeza provided background information regarding this case. Mrdeza closed his presentation with a staff recommendation to grant a 1-year extension.

Joe Westerbeke, ENG., Engineering and Surveying was available via Zoom to provide an update on the project and answer questions.

Discussion took place.

Motion Ortman, support by Haveles to grant a 1-year extension for SUP-22-02 & SPR-22-02 for an automotive garage at 1200 S. Mission.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Kingsworthy, Liesch, Nicholas, Ortman
Nays: None

Motion approved unanimously.

C. Proposed 2023 Meeting Calendar

Mrdeza presented the proposed 2023 meeting schedule and recommended adoption as presented.

Discussion took place.

Motion by Friedrich, support by Haveles, to approve the 2023 meeting schedule as presented.

Motion approved unanimously.

XI. Other:

A. None

XII. Adjournment:

Motion by Haveles, support by Friedrich to adjourn.

Motion approved unanimously.

Meeting adjourned at 7:35 p.m.

lkd

Minutes of the regular meeting of the City Commission held Monday, January 23, 2023, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Mary Alsager; Commissioners Brian Assman, Bryan Chapman, Maureen Eke & Boomer Wingard

Commissioners Absent: Commissioner Liz Busch

Others Present: City Manager Aaron Desentz and City Clerk Heather Bouck

Proclamations and Presentations

Interim Fire Chief Doug Lobsinger introduced new Code Enforcement Officer Michael Lopez.

City Manager Desentz provided a review of the 2022 Goals and Objectives.

Additions/Deletions to Agenda

Moved by Commissioner Eke and seconded by Commissioner Wingard to add Item #15b - Hazard Mitigation Plan Adoption Resolution to the Consent Calendar; and to delete Item #20 - Consider closed session pursuant to subsection 8(1)(h) of the Open Meetings Act to discuss a written confidential legal opinion with the City Attorney. Motion unanimously adopted.

Moved by Commissioner Eke and seconded by Commissioner Wingard to approve the Agenda as amended. Motion unanimously adopted.

Receipt of Petitions and Communications

Received the following petitions and communications:

3. Fourth Quarter Investment Report.
4. Planning Commission November Meeting Minutes.
5. Listing of payrolls and warrants from December 13, 2022 through January 8, 2023.
6. Report on Building Permits for December 2022.
7. Crisis and Trauma Response Clinician Report for 2022.

Moved by Commissioner Eke and seconded by Commissioner Wingard to approve the following items on the Consent Calendar:

8. Minutes of the regular meeting of the City Commission held January 9, 2023.
9. Resolution in support of final approval of Temporary Traffic Control Order #1-2023 as presented:

WHEREAS, under the date of March 24, 2022, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 1-2023 (Relocate “No Parking Here to Corner” sign from south side to north side of driveway at 122 South Washington. Place “No Parking Sign” at northwest corner of Michigan and Washington in place of relocated sign). Said temporary traffic control order was presented to the City Commission on January 23, 2023, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 1-2023 a permanent traffic control order.

10. Resolution in support of final approval of Temporary Traffic Control Order #2-2023 as presented:

WHEREAS, under the date of August 24, 2022, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 2-2023:

Place “No Parking Signs” on west side of Deming and the north side of Edgewood around the corner and approaches to the corner only to allow larger vehicles, buses and snowplows to pass around the corner.

Place “No Parking Signs” on the north side of Edgewood Drive at the corner (near 700 Edgewood) to allow vehicle turning.

Said temporary traffic control order was presented to the City Commission on January 23, 2023, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 2-2023 a permanent traffic control order.

11. Receive request to create an Obsolete Property Rehabilitation Act (OPRA) District to include the Mission-Pickard DDA boundary and set a public hearing for Monday, February 13, 2023 at 7:00 p.m. on same.
12. Receive proposed ordinance to amend Chapter 116 Subsection 03(B)(12) of Title XI: Business Regulations of the City’s Code of Ordinances entitled “Electric Scooters/Skateboards” and set a public hearing for Monday, February 13, 2023 at 7:00 p.m. on same.
13. Set a special meeting for discussion on goals and objectives for Monday, February 6, 2023 at 6:00 p.m. at the Public Safety Bldg., 804 E. High St.
14. Set a special meeting for follow-up discussion on goals and objectives for Monday, March 6, 2023 at 6:00 p.m. at the Public Safety Bldg., 804 E. High St.
15. Warrants dated January 13 and 19, 2023 all totaling \$1,787,842.36.
- 15b. Resolution adopting the Isabella County Hazard Mitigation Plan as follows:

WHEREAS the City of Mt. Pleasant, Michigan is at risk from hazards that could damage commercial, residential, and public properties, displace citizens and businesses, close streets and bridges, divide the community both

physically and emotionally, and present general public health and safety concerns; and

WHEREAS the community has prepared a Hazard Mitigation Plan that outlines the community's options to reduce overall damage and impact from natural and technological hazards; and

WHEREAS representatives of the community, residents, and businesses have reviewed the Hazard Mitigation Plan and it meets the federal, state, and local guidelines.

NOW, THEREFORE, BE IT RESOLVED that the Isabella County Hazard Mitigation Plan along with any required changes by the Federal Emergency Management Administration (FEMA), is hereby adopted as an official plan by the City of Mt. Pleasant.

Motion unanimously adopted.

Moved by Commissioner Chapman and seconded by Commissioner Eke to update guidelines/criteria for Neighborhood Enhancement Grants as part of the Michigan State Housing Development Authority (MSHDA) and increase the project cap to \$11,000; waive the requirement for 25% homeowner match on the projects, and issue refunds to those that paid the 25% match to ensure fair treatment among participants in Round 6.

AYES: Commissioners Alsager, Assmann, Chapman, Eke, Perschbacher & Wingard

NAYS: None

ABSENT: Commissioner Busch

Motion unanimously adopted.

Mayor Perschbacher made the following appointments of City administrative officials to the following boards and commissions:

Building Authority

Finance Director Mary Ann Kornexl

9-1-1/Central Dispatch Governing Board

Interim Fire Chief Doug Lobsinger

Police Captain Brandon Bliss, alternate

Isabella County Material Recovery Facility,

Governing Board

Public Works Director Jason Moore

Street Department Superintendent Matt Weaver, alternate

MML Legislative Coordinator

City Manager Aaron Desentz

Mid-Michigan Area Cable and Telecommunications
Consortium Board

Public Relations Director Darcy Orlik

Middle Michigan Development Corporation

City Manager Aaron Desentz

Economic Development Director Bill Mrdeza, alternate

Mayor Perschbacher made the following appointments to City boards and commissions.

Appointments Committee

Mary Alsager-Chair

Maureen Eke

Brian Assmann

Central Michigan Center for Recovery,
Education, and Wellness (CMCREW)

Liz Busch

Charter Committee

Mary Alsager, Chair

Bryan Chapman

Boomer Wingard

Council of Governments

Mary Alsager

Intergovernmental Liaison

Maureen Eke

Liz Busch, alternate

International Relations/Sister City Council

Maureen Eke

Liz Busch, alternate

Mt. Pleasant Area Diversity Council

Liz Busch

Property Committee

Brian Assmann, Chair

Amy Perschbacher

Brian Chapman

Mayor Perschbacher made the following appointments of City Commissioners to City standing and special committees as follows:

Audit Committee

Amy Perschbacher

Bryan Chapman

Brian Assmann, alternate

City/CMU Student Liaison Committee

Mary Alsager

Brian Assmann

Economic Development Corporation

Brownfield Redevelopment Authority

Amy Perschbacher

Mary Alsager

Principal Shopping Board

Boomer Wingard

Tax Increment Finance Authority

Brian Assmann

Announcements on City-Related Issues And New Business

Commissioner Eke announced that CMU will be honoring Jewish Heritage Week. Discussions will take place regarding the Holocaust and marking Holocaust Remembrance Day this month. She encourages everyone to be welcoming and inclusive.

Commissioner Wingard announced that the Isabella/Gratiot Technical Center will be hosting an annual Open House on February 2, 2023 from 5:30 – 7:30.

Moved by Commissioner Eke and seconded by Commissioner Wingard to conduct a closed session pursuant to subsection 8(c) of the Open Meetings Act to discuss the strategy and negotiation sessions connected with negotiation of a collective bargaining agreement.

AYES: Commissioners Alsager, Assman, Chapman, Eke, Perschbacher & Wingard

NAYS: None

ABSENT: Commissioner Busch

Motion unanimously adopted.

The Commission recessed at 7:38 p.m. and went into Work Session at 7:48 p.m.

WORK SESSION - Presentation and discussion on Property Standards.

Interim Fire Chief Lobsinger presented and led a discussion regarding the International Property Management Code.

The Commission recessed at 8:24 p.m. and went into Closed Session at 8:28 p.m.

Closed session ended at 8:39 p.m. A separate set of minutes was taken for the closed session.

Moved by Commissioner Eke and seconded by Commissioner Wingard to adjourn the meeting at 8:40 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

WHEREAS, under the date of November 21, 2022, the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 3-2023:

Place “No Parking Signs” on the east side of Crapo Street between High Street and Broadway Street. The road was restriped as part of the 2022 reconstruction project to shift parking to allow cars to park without extending over the white lane line.

Said temporary traffic control order was presented to the City Commission on February 13, 2023, for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 3-2023 a permanent traffic control order.



City of Mt. Pleasant, Michigan Traffic Control Order

TRAFFIC CONTROL ORDER NO.

TCO 3-2023

Issued By: Stane Tewari
Traffic Engineer

Date: 11-21-22

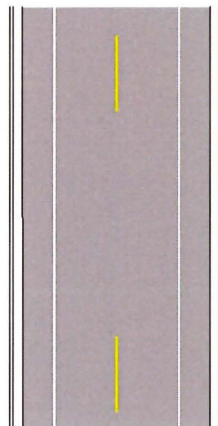
Signs/work by: Stane Tewari
(signs installed by construction contractor) Date: 11-21-22
Street Department

Filed/ Attested: _____
City Clerk

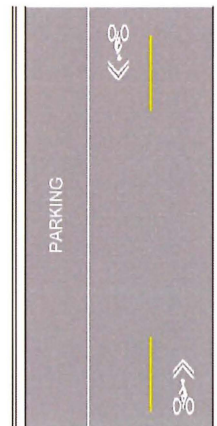
Date: _____

This Traffic Control Order shall be presented to the City Commission and may receive final approval not more than 90 days from the date the work was performed by the Street Department. It shall not be renewed or extended except upon action by the City Commission.

Content: Place no parking signs on the east side of Crapo Street between High Street and Broadway Street. The road was restriped as part of the 2022 reconstruction project to shift parking to allow cars to park without extending over the white lane line.



EXISTING



PROPOSED

Memorandum



TO: Aaron Desentz, City Manager
FROM: Tim Middleton, Deputy DPW Director
DATE: January 25, 2023
SUBJECT: Adopt Resolution Authorizing Deputy DPW Director to Sign CWSRF Documents

Request

The City Commission is requested to approve the attached resolution authorizing the Deputy DPW Director to sign CWSRF contract documents.

Reason

At the meeting held May 23, 2022, the City Commission adopted a resolution in support of the Clean Water State Revolving Fund (CWSRF) Project Plan for infrastructure improvements at the water resource recovery facility, which included the designation of the city manager as the authorized representative for all activities associated with the improvements.

Since the construction engineering for the project is now underway, it is necessary to designate an additional representative authorized to sign the Project Plan agreement, pay requests, etc. Adoption of the attached resolution designating myself as that representative is essential as the project moves forward.

Recommendation

The City Commission is requested to approve the attached resolution authorizing Deputy DPW Director Tim Middleton to sign CWSRF plan documents.

**A RESOLUTION GRANTING AUTHORITY
TO SIGN DOCUMENTS
FOR WATER AND WASTEWATER SYSTEM IMPROVEMENTS**

At a regular meeting of the City of Mt. Pleasant, Michigan, held at the City Hall Building at 320 W. Broadway Street:

The following resolution was offered by member _____, and supported by member _____.

WHEREAS, the City of Mt. Pleasant recognizes the need to make improvements to its existing water and wastewater treatment systems (selected alternatives); and

WHEREAS, said Clean Water State Revolving Fund (CWSRF) Project Plan was presented at a Public Hearing meeting that was held on May 23, 2022, and all public comments have been considered and addressed;

WHEREAS, the City of Mt. Pleasant formally adopted said combined Project Plan and agreed to implement the selected alternatives;

WHEREAS, the City of Mt. Pleasant has been notified of the award of CWSRF funds for these improvements;

NOW, THEREFORE, BE IT RESOLVED that the City of Mt. Pleasant hereby designates the Deputy Public Works Director, a position currently held by Tim Middleton, as the additional person authorized to sign the Project Plan Agreement and payment requests, and execute any additional documents required to carry out and complete the grant.

Resolution duly adopted.

Amy Perschbacher, Mayor

Yeas:

Nays:

Abstain:

Absent:

I, Heather Bouck, City Clerk in and for the Mt. Pleasant, Isabella County, State of Michigan certify that the above Resolution was adopted by the Mt. Pleasant Council on a regular meeting held on _____, 2023. Public notice was given and the meeting was conducted in compliance with the Michigan Open Meetings Act (PA 267 of 1976) as amended by PA 254 of 2020.

Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: February 3, 2023

SUBJECT: Authorize Agreement with MDOT–AERO for ARPA Funding Disbursement

Request:

The City Commission is requested to authorize the city manager to sign the grant agreement with the Michigan Department of Transportation – Bureau of Aeronautics (MDOT-AERO) and sponsor certifications regarding sub grant #MOP-13222, to receive ARPA funds of \$32,000 for the Mt. Pleasant Municipal Airport.

Reason:

MDOT-AERO has allocated \$32,000 of federal American Rescue Plan Act funding for the Mt. Pleasant Municipal airport. This funding will be used for reimbursement of operational expense incurred during the COVID-19 pandemic. Execution of the agreement and sponsor certifications are required for MDOT-AERO to disburse the funds.

Recommendation:

I recommend the City Commission authorize the city manager to electronically sign the attached agreement with MDOT-AERO and sponsor certifications regarding sub grant #MOP-13222 to receive ARPA funding of \$32,000 for the airport.

RESOLUTION

At a regular meeting of the City of Mt. Pleasant, Michigan, held at the City Hall Building at 320 W. Broadway Street:

The following resolution was offered by member _____, and supported by member _____.

WHEREAS, a Grant Agreement (FAA ARPA Grant number 3-26-SBGP-132-2022) has been submitted by the Michigan Department of Transportation, which requires the City of Mt. Pleasant to adopt a resolution authorizing the City Manager to electronically sign the Agreement and sponsor certifications to receive American Rescue Plan Act funds of \$32,000 for the Mt. Pleasant Municipal Airport;

WHEREAS, these funds will be used for reimbursement of operational expenses incurred during the COVID-19 pandemic;

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

NOW, THEREFORE, BE IT RESOLVED, that the City Manager is authorized to execute said Agreement and certifications on behalf of the City of Mt. Pleasant.

Resolution duly adopted.

Amy Perschbacher, Mayor

Certified to be a true copy, _____
(Date)

Heather Bouck, City Clerk

To: City Commission
From: Appointments Committee (Alsager, Eke, Assmann)
Date: 2/8/2023
Re: Recommended appointment to the Parks and Recreation
Commission

The Appointments Committee recommends the following appointment to
the Parks and Recreation Commission:

Kristin Lalonde

Partial Term ending: December 31, 2025

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 1/20/2023 THRU 2/08/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
01/20/2023	WRIGHT EXPRESS FINANCIAL SERVICES	N/A	\$80,255.80
01/23/2023	CITY TREASURER - UTILITIES	UTILITIES	2,992.67
01/26/2023	AARON DESENTZ	REIMBURSEMENT	124.99
01/26/2023	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	122.16
01/26/2023	ANGELA KAHGEGAB	REIMBURSEMENT	390.00
01/26/2023	AVFUEL CORPORATION	MONTHLY FEE	53,112.49
01/26/2023	AXIOM WIRING SERVICE, LLC	CONTRACT SVCS	632.45
01/26/2023	BLUE BAY CAPITAL MT PLEASANT LLC	UB REFUND	3.19
01/26/2023	BMI	CONTRACT SVCS	421.00
01/26/2023	BROWN & BROWN OF CENTRAL MI	ADMIN COSTS	11,875.00
01/26/2023	BSN SPORTS LLC	UNIFORMS	547.32
01/26/2023	CATHERINE FORD-TILMANN	REFUND	10.00
01/26/2023	CDW GOVERNMENT, INC	SUPPLIES	1,261.36
01/26/2023	CLVEN NATIONAL	REFUND	63.73
01/26/2023	CONSUMERS ENERGY	UTILITIES	33,569.25
01/26/2023	COUNCIL ON MUNICIPAL CANNABIS	MEMBERSHIP	50.00
01/26/2023	COYNE OIL CORPORATION	FUEL	3,398.90
01/26/2023	CROSSROADS TITLE AGENCY	UB REFUND	12.97
01/26/2023	DAWN PAYNE	REIMBURSEMENT	660.00
01/26/2023	DISTRIBUTORS GROUP, INC	SUPPLIES	80.54
01/26/2023	DTE ENERGY	UTILITIES	15,665.49
01/26/2023	DTS	REFUND	675.00
01/26/2023	FIRST CHURCH OF CHRIST	REIMBURSEMENT	625.00
01/26/2023	GRANGER	CONTRACT SVCS	82.31
01/26/2023	HACH COMPANY	SUPPLIES	4,131.10
01/26/2023	HAVILAND PRODUCTS COMPANY	CHEMICALS	5,595.00
01/26/2023	IDEXX DISTRIBUTION, INC.	CHEMICALS	7,432.33
01/26/2023	ISABELLA COUNTY FIRE CHIEFS	DUES	600.00
01/26/2023	ISABELLA WEALTH	UB REFUND	25.97
01/26/2023	JOSH POWIS	REFUND	94.00
01/26/2023	JULIE WILSON	REIMBURSEMENT	625.00
01/26/2023	KELLY SCOTT	REIMBURSEMENT	625.00
01/26/2023	KRAPOHL FORD LINCOLN MERC	CAPITAL ACQUISITIONS	70,026.00
01/26/2023	LEKEAH DURDEN	REIMBURSEMENT	625.00
01/26/2023	LEXIPOL, LLC	CONTRACT SVCS	14,374.34
01/26/2023	LINDA DOERR	UB REFUND	23.59
01/26/2023	LOWELL, JAKE	UB REFUND	5.97
01/26/2023	MARK ANDERSON	REIMBURSEMENT	625.00
01/26/2023	MARSHA SHANTEAU	REIMBURSEMENT	660.00
01/26/2023	MARTHA MACHARIA	FARMERS MKT	18.40
01/26/2023	MARY ANN KORNEXL	REIMBURSEMENT	98.25
01/26/2023	MARY GEORGE-LANGLEY	REIMBURSEMENT	625.00
01/26/2023	MCDOWELL & ASSOCIATES	CONTRACT SVCS	2,821.00
01/26/2023	MERCANTILE BANK OF MICHIGAN	BOND PMT	463,136.00
01/26/2023	MP AREA CHAMBER OF COMMERCE	MEMBERSHIP	1,175.00
01/26/2023	MPPS	CONTRACT SVCS	228.92
01/26/2023	MT PLEASANT KIWANIS CLUB	DUES	186.00
01/26/2023	MT PLEASANT RENTAL CENTER, INC	EQUIPMENT RENTAL	22.68

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 1/20/2023 THRU 2/08/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
01/26/2023	NCL OF WISCONSIN	CHEMICALS	1,508.89
01/26/2023	NICOLE CHAPMAN	REIMBURSEMENT	350.00
01/26/2023	NORTHPOINTE DEVELOPMENT	UB REFUND	30.97
01/26/2023	NYE UNIFORM COMPANY	UNIFORMS	285.37
01/26/2023	OFFICE DEPOT	SUPPLIES	272.40
01/26/2023	O'NEIL & DUSO PLLC	PROSECUTORIAL SVCS	7,633.31
01/26/2023	OTIS ELEVATOR COMPANY	CONTRACT SVCS	4,964.16
01/26/2023	PLEASANT GRAPHICS, INC	SUPPLIES	55.00
01/26/2023	POLYDYNE INC.	CHEMICALS	1,718.69
01/26/2023	PURITY CYLINDER GASES INC	CHEMICALS	5,367.27
01/26/2023	ROBERT W LAMSON, PHD	CONTRACT SVCS	465.00
01/26/2023	ROMANOW BUILDING SERVICES	CONTRACT SVCS	513.79
01/26/2023	STERICYCLE, INC.	CONTRACT SVCS	283.99
01/26/2023	SUNRISE ASSESSING SERVICES, LLC	CONTRACT SVCS	7,725.00
01/26/2023	THE WANDERHEART PROJECT	CONTRACT SVCS	400.00
01/26/2023	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	482.00
01/26/2023	UNIFIRST CORPORATION	CONTRACT SVCS	44.64
01/26/2023	USABBLUEBOOK	CHEMICALS	591.53
01/26/2023	VERMONT SYSTEMS, INC	CONTRACT SVCS	9,026.11
01/26/2023	WILLIAM MRDEZA	REIMBURSEMENT	64.85
01/26/2023	WINN TELECOM	CONTRACT SVCS	1,197.14
01/26/2023	WSG ARCHITECT	CONTRACT SVCS	1,200.00
01/26/2023	WSI TECHNOLOGIES	CONTRACT SVCS	3,425.00
01/26/2023	YEO & YEO CONSULTING, LLC	CONTRACT SVCS	1,560.00
01/30/2023	KRAPOHL FORD LINCOLN MERC	CAPITAL ACQUISITIONS	35,110.00
02/06/2023	WRIGHT EXPRESS FINANCIAL SERVICES	N/A	109,616.29
02/08/2023	ADAM POMPILIUS	CONTRACT SVCS	60.00
02/08/2023	AIMEE MURPHY	REIMBURSEMENT	50.00
02/08/2023	AIRGAS USA, LLC	CONTRACT SVCS	596.51
02/08/2023	AL FOOR, JR STATEWIDE DISTRIBUTOR	SUPPLIES	332.00
02/08/2023	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT	1,033.22
02/08/2023	AUDRA SZELAG	CONTRACT SVCS	26.00
02/08/2023	AXIOM WIRING SERVICE, LLC	SUPPLIES	1,679.93
02/08/2023	BO ELLIOT	CONTRACT SVCS	45.00
02/08/2023	BS&A SOFTWARE	CONTRACT SVCS	17,308.00
02/08/2023	C & O SPORTSWEAR	SUPPLIES	155.80
02/08/2023	CAR WASH PARTNERS, INC.	SUPPLIES/VEHICLE MAINT	246.00
02/08/2023	CDW GOVERNMENT, INC	SUPPLIES	127.28
02/08/2023	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING	2,106.89
02/08/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	735.00
02/08/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
02/08/2023	CENTRAL MICHIGAN UNIVERSITY	CONTRACT SVCS	183.00
02/08/2023	CHRISSEY ANSORGE	REFUND	24.00
02/08/2023	CINTAS CORP	SUPPLIES/CONTRACT	297.21
02/08/2023	CITY OF FARMINGTON HILLS	TRAINING	825.00
02/08/2023	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	1,827.80
02/08/2023	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	4,649.80
02/08/2023	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	24,685.22

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 1/20/2023 THRU 2/08/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
02/08/2023	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	31,266.32
02/08/2023	CLARK HILL P.L.C.	CONTRACT SVCS	147.50
02/08/2023	CLAYTON MOLYNEUX	CONTRACT SVCS	60.00
02/08/2023	CMU ADVENTURE SEMINARS	CONTRACT SVCS	1,638.00
02/08/2023	CONSUMERS ENERGY	UTILITIES	33,493.74
02/08/2023	COYNE OIL CORPORATION	FUEL	4,956.00
02/08/2023	DENALI CONSTRUCTION	CONTRACT SVCS	58,298.40
02/08/2023	DEWOLF & ASSOCIATES	TRAINING	275.00
02/08/2023	DIVERS CENTRAL, INC.	SUPPLIES	34.95
02/08/2023	DTE ENERGY	UTILITIES	15,084.44
02/08/2023	EDWIN R. WALKER JR	CONTRACT SVCS	2,500.00
02/08/2023	ELIZABETH PROUT	CONTRACT SVCS	30.00
02/08/2023	ENDRESS+ HAUSER, INC	SUPPLIES	177.53
02/08/2023	ENVIRONMENTAL RESOURCE ASSOCIATES	CONTRACT SVCS	710.67
02/08/2023	ERIN FRANCISCO	REFUND	327.00
02/08/2023	FERGUSON WATERWORKS #3386	METER REPLACEMENT	93.00
02/08/2023	FISHBECK - ENGINEERS/ARCHITECTS/	CAPITAL ACQUISITIONS	84,129.99
02/08/2023	FLEX ADMINISTRATORS	FSA ADMIN FEE	247.80
02/08/2023	FRONT LINE SERVICES, INC	CONTRACT SVCS	692.50
02/08/2023	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	560.85
02/08/2023	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	4,660.85
02/08/2023	HANK MCDONALD	CONTRACT SVCS	90.00
02/08/2023	HCC LIFE INS. CO	ADMIN - STOP LOSS INS	21,604.06
02/08/2023	HEATHER BOUCK	REIMBURSEMENT	66.81
02/08/2023	HIRERIGHT	CONTRACT SVCS	150.60
02/08/2023	INFOSEND, INC	CONTRACT SVCS	3,085.74
02/08/2023	KAYLYN KING	CONTRACT SVCS	26.00
02/08/2023	KOPY KORNER	SUPPLIES	91.00
02/08/2023	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT	35.17
02/08/2023	KURT ADAMS	REIMBURSEMENT	100.00
02/08/2023	MAIN FRAME GALLERY	CONTRACT SVCS	224.00
02/08/2023	MARK KARIMI	CONTRACT SVCS	30.00
02/08/2023	MCDOWELL & ASSOCIATES	CONTRACT SVCS	2,007.50
02/08/2023	MCLAREN CORPORATE SERVICES	CONTRACT SVCS	685.00
02/08/2023	MEDLER ELECTRIC COMPANY	SUPPLIES	208.92
02/08/2023	METRON-FARNIER, LLC	METER REPLACEMENT	11,072.00
02/08/2023	MICAH SIEGAL	REFUND	3,333.00
02/08/2023	MICHIGAN PIPE & VALVE	SUPPLIES	270.00
02/08/2023	MICHIGAN POLICE EQUIPMENT CO	SUPPLIES	437.00
02/08/2023	MID MICHIGAN AREA CABLE	CONTRACT SVCS	450.00
02/08/2023	MIDLAND DAILY NEWS	CONTRACT SVCS	150.00
02/08/2023	MIDWAY SIGNS, INC.	REFUND	5.00
02/08/2023	MIKA MEYERS	CONTRACT SVCS	550.00
02/08/2023	MI-MAUI	MEMBERSHIP	1,000.00
02/08/2023	MOREY'S LOGO	CONTRACT SVCS	170.00
02/08/2023	MWEA	TRAINING	1,130.00
02/08/2023	NCL OF WISCONSIN	SUPPLIES	1,946.83
02/08/2023	NYE UNIFORM COMPANY	UNIFORMS	526.64

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 1/20/2023 THRU 2/08/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
02/08/2023	OFFICE DEPOT	SUPPLIES	68.85
02/08/2023	OHM ADVISORS	CONTRACT SVCS	9,707.75
02/08/2023	O'NEIL & DUSO PLLC	PROSECUTORIAL SVCS	7,633.31
02/08/2023	OTIS ELEVATOR COMPANY	CONTRACT SVCS	453.12
02/08/2023	PARKER ANZALONE	REIMBURSEMENT	282.96
02/08/2023	PAT MCGUIRK EXCAVATING, INC	CONTRACT SVCS	2,863.75
02/08/2023	PIYUSH SARAIYA	CONTRACT SVCS	45.00
02/08/2023	PRO COMM, INC	COMMUNICATIONS	1,040.00
02/08/2023	PVS TECHNOLOGIES, INC	CHEMICALS	9,676.19
02/08/2023	Q-MATION	CONTRACT SVCS	4,689.00
02/08/2023	RAY BROWERS	FARMERS MKT	60.8
02/08/2023	RCL CONSTRUCTION CO. INC	CONTRACT SVCS	281396.76
02/08/2023	RENT-RITE OF MT PLEASANT	EQUIPMENT RENTAL	273.72
02/08/2023	ROBERT FRICK	REIMBURSEMENT	100.00
02/08/2023	SARAH MARSHALL	REIMBURSEMENT	191.16
02/08/2023	SHIELD LEADERSHIP INSTITUTE	TRAINING	1,395.00
02/08/2023	SPARTAN DISTRIBUTORS	CAPITAL ACQUISITIONS	4,466.00
02/08/2023	STATE OF MICHIGAN	CONTRACT SVCS	7,988.00
02/08/2023	STATE OF MICHIGAN	CONTRACT SVCS	260.00
02/08/2023	THOMPSON, TERRY	UB REFUND	27.56
02/08/2023	UNIFIRST CORPORATION	CONTRACT SVCS	178.56
02/08/2023	VANCE OUTDOORS, INC.	TRAINING	6021.52
02/08/2023	YEO & YEO CONSULTING, LLC	CONTRACT SVCS	900.00
02/08/2023	ANDY KEEHBAUCH	REIMBURSEMENT	68.12
COMM TOTALS:			
Total of 167 Checks:			\$1,660,096.17
Less 2 Void Checks:			29,346.07
Total of 165 Disbursements:			\$1,630,750.10

Wright Express1/20/2023

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
7-ELEVEN 29775	SUPPLIES	\$17.97	1
ABC WAREHOUSE	SUPPLIES	544.95	1
ADOBE SYSTEMS, INC	CONTRACT SVCS	19.99	1
ADOBE SYSTEMS, INC	SUPPLIES	73.98	2
ADVANCE AUTO PARTS	SUPPLIES	399.81	6
AIRGAS GREAT LAKES	SUPPLIES	147.57	2
AMAZON.COM	COMMUNICATIONS	138.66	4
AMAZON.COM	SUPPLIES	4461.63	29
APPLIANCE PARTS PROS	SUPPLIES	92.15	1
BATTERIES PLUS	SUPPLIES	242.34	3
BERES FORD COMPANY	SUPPLIES	121.86	1
BIGGBY COFFEE	CONTRACT SVCS	127.16	1
BIGGBY COFFEE	SUPPLIES	59.96	1
CEDAM	DUES	25.00	1
CEDAM	TRAINING	25.00	1
CELEBRATION CINEMA MP	CONTRACT SVCS	21.81	1
CHARTER COMMUNICATIONS	CONTRACT SVCS	459.93	2
CITY OF LANSING PARKING	TRAINING	12.00	1
COPS & DOUGHNUTS CENTRAL PRECINCT	SUPPLIES	38.28	1
COURTYARD BY MARRIOTT	TRAINING	183.13	1
COYNE OIL CORPORATION	SUPPLIES	12.80	1
CRICUT.COM	CONTRACT SVCS	10.59	1
D.CLARE SERVICES	CONTRACT SVCS	410.00	1
DOLLARTREE	SUPPLIES	18.75	1
DOUG'S SMALL ENGINE REPAIR	SUPPLIES	254.72	2
DOWNTOWN DRUGS	SUPPLIES	40.00	1
DR CRAIG DOWNER	CONTRACT SVCS	159.00	1
DREAMSTIME.COM	SUPPLIES	39.00	1
DTE ENERGY	UTILITIES	12014.34	16
EBAY	SUPPLIES	72.42	1
ELAVON	SUPPLIES/VEHICLE MAINT	1.62	2
ELLENS EQUIPMENT	SUPPLIES	54.25	1
ETNA SUPPLY	SUPPLIES	641.45	2
FERGUSON ENTERPRISES	SUPPLIES	21.14	2
FIVE BELOW	SUPPLIES	4.00	1
FOR ARTS SAKE	SUPPLIES	350.00	2
FRONTIER COMMUNICATONS	COMMUNICATIONS	156.72	1
FUNEXPRESS.COM	SUPPLIES	220.09	1
GILL-ROY'S HARDWARE	SUPPLIES	508.21	17
GORDON FOOD SERVICE	SUPPLIES	1257.38	6
GOTOMYPC.COM	CONTRACT SVCS	88.00	2
GRAINGER	SUPPLIES	678.23	1
GREENTREE COOPERATIVE GROCERY	SUPPLIES	700.00	2
GT RUBBER SUPPLY	SUPPLIES	18.72	1
HARBOR FREIGHT TOOLS	SUPPLIES	119.39	3

Wright Express1/20/2023

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
HOBBY LOBBY	SUPPLIES	179.94	1
HOME DEPOT	CONTRACT SVCS	-1854.00	1
HOME DEPOT	SUPPLIES	1566.91	23
HUNGRY HOWIE'S PIZZA	SUPPLIES	62.86	1
HUTSON, INC	SUPPLIES	27.91	1
ICC CAMPUS	SUPPLIES	121.00	1
IN A SNAP PHOTOBOOTH	CONTRACT SVCS	450.00	1
JNR ENGRAVING	SUPPLIES	156.00	2
JOHNSTON ELEVATOR	CHEMICALS	2443.00	2
KOHL'S - MT PLEASANT	SUPPLIES	76.73	1
LAW ENF RECORDS MGMT ASSN	DUES	60.00	1
LOGOS GALORE/MORDICA SALES	UNIFORMS	152.00	1
MAIN STREET AUDIO	SUPPLIES	0.00	2
MCMMASTER-CARR SUPPLY CO.	SUPPLIES	1904.78	4
MEDLER ELECTRIC COMPANY	SUPPLIES	70.76	4
MEIJER INC	SUPPLIES	333.88	13
MENARDS - MT. PLEASANT	SUPPLIES	2289.83	7
MGFOA	DUES	120.00	1
MICHIGAN ASSESSORS ASSOCIATION	DUES	194.76	2
MICHIGAN ASSN OF MUNI CLERKS	SUPPLIES	75.00	1
MICHIGAN ASSOC. OF PLANNING	DUES	55.00	1
MICHIGAN ASSOC. OF PLANNING	TRAINING	205.00	2
MICHIGAN CAT	SUPPLIES	-93.59	1
MI CHAMBER OF COMMERCE - LANSING	SUPPLIES	67.50	1
MI DEPT OF HEALTH & HUMANS SVCS	TRAINING	25.00	1
MICHIGAN MUNICIPAL LEAGUE	TRAINING	85.00	1
MITCHELL, LEWIS & STAVELAND CO	SUPPLIES	-507.08	1
MWEA	TRAINING	335.00	1
NAPA AUTO PARTS	SUPPLIES	264.13	5
NAPA AUTO PARTS	SUPPLIES/VEHICLE MAINT	178.79	1
NICERINK	SUPPLIES	42.20	1
PAINTED TURTLE	SUPPLIES	50.00	1
PAPA JOHN'S PIZZA	SUPPLIES	25.28	1
PARTY'S PLUS	SUPPLIES	78.76	1
PICKARD STREET CITGO	FUEL	24.24	1
PISANELLO'S PIZZA	SUPPLIES	219.15	3
PONDER COFFEE COMPANY	SUPPLIES	90.00	1
PRO COMM, INC	SUPPLIES	280.00	1
PURITY CYLINDER GASES	SUPPLIES	83.55	2
QUILL CORPORATION	SUPPLIES	229.23	2
REPUBLIC SERVICES #240	CONTRACT SVCS	26864.86	6
S & S WORLDWIDE, INC.	SUPPLIES	172.78	2
SHERWIN WILLIAMS	SUPPLIES	46.77	1
SHG ACCOUNTING	TRAINING	394.83	1
SHULTS EQUIPMENT, INC	SUPPLIES	1627.93	1

Wright Express1/20/2023

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
SINGLESOURCE	SUPPLIES	160.68	1
SLEEPY DOG BOOKS	SUPPLIES	430.00	3
SMARTSIGN - CC	SUPPLIES	166.00	2
SPEEDWAY	SUPPLIES	6.49	1
STANDARD ELECTRIC COMPANY	SUPPLIES	108.47	2
STANS RESTAURANT	SUPPLIES	40.00	1
STAPLES - MP	SUPPLIES	1531.23	14
STARBUCKS	SUPPLIES	11.24	1
STATE OF MICHIGAN	CONTRACT SVCS	230.00	3
STATE OF MI DEPT OF LICENSING	SUPPLIES/VEHICLE MAINT	78.00	2
STATE OF MICHIGAN EGLE	TRAINING	190.00	2
STATE OF MICHIGAN ICHAT LOOK UP	CONTRACT SVCS	10.00	1
STICKYLIFE	SUPPLIES	115.34	1
SUNCOAST LEARNING SYSTEMS, INC	TRAINING	320.00	2
TARGET	SUPPLIES	89.81	4
THE WALL STREET JOURNAL	SUBSCRIPTION	38.99	1
TLO ONLINE	CONTRACT SVCS	75.00	1
TRACTOR SUPPLY	SUPPLIES	-18.00	1
U S POSTMASTER	SUPPLIES	36.00	1
US PLASTIC CORPORATION	SUPPLIES	250.56	1
VANDERSYS TREE FARM/NURSERY	SUPPLIES	79.00	1
VERIZON WIRELESS	COMMUNICATIONS	4361.47	43
WALGREENS	SUPPLIES	11.37	1
WAL-MART	SUPPLIES	377.89	2
WINN TELECOM	CONTRACT SVCS	300.00	1
WINN TELECOM	COMMUNICATIONS	1768.58	5
ZOOM, INC.	CONTRACT SVCS	14.99	1
ZOTTO	CONTRACT SVCS	5133.00	1
		<hr/>	<hr/>
	TOTALS	\$80,255.80	341

Wright Express2/7/2023

<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
360 WATER, INC.	TRAINING	\$30.00	1
4IMPRINT, INC.	SUPPLIES	282.69	1
ACROSS THE STREET PRODUCTIONS	TRAINING	125.00	1
ADOBE SYSTEMS, INC	CONTRACT SVCS	619.87	3
ADOBE SYSTEMS, INC	SUPPLIES	73.98	2
ADVANCE AUTO PARTS	SUPPLIES	301.84	5
AIRBNB	TRAINING	1017.40	1
AIRGAS GREAT LAKES	SUPPLIES	77.08	1
AIS CONSTRUCTION EQUIPMENT	SUPPLIES	206.09	1
AMAZON.COM	COMMUNICATIONS	188.63	6
AMAZON.COM	CONTRACT SVCS	278.00	2
AMAZON.COM	SUPPLIES	4754.02	38
ARMAGEDDON GEAR LLC	SUPPLIES	132.65	1
ASCAP	DUES	420.00	1
ATYOURPACEONLINE.COM	TRAINING	39.00	1
BIGGBY COFFEE	SUPPLIES	49.98	1
BILL'S CUSTOM FAB, INC	SUPPLIES	2187.66	3
BLUE WATER MANAGEMENT SOLUTIONS	TRAINING	165.00	1
BRASS CAFE & SALOON	SUPPLIES	20.16	1
C & C ENTERPRISES, INC	SUPPLIES	33.39	3
C & O SPORTSWEAR	UNIFORM	142.50	1
CEDAM	TRAINING	25.00	1
CELEBRATION CINEMA MP	CONTRACT SVCS	648.00	1
CENTER MASS, INC.	SUPPLIES	74.98	1
CENTER MASS, INC.	UNIFORM	26.98	1
CENTRAL MI UNIVERSITY CC PMTS	CONTRACT SVCS	80.00	1
CENTRAL MOTOR SPORTS	SUPPLIES	253.82	2
CHARTER COMMUNICATIONS	CONTRACT SVCS	459.93	2
COPS & DOUGHNUTS LLC	SUPPLIES	39.98	1
COYNE OIL CORPORATION	SUPPLIES	68.76	2
CRICUT.COM	CONTRACT SVCS	10.59	1
CRYSTAL MOUNTAIN LODGING	TRAINING	216.97	1
DEWITT LUMBER	SUPPLIES	79.99	1
DOLLARTREE	SUPPLIES	22.50	1
DOUG'S SMALL ENGINE REPAIR	SUPPLIES	26.97	1
DREAMSTIME.COM	SUPPLIES	39.00	1
EFFECTIVE FITNESS COMBATIVES	TRAINING	950.00	1
ETNA SUPPLY	SUPPLIES	603.25	1
FACEBOOK ADS	CONTRACT SVCS	14.00	1
FARMERS MARKET COALITION	SUPPLIES	40.00	1
FBI NATIONAL ACADEMY ASSOC INC	DUES	115.00	1
FERGUSON ENTERPRISES INC #3326	SUPPLIES	50.68	2
FLEETPRIDE	SUPPLIES	67.84	1
FRANKLIN PLANNER CORPORATION	SUPPLIES	126.90	1
FRAUDULENT CHARGES	SUPPLIES	-508.59	2

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<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
FRONTIER COMMUNICATONS	COMMUNICATIONS	70.98	1
FUNEXPRESS.COM	SUPPLIES	74.10	1
GET SMART PRODUCTS	SUPPLIES	108.97	1
GILL-ROY'S HARDWARE	SUPPLIES	2169.88	13
GOODWILL INDUSTRIES	SUPPLIES	15.42	1
GORDON FOOD SERVICE	SUPPLIES	451.44	10
GOTOMYPC.COM	CONTRACT SVCS	88.00	2
GRAINGER	SUPPLIES	667.11	5
GS1 US, INC.	SUPPLIES	150.00	1
GT RUBBER SUPPLY	SUPPLIES	176.86	2
HARBOR FREIGHT TOOLS	SUPPLIES	86.24	2
HARPSTER OF PHILIPSBURG, INC.	SUPPLIES	170.16	1
HOBBY LOBBY	SUPPLIES	10.98	1
HOME DEPOT	SUPPLIES	4381.05	26
HOME DEPOT/GECF	SUPPLIES	78.24	1
HUTSON, INC	SUPPLIES	270.02	2
ICE ARENA (MOREY COURTS) - CC	CONTRACT SVCS	380.00	1
ICMA INTERNET	DUES	897.00	1
IDENTOGO	CONTRACT SVCS	128.50	2
IN A SNAP PHOTOBOOTHS	CONTRACT SVCS	450.00	1
INDUSTRIAL STORM WATER	TRAINING	30.60	1
INTERNATL PUBLIC MGMT ASSOC HR	DUES	420.00	1
JIMMY JOHN'S	SUPPLIES	168.18	2
KRAPOHL FORD LINCOLN MERC	SUPPLIES	55.86	1
LOGOS GALORE/MORDICA SALES	UNIFORM	50.00	1
MACEO	TRAINING	60.00	1
MAMC	DUES	75.00	1
MARGO SUPPLIES	SUPPLIES	1251.00	1
MARKSMANSHIP TRAINING CENTER	TRAINING	375.00	1
MCMASTER-CARR SUPPLY CO.	SUPPLIES	262.59	3
MEDLER ELECTRIC COMPANY	SUPPLIES	182.55	3
MEIJER INC	SUPPLIES	94.26	3
MENARDS - MT. PLEASANT	SUPPLIES	1121.09	7
MI ASSOCIATION OF AIRPORT EXECUTIVE	DUES	200.00	1
MI ASSOCIATION OF AIRPORT EXECUTIVE	TRAINING	450.00	2
MICHIGAN ASSESSORS ASSOCIATION	TRAINING	27.00	1
MICHIGAN ASSOC. OF PLANNING	TRAINING	205.00	2
MICHIGAN ASSOCIATION OF CPAS	DUES	100.00	1
MICHIGAN ASSOCIATION OF FIRE CHIEFS	DUES	155.00	1
MICHIGAN CAT	SUPPLIES	1162.84	1
MICHIGAN CHAMBER OF COMMERCE - LANSIN	SUPPLIES	376.01	3
MICHIGAN FARMERS MARKET ASSOC	SUPPLIES	280.00	2
MICHIGAN FIRE INSPECT SOCIETY	TRAINING	390.00	1
MICHIGAN MUNICIPAL LEAGUE	DUES	425.00	1
MICHIGAN MUNICIPAL LEAGUE	TRAINING	475.00	2

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<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
MICHIGAN REC & PARK ASSN	DUES	1650.00	2
MICHIGAN REC & PARK ASSN	TRAINING	1860.00	1
MICHIGAN RURAL WATER ASSN	TRAINING	230.00	1
MICHIGAN SECTION-AWWA	TRAINING	50.00	1
MICHIGAN TURFGRASS FOUNDATION	TRAINING	295.00	1
MILAN SUPPLY COMPANY	SUPPLIES	25.11	1
MONTANAJACKS.COM	SUPPLIES	402.16	3
MPARKS	TRAINING	295.00	2
MRWA	TRAINING	580.00	1
MT PLEASANT AREA CHAMBER OF COMMERCE DUES		75.00	1
MT PLEASANT AREA CHAMBER OF COMMERCE TRAINING		90.00	2
MT PLEASANT AUTOMOTIVE SUPPLY	SUPPLIES	181.11	2
MT PLEASANT TIRE SERVICE, INC	CONTRACT SVCS	227.85	1
NAPA AUTO PARTS	SUPPLIES	655.80	10
NATIONAL TACTICAL OFFICERS ASSOC CC	TRAINING	765.00	1
NICERINK	SUPPLIES	-1.80	1
OFFICE DEPOT	SUPPLIES	826.48	5
OLSON TIRE SERVICE	CONTRACT SVCS	2826.50	5
PARAGON PRINT SYSTEMS	SUPPLIES	128.04	1
PENTEL	SUPPLIES	33.75	1
PERSONALITY PROFILE SO	CONTRACT SVCS	2425.00	1
PRO COMM, INC	SUPPLIES	120.00	1
PURITY CYLINDER GASES	SUPPLIES	5182.78	6
QUILL CORPORATION	SUPPLIES	176.90	1
REPUBLIC SERVICES #239	CONTRACT SVCS	28997.61	5
RIC'S FOOD CENTER	SUPPLIES	14.16	1
RIVERWOOD RESORT	CONTRACT SVCS	397.00	2
SAFETYSIGN.COM	SUPPLIES	391.75	1
SAM'S CLUB #4982	CONTRACT SVCS	50.00	1
SAM'S CLUB #4982	SUPPLIES	194.10	2
SAVE-A-LIFE CPR & TRAINING	TRAINING	180.00	3
SCHOOLCRAFT COLLEGE	CONTRACT SVCS	390.00	2
SCIENTIFIC BRAKE & EQUIPMENT CO	SUPPLIES	463.08	5
SHARE CORPORATION - CC	SUPPLIES	293.96	1
SHERWIN WILLIAMS	SUPPLIES	582.10	3
SIGNUPGENIUS.COM	CONTRACT SVCS	107.89	1
SIMPLY ENGRAVING	SUPPLIES	75.00	1
SMARTSIGN - CC	SUPPLIES	162.72	2
STANDARD ELECTRIC COMPANY	SUPPLIES	8449.89	2
STAPLES - MP	SUPPLIES	2022.41	17
STATE OF MICHIGAN EGLE	TRAINING	191.90	2
STATE OF MICHIGAN ICHAT LOOK UP	CONTRACT SVCS	10.00	1
STREET COP TRAINING	TRAINING	1797.00	1
STU'S ELECTRIC MOTOR	CONTRACT SVCS	125.75	1
TARGET	SUPPLIES	494.31	4

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<u>Merchant Name</u>	<u>Description</u>	<u>Amount</u>	<u># of Invoices</u>
THE MORNING SUN	SUBSCRIPTION	655.34	1
THE REGISTRY, INC	TRAINING	20.00	2
THE UPS STORE	CONTRACT SVCS	14.82	1
THE WALL STREET JOURNAL	SUBSCRIPTION	38.99	1
THROTTLE FIREARMS, LLC	SUPPLIES	899.00	1
TIRE FACTORY	CONTRACT SVCS	614.73	1
TLO ONLINE	CONTRACT SVCS	75.00	1
TRACTOR SUPPLY	SUPPLIES	391.51	6
U S POSTMASTER	CONTRACT SVCS	7.85	1
US PLASTIC CORPORATION	SUPPLIES	429.05	1
VERIZON WIRELESS	COMMUNICATIONS	4843.87	44
VOLGISTICS, INC	CONTRACT SVCS	98.00	1
VSHRM/MMHRA SEMINAR	DUES	90.00	2
VSHRM/MMHRA SEMINAR	TRAINING	15.00	1
WAL-MART	SUPPLIES	123.57	2
WASTE MANAGEMENT	CONTRACT SVCS	160.49	4
WATER ENVIRONMENT FEDERATION	DUES	155.00	1
WEF MEMBERSHIP	DUES	155.00	1
WINN TELECOM	COMMUNICATIONS	1811.45	5
WINN TELECOM	CONTRACT SVCS	300.00	1
WORDPRESS.COM	CONTRACT SVCS	18.00	1
YOURMEMBERSHIP.COM, INC	CONTRACT SVCS	150.00	1
ZOOM, INC.	CONTRACT SVCS	164.89	2
		<hr/>	<hr/>
	TOTALS	\$109,616.29	415

Memorandum



TO: Aaron Desentz, City Manager

CC: William R. Mrdeza, Director of Community Services and Economic Development
Mary Ann Kornexl, Director of Financial Services and Treasurer

FROM: Michelle Sponseller, Downtown Development Director

DATE: January 23, 2023

SUBJECT: Public Hearing and Resolution - Obsolete Property Rehabilitation Act (OPRA)
Mission-Pickard DDA District

At their April 26, 2021 meeting the City Commission approved establishing an Obsolete Property Rehabilitation Act (OPRA) policy and the establishment of a downtown OPRA district. At this time staff believes the establishment of an additional district within the Mission-Pickard DDA boundaries would assist with redevelopment efforts, foster job growth and expand the tax base for Mt. Pleasant. Designating the Mission-Pickard DDA as an OPRA district is supported by the City's economic development strategy to identify and facilitate opportunities for redevelopment, consistent with the goals and priorities contained in the master plan.

WHAT IS AN OPRA?

The Obsolete Property Rehabilitation Act (OPRA), Public Act 146 of 2000, provides for a tax incentive to encourage the redevelopment of obsolete buildings. As an eligible Michigan-designated Qualified Local Unit of Government this tax incentive tool is available to Mt. Pleasant to assist in the redevelopment of older buildings which are contaminated, blighted or functionally obsolete.

HOW DOES IT WORK?

The City would freeze the existing taxable value on a designated building for up to 12 years. By freezing the taxable value, it provides an incentive for the owner or developer to make significant improvements to a building without increasing the property taxes on the building. The City would not receive less property taxes than it did prior to the redevelopment. Although initially the total revenue remains the same as it was prior to the new improvements, staff believes that receiving only a portion of revenue for the new development for a relatively short period of time is better than continuing to receive a lower taxable value on an obsolete property for the foreseeable future. After the approved exemption period expires, the City and the other taxing jurisdictions would receive the full value of the property taxed at a higher rate based on the improvements made to it.

- Each individual property request will have its own application and public hearing before consideration by the City Commission to determine if the individual property is eligible under the Act and complies with the City OPRA Policy.
- The discussion of the creation of an OPRA district was held on October 13, 2022 with the Mission-Pickard DDA Board and consensus was reached to request the district formation.
- As part of creating an OPRA district, Public Act 146 of 2000 requires a public hearing be held, along with written notification to all property owners within the proposed district. A mailing to property owners within the Mission-Pickard DDA District was mailed on January 24, 2023.

Memorandum



After holding the public hearing on February 13, 2023, staff recommends approval of the attached resolution to create the Mission-Pickard OPRA District.

RECOMMENDED ACTION

Move to approve the resolution to establish an Obsolete Property Rehabilitation Act (OPRA) District consistent with the Mission-Pickard DDA boundary as presented.

Attachments:

- Mission-Pickard DDA Map
- Mission-Pickard OPRA Resolution

**RESOLUTION TO ESTABLISH AN
OBSOLETE PROPERTY REHABILITATION DISTRICT**

Minutes of a regular meeting of the city commission of the City of Mt. Pleasant, held on February 13, 2023, at Mt. Pleasant City Hall, 320 West Broadway, Mt. Pleasant, MI 48858, at 7:00pm.

PRESENT:

ABSENT:

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

**Resolution Establishing an Obsolete Property Rehabilitation (OPRA)
District for Mission-Pickard Mt. Pleasant**

WHEREAS, pursuant to PA 146 of 2000, the City of Mt. Pleasant has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Mt. Pleasant; and

WHEREAS, a written request has been made with the clerk of the City of Mt. Pleasant requesting the establishment of an Obsolete Property Rehabilitation District for the area encompassed by the Mission-Pickard Downtown Development Authority (DDA) District located in the City of Mt. Pleasant hereinafter described; and

WHEREAS, the City of Mt. Pleasant determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district and to the public by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on February 13, 2023 a public hearing was held and all residents and taxpayers of the City of Mt. Pleasant were afforded an opportunity to be heard thereon; and

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

NOW, THEREFORE, BE IT RESOLVED by the City of Mt. Pleasant that the Obsolete Property Rehabilitation District will encompass the following described parcel(s) of land situated in the City of Mt. Pleasant, Isabella County, and State of Michigan, to wit:

Mission Pickard Downtown Development Authority (DDA) District Legal Description

Beginning at the center of the intersection of South Mission Street and Bluegrass Road thence east along the center line of Bluegrass Road to a point 301 feet east of the east right-of-way line of South Mission Street, thence north parallel to the east right-of-way line of South Mission 832 feet, thence east parallel to the north right-of-way line of Bluegrass Road 1020 feet, thence north parallel to the east right-of-way line of South Mission Street 1380.35 feet, thence west parallel to the south right-of-way line of Broomfield Road 281 feet +/- to a point 1270 feet east of the east right-of-way line of South Mission Street, thence north parallel to the east right-of-way line 33 feet, thence west parallel to the south right-of-way line of Broomfield Road 973.48 feet, thence north parallel to the east right-of-way line of South Mission 470.37 feet to the south right-of-way line of Broomfield Road, thence northerly to the intersection of the north right-of-way line of Broomfield and the west right-of-way line of Evans Street, thence northerly along the west right-of-way line of Evans Street to a point 45 feet south of the north right-of-way line of McVey Street. Thence west parallel to the north right-of-way line of Broomfield Street 85 feet, thence north parallel to the east right-of-way of South Mission Street 163.06 feet, thence east parallel to the north right-of-way line of Broomfield Road 256 feet, thence north parallel to the east right-of-way line of South Mission Street 454.95 feet, thence west parallel to the north right-of-way of Broomfield Road 360 feet, thence north parallel to the east right-of-way line South Mission Street 390 feet to a point on the north right-of-way line of Appian Way, thence east along said right-of-way to a point 300 feet east of the east right-of-way line of South Mission Street, thence north parallel to the east right-of-way line of South Mission Street 445 feet to the south right-of-way line of North Fairfield, thence west along said right-of-way to a point 200 feet east of the east right-of-way line of South Mission Street, thence north parallel to said right-of-way 280 feet, thence east parallel to the north right-of-way line of North Fairfield 270 feet to a point on the west lot line of Lot 13 Lynwood Subdivision, thence north along the west lot line of Lots 13 and 12, 202.12 feet, thence west parallel to the south right-of-way line of East Preston Road 335 feet, thence north parallel to the east right-of-way line of South Mission Street 178 feet to the south right-of-way of East Preston Road, thence east along said right-of-way to a point 279 feet east of the east right-of-way of South Mission Street, thence north to a point on the west right-of-way of Eastwood Drive 280 feet north of the north right-of-way of East Preston Road, thence west parallel to said right-of-way 129.14 feet, thence north parallel to the west right-of-way of Eastwood Drive to the southwest corner of Lot 37 Eastwood Subdivision, thence north along the west lot lines of Lots 29, 30, 31, 32, 33, 34, 35, 36, 37 Eastwood Subdivision to the northwesterly corner of Lot 29 Eastwood Subdivision, thence north parallel to the east right-of-way line of South Mission Street 22 feet to a point on the south right-of-way of Bellows Street, thence northerly to a point on the north right-of-way of Bellows 107 feet west of the west right-of-way of Anna Street, thence north parallel to the west right-of-way of Anna Street 101.35 feet, thence east along the

south lot line of Lot 14 South Mission Heights to the west right-of-way line of Anna Street, thence north along said right-of-way line to the north lot line of Lot 18 South Mission Heights, thence west along said lot line to the northwest corner of said lot, thence north along the west lot lines of Lots 19, 20, 21 South Mission Heights to the south right-of-way of Gaylord Street. Thence northerly to a point on the north right-of-way line of Gaylord and the west lot line of Lot 33 Assessor's Plat. Thence north along the west lot line of Lot 33 Assessor's Plat to the northwest corner of said lot, thence east along the north lot line of Lot 33 to the northeast corner of said lot, thence north along the west lot lines of Lots 38 and 39 Assessor's Plat to the south right-of-way of High Street, thence east along said right-of-way 346 feet, thence north 201 feet to the northwest corner Lot 2 Assessor's Plat. Thence east along the north lot line of said lot to the northeast corner of said lot, thence north along the east lot line of Lot 1 Assessor's Plat to the northeast corner of said lot. Thence west along the north lot line of said lot 310 feet to the southeast corner of Lot 1 Pleasant View I Subdivision, thence north along the east lot lines of Lots 1, 2, 3, 4, 5 Pleasant View I Subdivision to the northeast corner of said Lot 5, thence west along the north lot line of said lot to the southeast corner of Lot 6 Pleasant View I, thence north along the east lot line of said lot to the southwest corner of Lot 93 Pleasant View I, thence east along the north line of said lot to the southeast corner of Lot 95 Pleasant View I, thence north along the east line of said lot to the northwest corner of Lot 90 Pleasant View I, thence east along the north line of said lot to the northeast corner of said lot, thence north 66 feet along the west right-of-way of Anna Street, thence west 132.6 feet, thence north 109.1 feet to the southwest corner of Lot 7, Block 4, Bennett & Burrows Addition, thence east along the south line of said lot to the west right-of-way of Anna Street. Thence north along said right-of-way to the northeast corner of Lot 8, Block 4, Bennett & Burrows Addition, thence west along the north line of said lot 60.3 feet. Thence north parallel to the west right-of-way of Anna Street 198 feet to the north line of Wisconsin Street, thence west along said right-of-way to the southeast corner Lot 4, Block 3 Bennett & Burrows Addition to the south right-of-way of Illinois Street, thence north 66 feet to the southeast corner of Lot 4, Block 2 Bennett & Burrows Addition. Thence north along the east lines of Lots 1, 2, 3, 4, Block 2, Bennett & Burrows Addition to the south right-of-way of Michigan Street, thence north 66 feet to the southeast corner of Lot 8, Block 1 Bennett & Burrows Addition. Thence north along the east lines of Lots 2, 5, 8, Block 1 Bennett & Burrows Addition to the south right-of-way of East Broadway. Thence east along said right-of-way 99 feet, thence north 66 feet to the southeast corner of Lot 2, Block 1 M. Brown Addition. Thence north to the northeast corner of said lot, thence west along the north line of said lot to a point 48 feet east of the southeast corner of Lot 19 Block 1 M. Brown Addition, thence north parallel to the east right-of-way of South Mission Street 115.5 feet to a point on the north line of said Lot 19. Thence west along said north line to a point 97 feet east of the east right-of-way of South Mission Street, thence north parallel to the east right-of-way of South Mission Street to the south right-of-way line of Chippewa Street, thence east along said right-of-way 90 feet, thence north 66 feet to the north right-of-way of Chippewa Street, thence north parallel to the

east right-of-way of South Mission Street 132 feet to a point on the south line of Lot 14, Block 2 M. Brown Addition 187 feet east of the east right-of-way of South Mission Street, thence east along the south line of said lot to the southeast corner of said lot, thence north parallel to the east right-of-way of South Mission Street 462 feet to the northeast corner of Lot 14, Block 14, part of M. Brown Addition, thence north 66 feet to the southeast corner Lot 1, Block 4, part of M. Brown Addition, thence west along the south line of said lot 131.3 feet. Thence north parallel to the east right-of-way of South Mission Street 132 feet to a point on the south line of Lot 18, Block 4, part of M. Brown Addition. Thence east along the south line of said lot to the southeast corner of said lot. Thence north along the east line of said lot to the south right-of-way of Andre Street, thence north 70.5 feet to the north right-of-way of Andre Street, thence west along said right-of-way 165 feet to the southeast corner Lot 49 Assessor's Plat 4, thence north parallel to the east right-of-way of Mission Street 340 feet to the south right-of-way of Bennett Street, thence east 13 feet along said right-of-way. Thence north parallel to the east right-of-way of Mission Street 338 feet to the south right-of-way of Palmer Street. Thence east along said right-of-way 795.6 feet, thence north 66 feet to the north right-of-way of Palmer Street. Thence north parallel to the west right-of-way of Brown Street 153 feet, thence east parallel to the south right-of-way of Pickard Avenue 220 feet to the west right-of-way of Brown Street. Thence south along said right-of-way 131 feet, thence east 100 feet to the east right-of-way of Brown Street, thence east parallel to the south right-of-way of East Pickard Avenue to the west line of Lot 1 Solar Heights. Thence north to the northwest corner of said lot. Thence east along the north line of said lot extended 475.06 feet to a point on the east right-of-way of Russell Road 120 feet south of the South Pickard Avenue right-of-way. Thence south along the Russell Road easterly right-of-way to the northwest corner Lot 32, Gardenvue Estates #2. Thence east along the north line of said lot extended 406 feet. Thence north parallel to the Russell Road right-of-way 326 feet to the south right-of-way of Pickard Avenue. Thence north parallel to Pickard Street to the south right-of-way of Corporate Drive, thence west along said Corporate Drive right-of-way to a point 1323.19 feet west of the west corner of the southwest $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of Section 11, Union Township, Isabella County. Thence north to the north right-of-way of Corporate Drive. Thence west along said right-of-way to the west right-of-way of Mission Street. Thence south along west right-of-way to the south right-of-way of Corporate Drive. Thence west along said south right-of-way 128.30 feet. Thence south parallel to the South Mission Street right-of-way 214 feet, thence west parallel to the Corporate Drive right-of-way 63.14 feet. Thence south parallel to the Mission Street right-of-way 115.15 feet, thence west parallel to Corporate Drive right-of-way 235.26 feet. Thence south parallel to the Mission Street right-of-way 584.85 feet, thence east parallel to the north right-of-way line of Pickard 143.61 feet, thence south parallel to the Mission Street right-of-way 250 feet to the north right-of-way line of Pickard Avenue. Thence south to the northeast corner Lot 2, Block 1 Kinney-Richmond Addition. Thence south along the east lines of Lots 2, 3, 6, 7, Block 1 Kinney-Richmond Addition to the north right-of-way of Palmer Street. Thence west along said right-of-way to the west

right-of-way line of Kinney Avenue, thence south along said westerly right-of-way to the south right-of-way of Bennett Street. Thence east along said southerly right-of-way to the northeast corner, Lot 2, Block 5 Kinney-Richmond Addition, thence south along the east lot lines of Lots 2, 3, 6, 7, Block 5 and Lots 2, 3, 6, 7, Block 7, Kinney-Richmond Addition to the north right-of-way of Crosslanes. Thence south to the northeast corner, Lot 2, Block 1, part of Kinney Addition. Thence south along the east lines of Lots 2, 3, 6, 7, Block 1; Lots 2, 3, 6, 7, Block 8; Lots 2, 3, 6, 7, Block 9, part of Kinney Addition, to the north right-of-way of Mosher Street. Thence west along street northerly right-of-way to the west right-of-way of Arnold Street, thence south along said westerly right-of-way to a point 54 feet south of the northwest corner Lot 5, Block 14, part of Kinney Addition, thence west parallel to the Broadway Street right-of-way 59.4 feet, thence north parallel to the Arnold Street right-of-way to the northwest corner, Lot 5, Block 14, part of Kinney Addition. Thence west along the northerly lot line of Lot 5, Block 14, part of Kinney Addition extended to the west right-of-way of Fancher Street. Thence south along said westerly right-of-way to the northeast corner, Lot 7, Block 18, part of Kinney Addition. Thence east along said northerly lot line extended to west right-of-way line of Arnold Street, south along said westerly right-of-way to the northeast corner, Lot 1, Block 22, part of Kinney Addition. Thence east along the south right-of-way of Michigan Street to the northeast corner, Lot 2, Block 23, part of Kinney Addition. Thence south along the east lot lines of Lots 2, 3, 6, 7, Block 23, Lots 2, 3, 6, 7, Block 24, and Lots 2, 3, 6, 7, 10, Block 31, part of Kinney Addition; Lots 3, 4, Block 1, Lots 5, 6, 7, 8, Block 4, and Lots 3, 4, Block 5, Young & Vedders Addition; Lots 6, 7, 8, 9, 10, Block 4, Lots 6, 7, 8, 9, 10, Block 1, Boulevard Park, to the north right-of-way line of High Street, thence west along said northerly right-of-way line to the west right-of-way of Kinney Avenue. Thence south along said westerly right-of-way to the south right-of-way of Gaylord Street, thence east along said southerly right-of-way line to the northeast corner, Lot 23 Yorba Linda Subdivision, thence south along the east line of said lot and the east line of Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, Mission Gardens. Thence south to the south right-of-way of Bellows Street, thence east along said right-of-way to the west right-of-way of Mission Street, thence south along said westerly right-of-way to a point 693 feet north of the north Preston right-of-way, thence west parallel to Preston Street 330 feet. Thence south 693 feet to the north right-of-way line of Preston Street, thence south to the south right-of-way of Preston Street, thence east along said southerly right-of-way 167 feet, thence south parallel to the Mission Street right-of-way 165 feet. Thence west parallel to the Preston Street right-of-way 150 feet. Thence south parallel to the Mission Street right-of-way 668 feet. Thence east parallel to the Preston Street right-of-way 313 feet to the west right-of-way line of Mission Street, thence south along said right-of-way 218.75 feet, thence west parallel to Preston Street right-of-way 330 feet. Thence south parallel to Mission Street right-of-way 397 feet, thence east parallel to Preston Street right-of-way 132 feet, thence south parallel to the Mission Street right-of-way 168 feet, thence west parallel to Preston Street right-of-way 66 feet, thence south parallel to Mission Street right-of-way 164 feet, thence west parallel to Preston Street right-of-way 66 feet,

thence south parallel to Mission Street 247.5 feet. Thence east parallel to Preston Street 95 feet, thence south parallel to Mission Street 200 feet, thence east parallel to Preston Street 33 feet, thence south parallel to Mission Street 154 feet. Thence east parallel to Preston Street 86.4 feet, thence south parallel to Mission Street to the north right-of-way line of Broomfield Road. Thence west along said northerly right-of-way 260 feet, thence south to the south right-of-way of Broomfield. Thence south parallel to the right-of-way of Mission Street 419.8 feet, thence east parallel to Broomfield Road 170 feet to a point on the west lot line of Lot 6, Burdick's Southview, thence south along the west line of Burdick's Southview to the southwest corner of said plat. Thence east along the south line of said plat to the west right-of-way of Mission Street, thence south along said westerly right-of-way to the intersection of Mission Street and the center line of Bluegrass Road extended. Thence east to the point of beginning.

Also included are Section 11, T14NR4W, part of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, commencing at W $\frac{1}{4}$ corner, thence S 01°00' $\frac{2}{3}$ W, 1312.63 feet, thence 87°44'29" East, 197.68 feet, thence N 26°36'32" W, 206.36 feet, thence N 13°47'38" East 12.29 feet to the point of beginning, thence northeasterly 470.32 feet along a curve to the right, thence S 39°17'41" E, 192.28 feet, thence S 22°47'37" E, 164.8 feet, thence S 48°20'44" W 174.13 feet, thence S 87°44'29" E 283.42 feet to the point of beginning. Except a parcel commencing at W $\frac{1}{4}$ corner of Section 11, thence S 01°00' W 1312.63 feet along Section line, thence S 87°44'29" E 224.68 feet along the northerly right-of-way line of Corporate drive, thence N 02°15'31" E 192.76 feet to the point of beginning, thence N 02°15'31" E 10.0 feet, thence S 87°44'29" E 169.64 feet, thence S 48°20'44" W 14.42 feet, thence N 87°44'29" W 159.26 feet to the point of beginning. (2.37 Acres M/L)

AND

Section 14, T14NR4W, part of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, commencing at the W $\frac{1}{4}$ corner, thence S 01°00' W, 1312.63 feet, thence S 87°44'29" E, 197.68 feet to the point of beginning, thence N 26°36'32" W, 206.36 feet, thence northeasterly 12.29 feet, thence S 87°44'29" E, 283.42 feet, thence S 48°20'44" W, 18.40 feet, thence S 02°15'31" W, 180 feet, thence N 87°44'29" W, 173 feet to the point of beginning. Also a parcel commencing at W $\frac{1}{4}$ corner of Section 11, thence S 01°00' 1312.63 feet along the Section line, thence S 87°44'29" E 224.68 feet along the northerly right-of-way line of Corporate Drive, thence N 02°15'31" E 192.76 feet to the point of beginning, thence N 02°15'31" E 10.0 feet, thence S 87°44'29" E 169.64 feet, thence S 48°20'44" W 14.42 feet, thence N 87°44'29" W 159.26 feet to the point of beginning. (1 acre M/L)

be and hereby is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Mission-Pickard Obsolete Property Rehabilitation District No. 23-01.

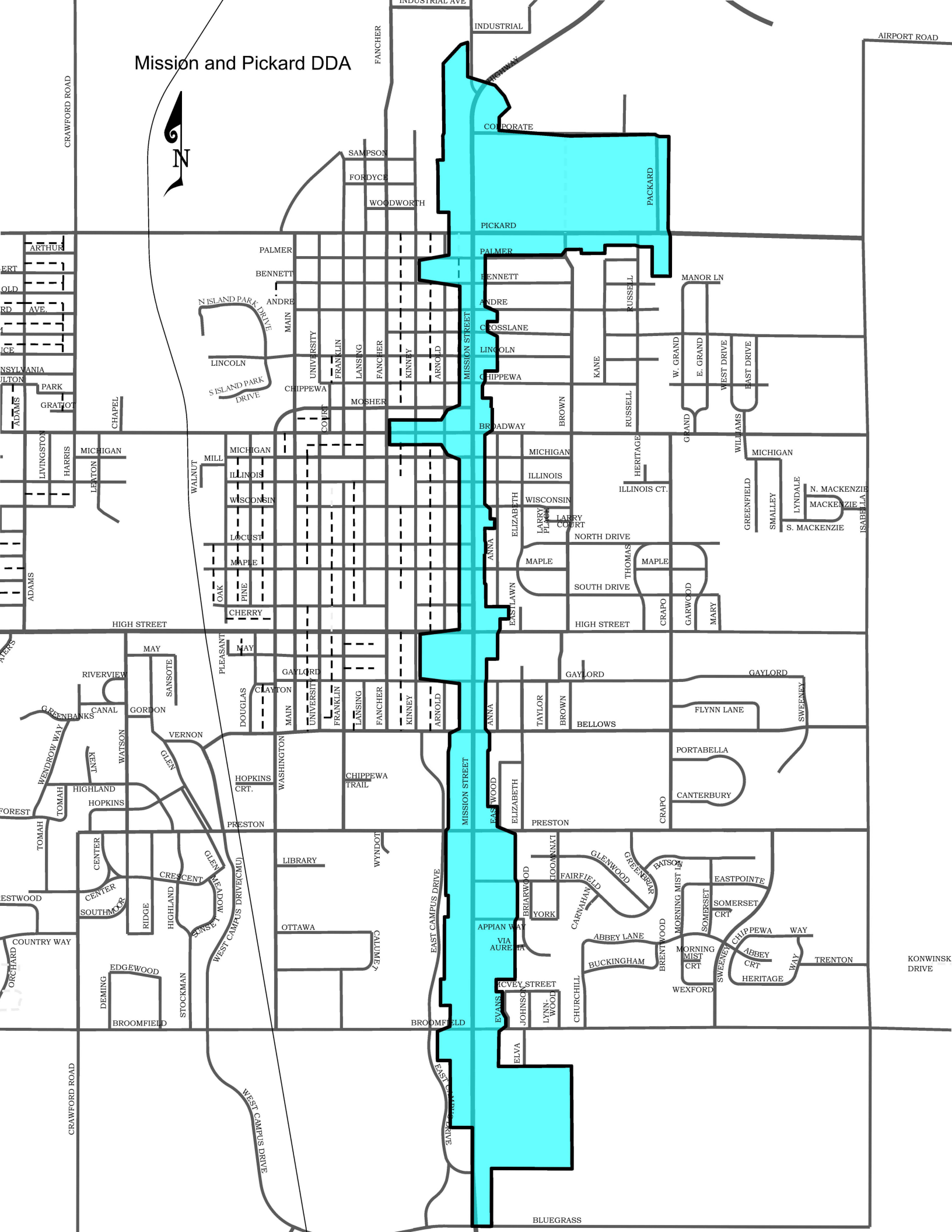
AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City of Mt. Pleasant, of Isabella County, Michigan at a regular meeting held on February 13, 2023.

Heather Bouck, Clerk



**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved adoption of the following ordinance:

ORDINANCE NO. ____

**AN ORDINANCE TO AMEND CHAPTER 116 SUBSECTION 03(B)(12) OF TITLE XI:
BUSINESS REGULATIONS OF THE CITY'S CODE ENTITLED "ELECTRIC
SCOOTERS/SKATEBOARDS"**

It is Hereby Ordained by the People of the City of Mount Pleasant:

Section 1. Amendment of Chapter 116 Subsection 03(B)(12). Subsection 116.03(B)(12) of Chapter 116 is hereby amended as follows:

(12) Electric skateboard companies shall, ~~remove all electric skateboards from the public rights of way within the city between the hours of 3:00 a.m. and 6:00 a.m. each day~~ **at least once every 24 hours, reset all electric skateboards owned or operated by it in an upright, neatly lined up position in areas designated by the Public Safety Director (or their designee) and in a manner that does not interfere with pedestrian and vehicular travel. An electric skateboard company shall, upon request by the Public Safety Director (or their designee) in his or her sole determination that the operation of electric scooters owned or operated by the company has become a nuisance or hazard to the public, remove all electric scooters from the public rights of way until such time as the company prepares a written plan satisfactory to the Public Safety Director (or their designee) that addresses the conditions causing the nuisance or hazard.**

Section 2. Repeal and Replace. Any and all ordinances inconsistent with this Ordinance are hereby repealed, but only to the extent necessary for this Ordinance to be in full force and effect.

Section 3. Publication and Effective Date. The City Clerk shall cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance shall take effect 30 days after its adoption.

YEAS: Commissioner(s) _____

NAYS: Commissioner(s) _____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2023.

Amy Perschbacher, Mayor

Heather Bouck, Clerk

Introduced: _____, 2023
Adopted: _____, 2023
Published: _____, 2023
Effective: _____, 2023

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Memorandum



TO: Aaron Desentz, City Manager

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

Manuela Powidayko
Planning and Community Development Director

DATE: February 6, 2023

SUBJECT: Housing Discussion | Next Steps on NEZs

Background:

Building on the Housing Study Staff prepared in 2019, one of the City Commission housing goals for 2023 included increasing the city's owner-occupancy rate. To achieve that, Staff had suggested looking at Neighborhood Enterprise Zones (NEZs) as a tool that could encourage the conversion of rental-occupied units to owner-occupied housing.

The Community Services Department, in conversation with the City's Division of Financial Services and McKenna consultants, concluded that NEZs may not be an effective tool to meaningfully incentivize new homeownership or encourage an existing rental unit to become owner-occupied, as it does not necessarily make ownership of residential housing more affordable. Furthermore, the previously set housing goal came as a reaction to owner-occupancy data presented at the unit scale, which included all units located within apartment complexes that are mostly used as student housing. Recent data analysis shows an owner-occupancy rate of approximately 70% when looking at the number of lots that do not have a rental license, the majority of which have a Primary Residence Exemption.

Due to the above reasons, Staff believes that the City Commission should consider NEZs as a tool to encourage investment in targeted areas by (1) assisting income-restricted individuals improve their homes and (2) encouraging the construction and improvement of missing middle housing typologies.

Requested Action:

Solicit City Commission interest in reviewing a full NEZ policy proposal that tailors the program to the City's housing goals and includes targeted areas to be designated as NEZs.

Attachments: Power Point Presentation

HOUSING DISCUSSION: NEIGHBORHOOD ENTERPRISE ZONES (NEZS)

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[meet here]

2023 Goals set by the City Commission

ADDRESS THE HOUSING MARKET DEMANDS IN OUR COMMUNITY, INCLUDING HOME OWNERSHIP OPPORTUNITIES

TACTIC 1: Revise current City Policy prohibiting the use of Payment in Lieu of Taxes (PILOT) and solicit competitive proposals for an affordable housing project

Select and work with a developer on an affordable housing investment project

TACTIC 2: Implement incentives to encourage the sale of existing, vacant residential building sites throughout the City

Increased number of residential building permits issued for new single-family home construction.

TACTIC 3: Implement incentives to stimulate the conversion of rental housing to owner-occupied housing in targeted areas of the City

Create and implement a City-funded incentive program to encourage the conversion of non-conforming residential rental housing to conforming family housing

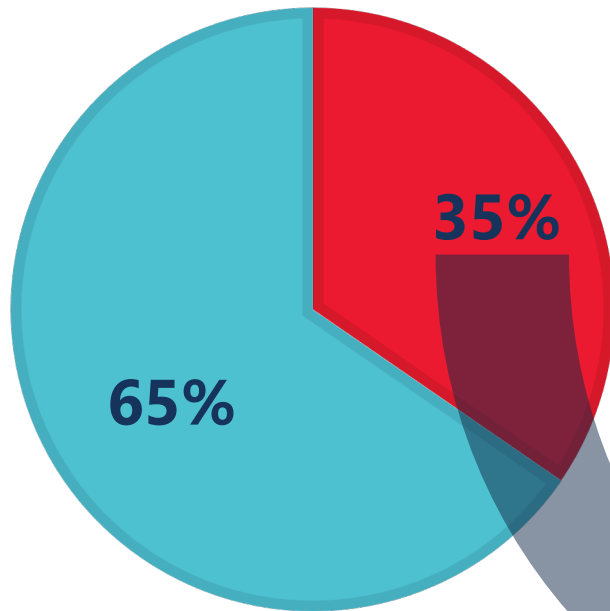
Create and implement one or more Neighborhood Enterprise Zones

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Owner-Occupancy Rates

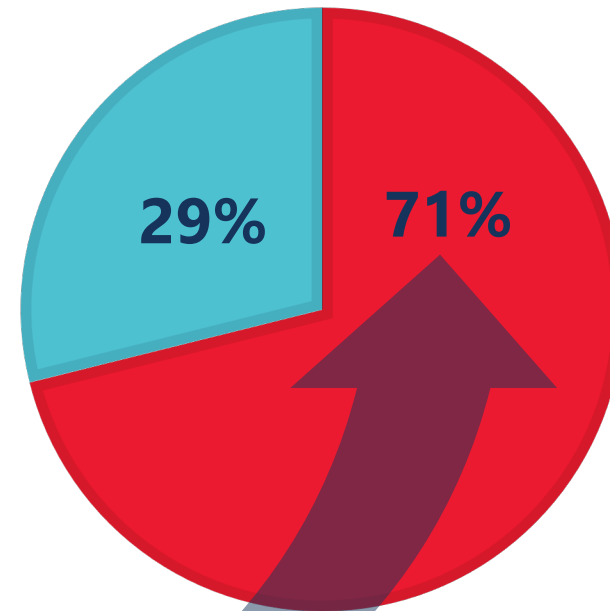
OWNERSHIP RATE BY NUMBER OF UNITS

■ Owner-Occupied ■ Rentals



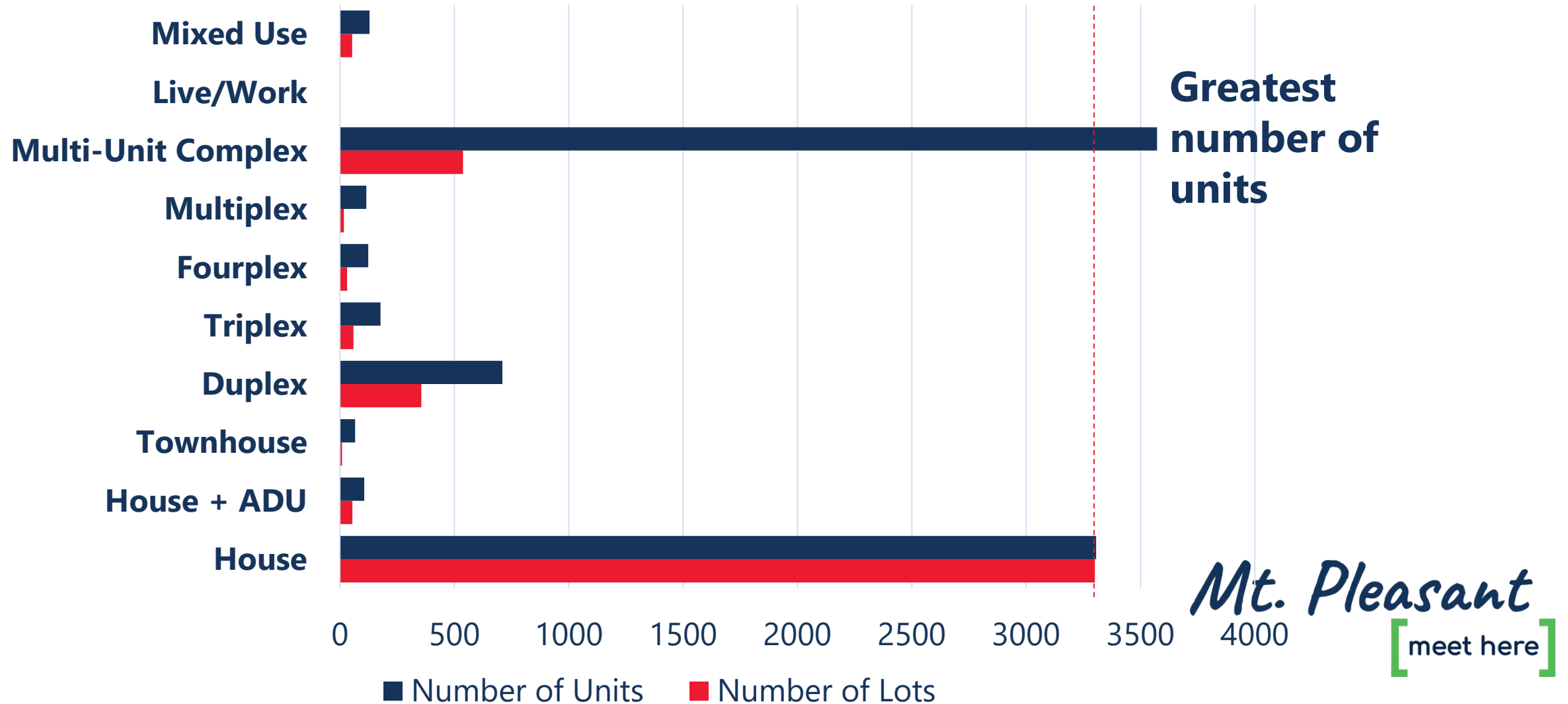
OWNERSHIP RATE BY NUMBER OF LOTS

■ Owner-Occupied ■ Rentals



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Residential Building Typologies



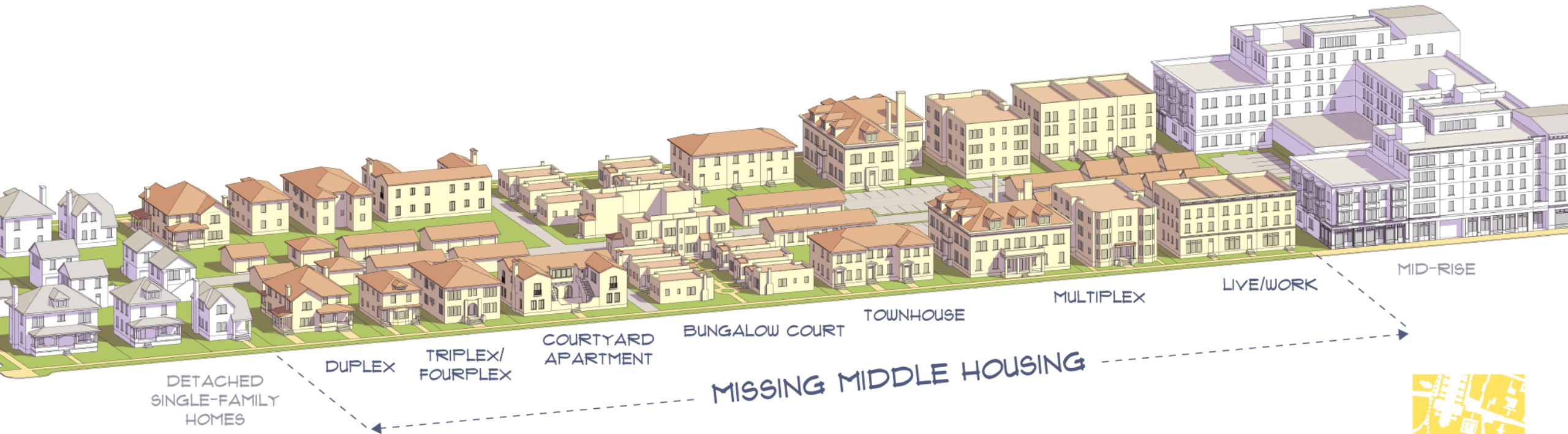
Ownership Rates by Typology



The owner-occupancy rate is also not evenly distributed across building types. While **75% of single-family homes have a principal residence exemption**, 8% of multi-unit complexes and 13% of duplexes are owner-occupied.

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Ownership Rates by Typology



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MISSING MIDDLE

Overview of the NEZ Policy

- Established by Public Act 147 of 1992
- Provides a tax incentive for the development and rehabilitation of housing (tax reduction for a minimum of 6 years, and up to 15 years)
- One or more areas can be designated as a NEZ



Objectives:

1. Spur the development and rehabilitation of housing in communities where it may not otherwise occur;
2. The program also encourages owner occupied housing and new investment in communities.

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How does the Program work?

	Type	Location
New facilities	<ul style="list-style-type: none">• New structure of portion of an new structure• Contain 1 or 2 units***<ul style="list-style-type: none">• Condos can have more than 2 units• At least 1 unit must be owner-occupied	Max 15% of total acreage of Mt Pleasant or 758.4 acres (min 10 platted contiguous parcels of land)
Rehabilitated facilities	<ul style="list-style-type: none">• Existing facilities• True cash value per unit \leq \$80,000• Contain 1-8 units• No owner-occupancy requirement• Minimum improvements $>$ \$3,000 - 7,500/unit (varies if owner-occupied and if the improvement was done by the owner)	Max 15% of total acreage of Mt Pleasant or 758.4 acres (min 10 platted contiguous parcels of land)
Homestead facilities	<ul style="list-style-type: none">• Existing facilities purchased or transferred to owner after 1996• Must be occupied as primary residence• Minimum improvements \$500/property for the first 3yrs	Max 10% of total acreage of Mt Pleasant or 505.6 acres (min 10 platted contiguous parcels of land)

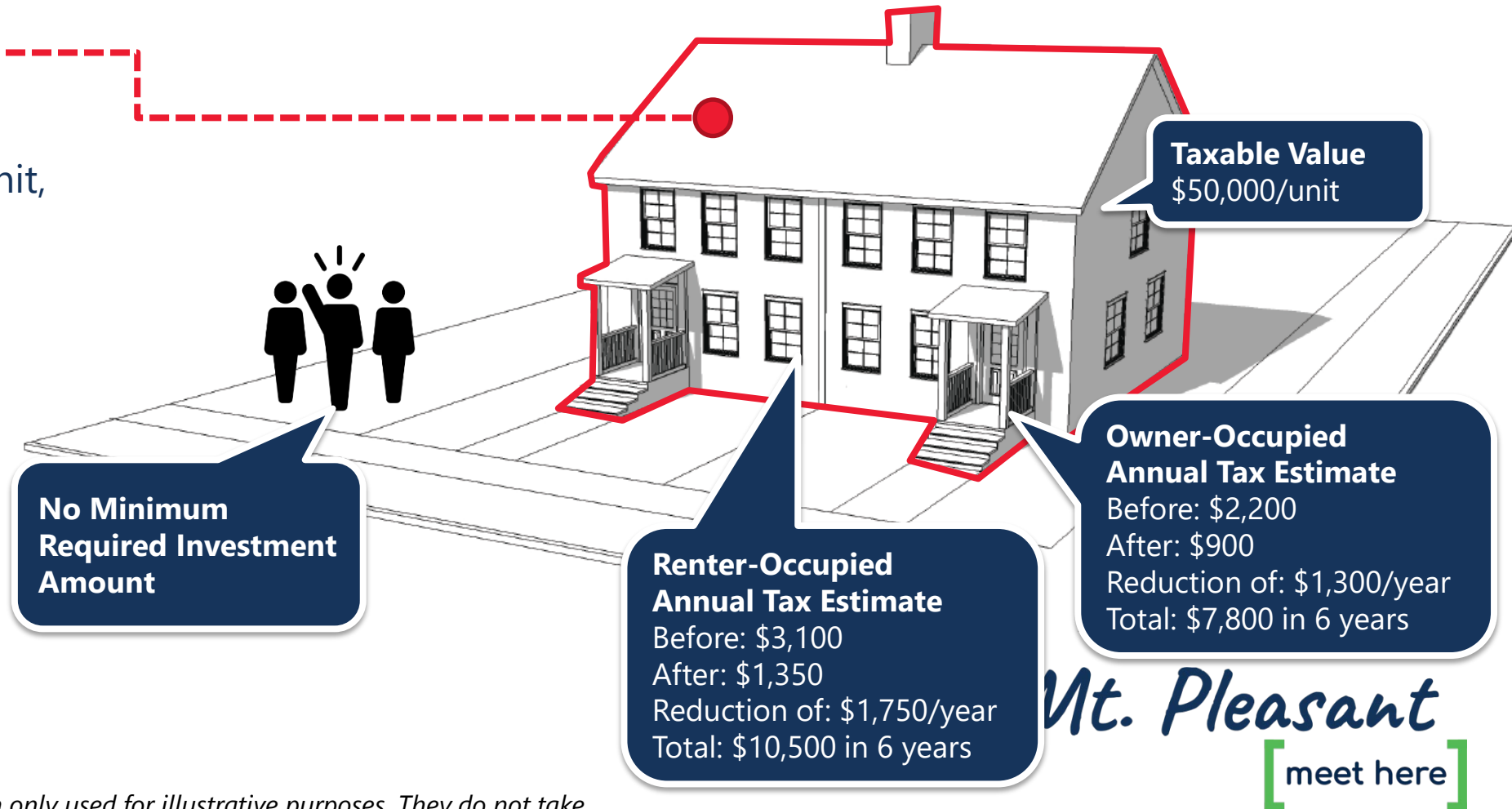
***Exception: mixed-use buildings with $>$ 10 units can receive an NEZ certificate on a site-by-site basis if located within downtown district/areas identified primarily for business

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Illustrative examples of NEZs

New facility

Example: Duplex with 1 owner-occupied unit, and 1 rental unit.



**Numbers in this example are estimates and can only be used for illustrative purposes. They do not take into account the phasing out calculations for the last 2 years before the certificate expires.*

Illustrative examples of NEZs

New Mixed-Use Facility

Example: mixed-use building with 10 rental units, and a commercial ground-floor, located within a downtown area.



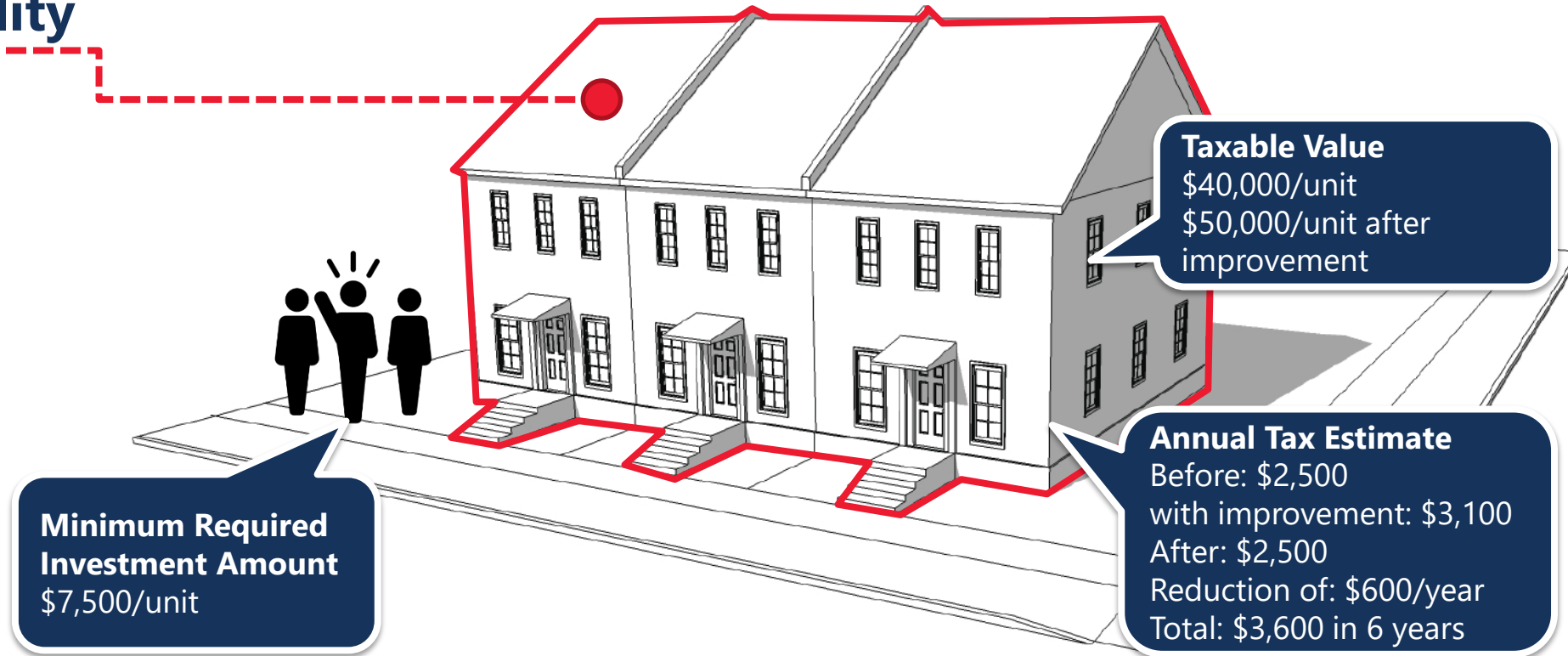
Mt. Pleasant
[meet here]

**Numbers in this example are estimates and can only be used for illustrative purposes. They do not take into account the phasing out calculations for the last 2 years before the certificate expires.*

Illustrative examples of NEZs

Rehabilitated facility

Example: Townhouse with 3 rental units.



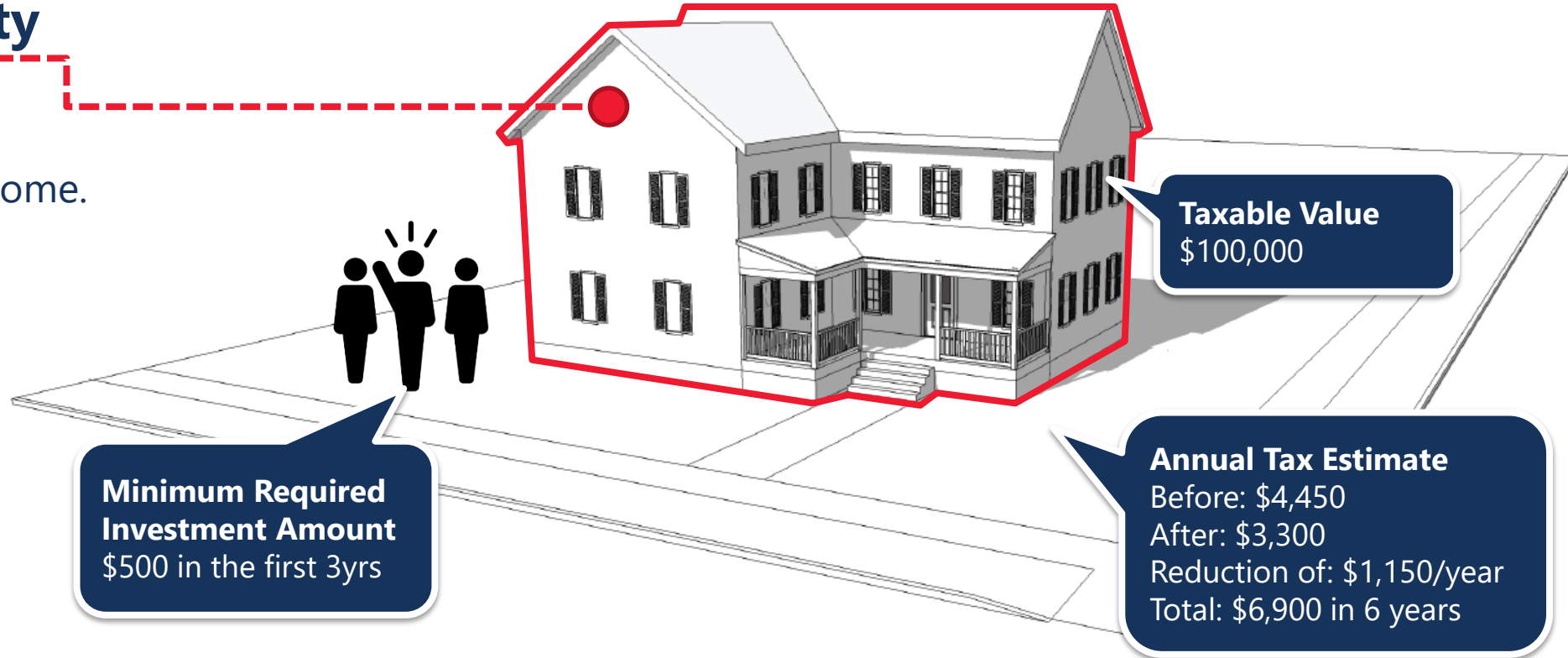
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**Numbers in this example are estimates and can only be used for illustrative purposes. They do not take into account the phasing out calculations for the last 2 years before the certificate expires.*

Illustrative examples of NEZs

Homestead facility

Example: 1 owner-occupied single-family home.

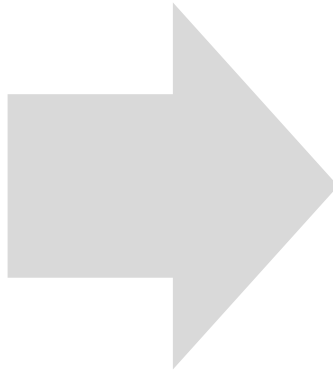


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**Numbers in this example are estimates and can only be used for illustrative purposes. They do not take into account the phasing out calculations for the last 2 years before the certificate expires.*

NEZs Can be a Tool to?

**RENTAL
CONVERSION
TOOL**



✓	ASSIST INCOME-RESTRICTED INDIVIDUALS IMPROVE THEIR HOMES
✓	ENCOURAGE THE CONSTRUCTION/IMPROVEMENT OF MISSING MIDDLE HOUSING TYPOLOGIES
✓	INCENTIVIZE MORE MIXED-USE DEVELOPMENTS IN DOWNTOWN/MISSION STREET

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[meet here]

Next Steps

1. Propose small targeted areas within different neighborhoods to be designated as NEZs (where improvements are mostly needed);
2. Draft an NEZ policy that tailors the tax reduction term to the City's goals (example: provide a greater term if the building is a missing-middle housing typology or if it is affordable);
3. Evaluate the success of the mapped NEZs after 1 year and consider expanding the program;
4. Continue to offer NEZs as an incentive for the construction of mixed-use buildings in Downtown and along Mission Street (project-based).

