

Regular Meeting of the Mt. Pleasant City Commission
Monday, June 12, 2023
7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Introduce new City Treasurer/Assistant Finance Director Chris Witmer.
2. Proclamation recognizing Juneteenth Celebration Day (June 19, 2023).

ADDITIONS/ DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

3. Monthly report on police related citizen complaints received.
4. Resignation of Easton Hamel from the Parks and Recreation Commission, term to expire December 31, 2024.
5. Minutes of the Traffic Control Commission (March).
6. Minutes of the Airport Joint Operations and Management Board (April).
7. Minutes of the Planning Commission (May).

CONSENT ITEMS:

8. Approval of the minutes from the regular meeting held May 22, 2023.
9. Consider approval of the proposed 2024-2029 Capital Improvement Plan.
10. Consider resolution extending conditional approval of a Class A Adult-Use Marihuana Grower and Adult Use Marihuana Retailer for Rio's Happy Tree, LLC at 1012 N. Lansing Street.
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

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NEW BUSINESS:

12. Discussion on a City information and engagement booth at the Mt. Pleasant Farmer's Market.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

13. Discussion on Owner-Occupied Residential Incentive Program.

CLOSED SESSION:

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
FROM: AARON DESENTZ, CITY MANAGER

JUNE 12, 2023

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

9. Consider approval of the proposed 2024-2029 Capital Improvement Plan.
 - a. Following review by the City Commission and Planning Commission and opportunity for input at a public hearing, the City Commission is asked to approve the CIP. The CIP contains \$38 million in total projects over the six (6) year term.

10. Consider resolution extending conditional approval of a Class A Adult-Use Marihuana Grower and Adult Use Marihuana Retailer for Rio's Happy Tree, LLC at 1012 N. Lansing Street.
 - a. Rios Happy Tree, LLC is requesting a nine (9) month extension of deadlines related to their business license to set up operations as a marihuana grower and retailer at their planned 1012 N. Lansing Street location due to issues with construction timeline delays.

Public Hearings:

New Business:

12. City Information and Engagement Booth at Mt. Pleasant Farmers Market
 - a. A request to discuss the above topic was made by a member of the City Commission.

Recommended Action: None at this time.

Work Session:

13. Discussion on Owner-Occupied Residential Incentive Program
 - a. As part of the City Commission's goals related to housing, staff will present information on a previous housing program that was implemented by the City of Mt. Pleasant in previous years. The program was designed to incentivize new homeowners to purchase homes previously licensed as rental housing. The program provided up to \$10,000 to qualifying homeowners to purchase said properties. Staff will discuss the outcome of the program and discuss possible alternatives to encourage homeownership.

Closed Session:

PROCLAMATION

WHEREAS, Juneteenth, or Juneteenth Independence Day, commemorates the traditional observance of the end of slavery in the United States and is observed annually on June 19; and

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment which formally abolished slavery in the United States of America; and

WHEREAS, More than two years would pass before the news reached Texas, when on June 19, 1865, Union Major General Gordon Granger and his regiment arrived in Galveston and spread the word that slavery had been abolished; and,

WHEREAS, The following year, the first official Juneteenth celebrations took place in Texas and have continued across the United States throughout the years; and

WHEREAS, June 19th has a special meaning and is called “JUNETEENTH” combining the words June and nineteenth, and has been celebrated by the African American community for over 150 years; and

WHEREAS, The City of Mt. Pleasant supports our Nation’s Declaration of Independence which provides that “all men are created equal” and acknowledges that we should celebrate and enjoy liberty and justice for every citizen;

NOW, THEREFORE I, Amy Perschbacher, Mayor of the City of Mount Pleasant, do hereby proclaim June 19th, 2023 as **JUNETEENTH CELEBRATION DAY** in Mt. Pleasant, and

FURTHER Resolve to support the education and informational outreach by Central Michigan University on June 19th to involve our larger community in this celebration.

In Witness Whereof, I have hereunto set my hand and Great Seal of the City of Mount Pleasant, Michigan, this 12th day of June 2023.

Amy Perschbacher, Mayor
City of Mount Pleasant

From: [Way, Lisa](#)
To: [Biscorner, Philip](#)
Cc: [Pritchard, Addie](#); [Mrdeza, William](#)
Subject: FW: [External] May 23 P&R Comm. resignation
Date: Monday, May 22, 2023 10:11:30 AM
Attachments: [image002.png](#)
[image003.png](#)
[image007.png](#)
[image008.png](#)

From: Hamel, Easton Thomas <hamel1et@cmich.edu>
Sent: Monday, May 22, 2023 10:03 AM
To: Way, Lisa <lway@mt-pleasant.org>
Subject: RE: [External] May 23 P&R Comm. Agenda

EXTERNAL Message Warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, Lisa –

I am writing to formally resign from my position as a member of the Mount Pleasant Parks & Recreation council. After careful consideration, I have come to the decision that it is in my best interest to step down from my responsibilities on the board, effective immediately.

I am grateful for the opportunity I had to serve as a member of the community board and contribute to its mission and objectives. During my tenure, I have had the chance to work alongside dedicated individuals and witness the positive impact we have made on the community. However, due to personal circumstances that require my undivided attention, I am unable to continue fulfilling my duties effectively.

I would like to express my appreciation to the entire board for their support, collaboration, and shared commitment to improving our community. I am confident that the board will continue to thrive and achieve its goals under the capable leadership of my fellow members.

Please let me know if there are any specific procedures or paperwork that I need to complete to formalize my resignation.

I would like to extend my thanks once again for the opportunity to serve on the community board. It has been a rewarding experience, and I will always cherish the memories and relationships I have formed during my time as a member.

Wishing you and the entire community board continued success in your endeavors.

Regards,

Easton T. Hamel, MBA (He/Him/His)
Coordinator | University Events
☎ 989.774.7099 | ✉ hamel1et@cmich.edu
1303B W Campus Dr. | Central Michigan University
Expert care. Creative solutions. Community events.

My work and learning at Central Michigan University resides on and benefits from the traditional lands of the Council of Three Fires, Anishinaabe peoples, of whom the traditional Saqinaw Chippewa is one. Learn more about honoring indigenous land at <https://usdac.us/nativeand>

From: Way, Lisa <lway@mt-pleasant.org>

Sent: Friday, May 19, 2023 10:08 AM

To: Brian Mitchell <bcmitch13@gmail.com>; Brian Sponseller <spons473@gmail.com>; Hamel, Easton Thomas <hamel1et@cmich.edu>; MF_batch1jc <batch1jc@gmail.com>; Kristin LaLonde <lalonde.kristin@gmail.com>; Peter Little <parksandrec@gratiotmi.com>

Cc: Biscorner, Philip <pbiscorner@mt-pleasant.org>; Mrdeza, William <wmrdeza@mt-pleasant.org>

Subject: [External] May 23 P&R Comm. Agenda

Good Friday morning, attached is the agenda for the Tuesday, May 23 meeting. Have a safe and fun weekend!

Regards,

Lisa Way

Office Professional II
City of Mt. Pleasant
Parks & Recreation
Phone: (989) 779-5333
www.mt-pleasant.org

Mt. Pleasant
[meet here]

Traffic Control Committee (TCC) Minutes

Thursday, March 23, 2023 at 8:30 a.m. – Microsoft Teams

Present: Stacie Tewari, Jason Moore, Matt Weaver, Manuela Powidayko, Michelle Sponseller

- Approve minutes of January 19 meeting
 - Approved no comments
- Consider adding yield signs on both sides of Glen at intersection with Hopkins
 - Accident report shows no accidents in last five years in this area.
 - Street department doing some clearing of brush growth in County Drain at corner with permission from Drain Commissioner.
 - Yield sign to be added on west Glen segment, northbound at Hopkins. No signs to be added on east Glen segment. Stacie to prepare TCO.
- Update on status of downtown parking signage (Michelle)
 - More information to be provided to TCC at future meeting for approval of changes to downtown parking signage.
- Discussion of potential future Aquatic Center/Community Pool in Union Township at northwest corner of Preston and Isabella.
 - Township will require connection of roadway to Sweeney (city roads) to north and south.
 - TCC in favor of roadway connection if remains a private or county road (built to city or county standards) due to city budget constraints. Possible for city to plow however.
 - TCC in favor of sidewalk construction throughout development to connect to Preston and Isabella.

All future TCC meetings will be held on Microsoft Teams
Next meeting scheduled for May 18, 2023

AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD

Meeting Minutes

Thursday, April 20, 2023

3:30 – 5:00 p.m.

Airport Terminal Building

I. Call to Order

II. Roll Call

Member	Present
Aaron Desentz	Yes
James McBryde	Yes (arrived 3:42 p.m.)
Rodney Nanney	Yes
Tim Nieporte	Yes
Gayle Ruhl	Yes (arrived 3:41 p.m.)

Staff present: Bill Brickner, Jason Moore

Public present: Al Davis, President, EAA

Randy MacDonald, Former President, EAA

III. Additions/Deletions to Agenda

Motion by Nieporte, support by Desentz, to approve agenda

Motion passed unanimously

IV. Public Input on Agenda Items

None

V. Approval of Meeting Minutes – March 2023 - Attachment

Motion by Nieporte, support by Desentz, to approve the minutes with the correction to show Nieporte as present at the March meeting

Motion passed unanimously

VI. Airport Manager's Report – March 2023 - Attachment

a. Airport courtesy car vinyl wrap – Vinyl wrap complete, car has been heavily used

b. Update on taxiway project – Taxiway will be reconstructed at its current 35' width. Bids due to MDOT by May 12, 2023.

VII. Old Business

- a. Project ideas for 2023 CVB Destination Marketing Grant
 - i. Discuss with EAA rep on how to enhance their events
Discussed options with EAA. EAA to bring a priority list to Bill on importance of funding for discussion at future meeting
 - ii. Other ideas?

- b. What is our long-term big project priority to make best use of authority provided to "*aid in funding Airport operations (and) enhance the Airport's long-term viability and vitality*"?
 - i. Expanded or new hangar for larger aircraft – update on cost
Brickner stated cost would be \$1.3M to construct a corporate hangar identical to the existing corporate hangar
 - ii. Other ideas?

- c. What are we missing?

VIII. New Business

IX. Announcements on Airport Related Issues and Concerns

Brickner stated the V.O.R will be decommissioned by the FAA on January 25, 2024.

X. Public Comment on Non-Agenda Items

The EAA thanked the Board for their help with grants

XI. Adjournment

Chairman Nanney adjourned the meeting at 4:25 p.m.

**Mt. Pleasant Planning Commission
Minutes of the Regular Meeting
May 4, 2023**

I. Hoenig called the meeting to order at 7:02 p.m.

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

Staff: Manuela Powidayko, Laura Delamater

II. Approval of Agenda:

Motion by Friedrich, support by Irwin to approve the Agenda as presented.

Motion passed unanimously.

III. Approval of the Minutes:

A. April 6, 2023 Regular Minutes

Motion by Haveles, support by Irwin to approve the minutes as presented.

Motion passed unanimously.

B. April 6, 2023 Work Session Minutes

Motion by Kingsworthy, support by Haveles to approve the minutes as presented.

IV. Zoning Board of Appeals report for April:

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

V. Communications:

Powidayko reported that there were no communications received.

VI. Public Hearings:

A. SUP-23-06 & SPR-23-06 – 212 W. Pickard – Stash Ventures, LLC. – Request for Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retailer Establishment.

Powidayko introduced SUP-23-06, a request for a Special Use Permit & Site Plan Review for an Adult-Use Marihuana Retailer Establishment.

Powidayko reviewed the previously granted Special Use Permit & Site Plan Approval to build a new building on this site, which was approved at the September 2022 meeting. The applicant has since decided not to move forward with construction of the new building.

Powidayko reviewed the current and prior uses of the property. Powidayko proved an overview of the property including zoning, future, current and prior land use. Powidayko reviewed photos showing current conditions of the property.

Powidayko reviewed Special Use Conditions regarding adult-use marihuana. Powidayko reviewed the Specific standards for Marihuana Retailer Requirements

Powidayko reviewed the Site Plan requirements.

Powidayko closed her presentation with the recommendation to approve SUP-23-06 & SPR-23-06 subject to conditions.

Discussion took place.

Chair Hoenig invited the applicant to speak.

Matthew Roman, Counsel for Stash Ventures was on hand to answer any questions the Commission may had. The Commission had no questions.

Discussion took place.

Chair Hoenig opened the public comment.

Powidayko noted that there was no one on Zoom who wished to speak and no emails regarding this case.

Hoenig closed the public hearing.

Discussion took place.

Motion by Liesch, support by Friedrich to approve SUP-23-06 subject to the following conditions:

1. The applicant must obtain an adult-use marihuana license from the State and maintain compliance with all applicable state statutes and rules at all times.
2. The applicant shall:
 - a. Submit an updated façade elevation drawing showing the removal of the two windows and bricks currently located on the west side of the south elevation.
 - b. Comply with the specific special use signage requirements and post a sign stating the consumption of marihuana products is prohibited on the premises;
 - c. Include in the Security Plan that surveillance footage will be recorded and stored off-site for a minimum period of 14 days;
 - d. Provide a statement ensuring that no consumption of alcohol or tobacco will be allowed on the premises.
3. The county's mechanical inspector approves the building's air handling system and finds it in compliance with Section 154.410.B.4(b)(vii).
4. The applicant shall comply with the requirements of Public Works, Public Safety and Building Safety.

Discussion took place.

Motion was amended to make the following addition to the condition 2. A. "or show that they are keeping the windows and bricks.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas
Nays:

Motion passed unanimously.

VII. Site Plan Reviews:

A. None.

VIII. Public Comments:

Hoenig opened the public comment.

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

IX. Unfinished Business:

A. None

X. New Business:

A. 2024 – 2029 Capital Improvement Plan

Chris Saladine, Assistant Finance Director was on hand to present the 2024–2029 Capital Improvement Plan.

Saladine gave a presentation for the 2024-2029 Capital Improvement Plan. Stacie Tewari, City Engineer, was also in attendance to help answer any questions.

Motion by Friedrich, support by Haveles to recommend approval of the 2024-2029 Capital Improvement Plan to the City Commission.

Discussion took place.

Ayes: Devenney, Friedrich, Haveles, Hoenig, Irwin, Kingsworthy, Liesch, Nicholas
Nays:

Motion passed unanimously.

XI. Other:

A. Staff Report

Powidayko reviewed the three (3) administrative site plan reviews that staff had approved in April. The Commission did not have questions to Staff.

XII. Adjournment:

Motion by Friedrich, support by Haveles to adjourn.

Motion approved unanimously.

Meeting adjourned to work session at 7:37 p.m.

lkd

Minutes of the regular meeting of the City Commission held Monday, May 22, 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 Assmann, Liz Busch, Bryan Chapman, Maureen Eke & Boomer Wingard

Commissioners Absent: None

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

Proclamations and Presentations

Public Safety Director Paul Lauria introduced and swore in Mt. Pleasant Police Officer Cameron Smith.

Director William Mrdeza introduced Parks and Recreation Director Phil Biscorner.

Mayor Perschbacher read and presented a Proclamation recognizing Gun Violence Awareness Day "June 2, 2023" to Theresa Turner and Glenn Lewandos of MOMS Demand Action for Gun Sense in America.

Planning and Community Development Director Manuela Powidayko presented the 2022 Community Improvement Awards to the selected property owners. Keiragh and Tierney Thompson were acknowledged for their photographs of the award winning properties.

<u>Category</u>	<u>Address</u>	<u>Property Owner</u>
Commercial	214 N. Franklin	Jib Bob Restaurant (Jung, LLC)
Residential	502 S. University	Ken Williams

Moved by Commissioner Eke and seconded by Commissioner Busch to approve the Agenda as presented. Motion carried.

Receipt of Petitions and Communications

Received the following petitions and communications:

5. Parks and Recreation Commission February Meeting Minutes.

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

6. Minutes of the regular meeting of the City Commission held May 8, 2023.

7. Appoint Lisa Way, Office Professional II as the Employee Delegate and the newly appointed City Treasurer to attend as the Officer Delegate to represent the City at the Annual MERS Conference.
 8. Confirm appointment of Christine Witmer as City Treasurer and Christopher Saladine, Assistant Finance Director as Deputy Treasurer.
 9. Amendment to contract for bond counsel and municipal financial advising services with Dickinson Wright for an additional \$21,250 and a revised contract with Bendzinski & Co. for an additional \$4,775.
 10. Contract with Pro Surfaces of Harrison, Michigan in the amount of \$24,450 as well as a budget amendment for the conversion of the existing tennis courts at Horizon Park to four Pickle Ball courts.
 11. Contract with Grand River Construction of Hudsonville, Michigan in the amount of \$497,044.48 for the replacement of the M-20 Pedestrian Bridge.
 12. Payrolls and Warrants dated May 5 and 17, 2023 all totaling \$932,718.07.
- Motion unanimously adopted.

A public hearing was held to receive public comment on the Drinking Water State Revolving Fund (DWSRF) final project plan for Water Treatment Plant improvements and designate an authorized project representative.

Brian Van Zee with Fishbeck provided a presentation on the project. Tom Armstrong, 604 S. Kinney Ave., spoke in favor of the plan and feels that the infrastructure from 1992/1993 needs to be maintained properly.

There being no additional public comments or communications received, the Mayor closed the hearing.

Moved by Commissioner Eke and seconded by Commissioner Busch to adopt the following Resolution for inclusion in the DWSRF program application.

WHEREAS, the City of Mt. Pleasant recognizes the need to make additional improvements to its existing water treatment systems; and

WHEREAS, said Drinking Water State Revolving Fund (DWSRF) Project Plan was presented at a Public Hearing as part of a regularly scheduled City Commission meeting that was held on May 22, 2023, and all public comments have been considered and addressed; and

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

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

NOW, THEREFORE BE IT RESOLVED, the Manager of the City of Mt. Pleasant, a position currently held by Aaron Desentz, and the Deputy Public Works Director, a position currently held by Tim Middleton, are designated to sign Project Plan documents as the authorized representatives for activities associated with the improvements referenced above.
Motion unanimously adopted.

A public hearing was held on proposed amendment to Chapter 39: Human Rights of the Mt. Pleasant Code of Ordinances.

Tom Armstrong, 604 S. Kinney Ave., supports the amendment and hopes the Commission adopts the change. David Sickelka, 301 E. High St., spoke in favor of the amendment and wishes for stronger support in the future. Ross Rapaport, 1413 Crosslanes, expressed his pride in the City of this action.

There being no additional public comments or communications received, the Mayor closed the hearing.

Moved by Commissioner Eke and seconded by Commissioner Busch that Ordinance 1088, an Ordinance to amend Chapter 39: Human Rights of the City of Mt. Pleasant Code of Ordinances to match compliance with the changes in State law regarding gender expression and religious freedoms having been introduced and read, now be passed, ordained and ordered published.

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

NAYS: None

ABSENT: None

Motion unanimously adopted.

A public hearing was held on the proposed 2024-2029 Capital Improvement Plan (CIP). There being no public comments or communications, the Mayor closed the public hearing. No action required at this time.

Announcements on City-Related Issues and New Business

Commissioner Busch congratulated the Class of 2023 and commented that the new signs at Deerfield Nature Park are a great resource.

Vice Mayor Alsager announced the Walk 50 Farmers Market Challenge and the Parks & Recreation Beat the Heat events on Wednesdays 6-8 beginning June 7 and running through August 9, 2023 from 6 – 8 p.m.

Commissioner Wingard announced that the City Community Garden enrollment is open. 13 applications have been received for the 15 available spaces. Registration ends June 1st. There will be a lottery drawing if more applicants than spaces.

Commissioner Eke announced that the International Relations Committee is working to have a group visit Okaya, Japan. Applications have been screened and the process is moving forward to have a visit later this summer.

Commissioner Chapman announced that the United Way has offered to match fundraising for Clothing, Inc. for an amount up to \$15,000. Text 91999 to donate.

Public Comment on Agenda and Non-Agenda Items

Douglas Collins, 413 Winchester Towers, requested the City Commission remove the scooters from the City due to hazardous conditions the scooters pose for individuals with disabilities.

Dave Sickelka, 301 E. High St., expressed his concern for the upcoming discussion on sidewalk snow removal and feels the City's efforts are neither effective nor timely.

Amanda Garrison, 403 S. Washington St., expressed her concern over the vehicular speed of drivers on Washington Street.

The Commission recessed at 8:23 p.m. and went into a work session at 8:33 p.m.

WORK SESSION -Discussion on Sidewalk Snow Removal.

Public Works Director Jason Moore led a discussion on sidewalk snow removal.

Moved by Commissioner Eke and seconded by Commissioner Busch to adjourn the meeting at 9:13 p.m. Motion unanimously adopted.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

Memorandum



MEMO TO: Aaron Desentz, City Manager

FROM: Chris Saladine, Assistant Finance Director

DATE: June 12, 2023

SUBJECT: Consider Approval of the Proposed 2024-2029 Capital Improvement Plan

The proposed 2024-2029 Capital Improvement Plan was provided to the City Commission at the April 10 meeting. Since that time, a presentation on the plan was provided and a public hearing on the plan occurred on May 22. It is recommended the City Commission approve the plan as presented.

Recommended Motion:

Move to approve the 2024-2029 Capital Improvement Plan as presented.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Heather Bouck, City Clerk/Deputy Assessor
DATE: May 31, 2023
SUBJECT: Deadline extension request – Rio’s Happy Tree

Rio’s Happy Tree has conditional authorization to operate both a Class A Adult Use Grower and Recreational Retailer at 1012 N Lansing Street.

The applicant has submitted a request that the City Commission grant a nine (9) month extension of certain deadlines related to these conditional authorizations. Section 115.03(G) states the City Commission may extend any of the deadlines upon a showing of good cause.

The current timeline is as follows:

Application Date – January 9, 2023
Conditional Authorization Issued – January 10, 2023
SUP granted (with conditions) – February 2, 2023
State License – no later than July 10, 2024
Final Authorization date – July 10, 2024

The applicant is requesting an extension under Section 115.03(f)(3) which requires the applicant to obtain a State Operating License within 18 months of receiving conditional authorization. The current deadline is July 10, 2024, and the requested deadline extension of nine months would therefore be April 10, 2025. This request is due in part to delays in fire-rated doors and the filtration system control unit. The extension would be for both the Class A Adult Use Grower and Adult Use Retailer.

Staff recommends the adoption of the attached Resolution granting the nine (9) month extension.

RESOLUTION

WHEREAS Rio's Happy Tree received a conditional authorization for a Class A Adult-Use Marihuana Grower and Adult Use Marihuana Retailer on January 10, 2022; and

WHEREAS, Section 115.03(F) of the Mount Pleasant City Code of Ordinances requires the City Clerk to grant final authorization for conditionally authorized recreational marihuana establishments if the applicant (1) Submits the paperwork for the establishment-specific step of the application for a state operating license to LARA within 30 days of receiving conditional authorizations; (2) Submits an application for special use authorization pursuant to Section 154.410(B)(4)(p) of the zoning ordinance within 30 days of receiving conditional authorization; (3) Obtains special use authorization within six months of receiving conditional authorization; and (4) Obtains a state operating license within 18 months of receiving conditional authorization; and

WHEREAS, Rio's Happy Tree has satisfied the requirements of sections 115.03(F)(2) and (3) of the Mount Pleasant City Code of Ordinances and obtained a Special Use Permit from the Planning Commission on February 2, 2023; and

WHEREAS, Rio's Happy Tree has not yet satisfied the requirements under Sections 115.03(F)(1) and (4); and

WHEREAS, the conditional authorizations granted to Rio's Happy Tree will otherwise expire because the applicant has not submitted the paperwork for the establishment-specific step of the application for a state operating license to LARA within 30 days of receiving conditional authorization as specified under Section 115.03(F)(1) and because the applicant has not obtained a state operating license within 18 months of receiving conditional authorization as specified under Section 115.03(f)(4); and

WHEREAS, Rio's Happy Tree has requested a nine (9) month extension to meet the requirements of Sections 115.03(F)(1) and (4) for cause as outlined in their May 31, 2023, request for extension; and

WHEREAS, Sections 115.03(G) of the Mount Pleasant City Code of Ordinances authorizes the City Commission to extend any of the deadlines required by Section 115.03(F) upon a showing of good cause.

NOW THEREFORE, BE IT RESOLVED as follows:

1. The City Commission of the City of Mount Pleasant finds that Rio's Happy Tree has established good cause to extend the deadline to meet the requirements of Sections 115(F)(1) and (4).
2. Rio's Happy Tree's request under Section 115.03(G) for a nine-month extension to satisfy the requirements of Section 115.03(F)(1) for their Class A Adult-Use Marihuana Grower located 1012 N Lansing is granted and the deadline date to satisfy such requirements shall be April 10, 2025.
3. Rio's Happy Tree's request under Section 115.03(G) for a nine-month extension to satisfy the requirements for Section 115.03(f)(4) for the Adult-

Use Retailer License located at 1012 N Lansing is granted and the deadline to satisfy such requirements shall be April 10, 2025.

4. Except as otherwise modified by this Resolution, all other deadlines established by Chapter 115 of the Mount Pleasant City Code of Ordinances shall remain in full force and effect.

06/02/2023

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 05/18/2023 - 06/01/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
05/31/2023	RCL CONSTRUCTION CO. INC	CONTRACT SVCS	\$43,602.65
05/31/2023	CITY TREASURER - UTILITIES	WATER/SEWER	389.35
06/01/2023	21ST CENTURY MEDIA - MICHIGAN	CONTRACT SVCS	657.00
06/01/2023	3967 EUCLID LLC	REFUND	5,000.00
06/01/2023	AARON DESENTZ	REIMBURSEMENT	218.52
06/01/2023	ABC FASTENER GROUP, INC	SUPPLIES	132.33
06/01/2023	AIMEE MURPHY	REIMBURSEMENT	50.00
06/01/2023	ALL PRO EXERCISE	SUPPLIES/CONTRACT SVCS	225.00
06/01/2023	ALMA TIRE SERVICE INC	SUPPLIES	9,374.07
06/01/2023	ANDY KEEHBAUCH	REIMBURSEMENT	51.09
06/01/2023	AVFUEL CORPORATION	FUEL	8,033.20
06/01/2023	BLOCK ELECTRIC COMPANY	CONTRACT SVCS	225.00
06/01/2023	BOUND TREE MEDICAL, LLC	SUPPLIES	46.29
06/01/2023	BRAD DOEPKER	REIMBURSEMENT	250.40
06/01/2023	BRANDON BLISS	REIMBURSEMENT	110.00
06/01/2023	BRANDON CRAWFORD	REIMBURSEMENT	28.00
06/01/2023	CAR WASH PARTNERS, INC.	SUPPLIES/VEHICLE MAINT	324.00
06/01/2023	CARDIO PARTNERS INC	SUPPLIES	331.20
06/01/2023	CARMEUSE AMERICAS	SUPPLIES	8,195.85
06/01/2023	CDW GOVERNMENT, INC	SUPPLIES	2,011.26
06/01/2023	CENTRAL ASPHALT, INC	SUPPLIES	316.23
06/01/2023	CENTRAL CONCRETE INC	SUPPLIES	459.99
06/01/2023	CINTAS CORP	SUPPLIES/CONTRACT SVCS	275.24
06/01/2023	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	15,648.71
06/01/2023	CITY TREASURER-CONTR RETAINAGE	CONTRACT SVCS	5,450.32
06/01/2023	CLARK HILL P.L.C.	CONTRACT SVCS	82.50
06/01/2023	CMS INTERNET LLC	CONTRACT SVCS	121.40
06/01/2023	CONSUMERS ENERGY	UTILITIES	10,426.51
06/01/2023	COREY DION WALTHER	FARMERS MKT	34.35
06/01/2023	COYNE OIL CORPORATION	FUEL	1,777.81
06/01/2023	DEERE & COMPANY	CAPITAL ACQUISITIONS	9,627.94
06/01/2023	DENALI CONSTRUCTION & ENGINEERING	CONTRACT SVCS	26,327.72
06/01/2023	DEPARTMENT OF THE NAVY	CONTRACT SVCS	2,100.00
06/01/2023	DTE ENERGY	UTILITIES	3,694.35
06/01/2023	ELECTIONSOURCE	CONTRACT SVCS	1,187.50
06/01/2023	EMILY PIOSZAK	REIMBURSEMENT	20.00
06/01/2023	ETNA SUPPLY	SUPPLIES	1,131.33
06/01/2023	F AND M CONCRETE CONSTRUCTION LLC	CONTRACT SVCS	140,838.39

06/02/2023

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 05/18/2023 - 06/01/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
06/01/2023	FAMUTIMI, ERIC	UB REFUND	24.43
06/01/2023	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE	1,288.68
06/01/2023	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS	10,090.75
06/01/2023	GALGOCI OIL COMPANY	AIRPORT FUEL	362.77
06/01/2023	GALLS, LLC	UNIFORMS	532.37
06/01/2023	GARDNER, ALICE E	UB REFUND	79.15
06/01/2023	GRAVEL DRIVE APPROACH PAVING REIMB	REIMBURSEMENT	450.00
06/01/2023	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS	30.80
06/01/2023	GRIFFITH, BENJAMIN	UB REFUND	44.25
06/01/2023	HAVILAND PRODUCTS COMPANY	CHEMICALS	2,399.00
06/01/2023	HEATHER BOUCK	REIMBURSEMENT	99.54
06/01/2023	HOLESHOT HARLEY-DAVIDSON, INC.	CONTRACT SVCS	839.34
06/01/2023	IDEXX DISTRIBUTION, INC.	CONTRACT SVCS	12,645.85
06/01/2023	ISABEL HASS	REIMBURSEMENT	150.00
06/01/2023	ISABELLA COUNTY	SUPPLIES	2,426.26
06/01/2023	JACK DOHENY COMPANIES, INC	SUPPLIES	1,455.30
06/01/2023	JASON HAINES	REIMBURSEMENT	312.15
06/01/2023	JASON POWELL	REIMBURSEMENT	110.00
06/01/2023	JOHNSON & WOOD	CONTRACT SVCS	8,817.14
06/01/2023	JONATHON STRAUS	REIMBURSEMENT	95.00
06/01/2023	JOSHUA THEISEN	REIMBURSEMENT	110.00
06/01/2023	KOPY KORNER	SUPPLIES	225.05
06/01/2023	LISTENING EAR	UB REFUND	31.92
06/01/2023	LITHOPREP	SUPPLIES	150.00
06/01/2023	LOGOS GALORE/MORDICA SALES	UNIFORMS	204.00
06/01/2023	MANNIK SMITH GROUP	CONTRACT SVCS	20,292.35
06/01/2023	MANUELA POWIDAYKO	REIMBURSEMENT	56.96
06/01/2023	MAUREEN EKE	REIMBURSEMENT	62.88
06/01/2023	MERILLAT, TYLER	UB REFUND	96.91
06/01/2023	MICHIGAN DOWNTOWN ASSOCIATION	MDA ANNUAL CONFERENCE	425.00
06/01/2023	MICHIGAN PIPE & VALVE	CONTRACT SVCS	644.00
06/01/2023	MID AMERICA MORTGAGE	UB REFUND	25.97
06/01/2023	MID MICHIGAN AREA CABLE	FRANCHISE FEE	17,734.22
06/01/2023	MIDLAND DAILY NEWS	CONTRACT SVCS	517.16
06/01/2023	MIKA MEYERS	CONTRACT SVCS	7,975.00
06/01/2023	MITCHELL, LEWIS & STAVER CO.	SUPPLIES	534.76
06/01/2023	MOTHER & SON INVESTMENTS LLC	UB REFUND	5.30
06/01/2023	NYE UNIFORM COMPANY	UNIFORMS	736.00
06/01/2023	OFFICE DEPOT	SUPPLIES	164.27

06/02/2023

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 05/18/2023 - 06/01/2023

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
06/01/2023	O'NEIL & DUSO PLLC	CONTRACT SVCS	7,785.98
06/01/2023	PETTY CASH - TIM STANDEN	REIMBURSEMENTS	219.72
06/01/2023	PREIN & NEWHOF	CONTRACT SVCS	265.00
06/01/2023	PRINTING SYSTEMS, INC	SUPPLIES	209.14
06/01/2023	PRO COMM, INC	CONTRACT SVCS	1,540.00
06/01/2023	PVS TECHNOLOGIES, INC	CHEMICALS	9,604.18
06/01/2023	RENAUD, SUSAN	UB REFUND	25.05
06/01/2023	REVIZE	CONTRACT SVCS	13,200.00
06/01/2023	ROMANOW BUILDING SERVICES	CONTRACT SVCS	490.99
06/01/2023	RUSH, IDA MAE	UB REFUND	31.41
06/01/2023	SARAH MARSHALL	REIMBURSEMENT	112.56
06/01/2023	STATE OF MICHIGAN	CONTRACT SVCS	70,757.42
06/01/2023	STERICYCLE, INC.	CONTRACT SVCS	324.22
06/01/2023	SUMMIT FIRE PROTECTION	CONTRACT SVCS	1,127.75
06/01/2023	SUSANNE GANDY	REIMBURSEMENT	104.90
06/01/2023	T.H. EIFERT, LLC	CONTRACT SVCS	13,646.98
06/01/2023	TIMOTHY STANDEN	REIMBURSEMENT	254.10
06/01/2023	TRACE ANALYTICAL LABORATORIES, INC.	CONTRACT SVCS	152.00
06/01/2023	TRUGREEN	CONTRACT SVCS	47.82
06/01/2023	UNIFIRST CORPORATION	CONTRACT SVCS	121.76
06/01/2023	USABLUBOOK	SUPPLIES	264.91
06/01/2023	VERIZON CONNECT NWF, INC.	CONTRACT SVCS	210.47
06/01/2023	YEO & YEO CONSULTING, LLC	CONTRACT SVCS	900.00
COMM TOTALS:			
Total of 100 Checks:			\$512,416.39
Less 0 Void Checks:			0.00
Total of 100 Disbursements:			<u>\$512,416.39</u>

Memorandum



TO: Aaron Desentz, City Manager
FROM: William R. Mrdeza
Community Services & Economic Development Director
Manuela Powidayko
Planning and Community Development Director
DATE: June 12, 2023
SUBJECT: Housing Discussion | Owner-Occupied Residential Incentive Program

Background:

Building on the Housing Study Staff prepared in 2019, one of the City Commission's housing goals for 2023 included increasing home ownership opportunities, by stimulating the conversion of rentals to owner-occupied units. One potential tool was to refocus and resume the Owner-Occupied Residential Incentive Program (active from 2009 to 2016) by targeting the conversion of non-conforming rentals (Rooming Dwellings)¹ to conforming family housing.

The Program provided incentives to 14 homebuyers in the central neighborhoods and expended \$68,679 of the \$100,000² program fund. However, Staff analysis done at the time that the program was paused, concluded that:

1. Most properties would have been purchased with or without the incentive dollars;
2. The program did not appear to have been successful at changing the rental mix in the targeted area as the number of overall rental licenses remained largely unchanged;
3. To have a higher up-take, the incentive would have to be increased from a maximum of \$10,000 to approximately \$25,000 per homebuyer (especially due to the current market).

Furthermore, the previously set housing goal to increase ownership rates 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 or lots that do not have a rental license (the majority of which have a Primary Residence Exemption).

If the City had funds to allocate to a new conversion program, refocusing the program on non-conforming properties could make sense as a strategy to increase zoning compliance and to better match the current housing needs of the community, as the City currently has an overabundance of student housing. However, with the current lack of resources, Staff recommends the City Commission to not pursue resuming the rental conversion program.

Suggested Discussion:

Does the Commission support the Staff recommendation to not pursue the continuation of an Owner-Occupied Residential Incentive Program?

Attachment:

2009 – 2016 Owner-Occupied Residential Incentive Program and Program Area.

¹ 14% of rental properties (184) are currently classified as Rooming Dwellings, with approximately 35% of those (100) located in areas where they are not allowed in the Zoning Ordinance, and are therefore legal non-conforming uses.

² Original funds came from the City's HODAG funds and were transferred to the General Fund when the program was paused.

**City of Mt. Pleasant
Owner-Occupied Residential Incentive Program**

I. Background:

Since the 1960's the percentage of owner-occupied housing units in the city has declined. Traditionally, this changing percentage was largely attributed to more rental units being constructed in one decade than single family homes.

In 2002, the City received a grant from the Michigan Economic Development Corporation to prepare a Blueprint for the revitalization of the downtown. An important feature of that Blueprint Plan, released in 2003, is having a stable residential base in and around the downtown.

In 2005, the City Commission allocated \$100,000 and assigned the Planning Department the task of using the funds to increase the amount of owner-occupied housing in the city.

The Planning Department has identified ECF areas 4-2 and 4-3 as the target area for an Owner-Occupied Residential Incentive Program. These ECF areas are generally bordered by High Street to downtown, and Mission Street to Mill Pond Park. This target area was chosen because of the goals stated in the Blueprint Plan for downtown, specifically, the quality of the housing stock and the mixture of owner and rental housing in the area.

On March 7, 2008, staff met with mortgage officers from the following local institutions: Isabella Bank and Trust, National City Bank, First Bank, Commercial Bank, and Isabella Community Credit Union. Mortgage officers from those banks were highly supportive of this proposed program and offered several suggestions that have been incorporated into the guidelines. They also indicated a high probability of success for this pilot program in the target neighborhood.

The program was presented to the City Commission at its regular meeting on Monday, March 24, 2008. Upon its approval, the program will be launched at the April 14, 2008 City Commission meeting in conjunction with National Homeownership Month.

II. Program Implementation:

1. Applicants will be accepted on a first come first served basis. For single family licensed rentals, 5% of the purchase price up to \$10,000 per applicant will be reserved for up to 60 days for the purpose of down payment assistance. For licensed rooming dwellings, the incentive is 8% of the purchase price up to \$16,000 per applicant.
2. Applicants will need to contact the mortgage lender of their choice and be pre-approved for a mortgage prior to making application at the City.
3. Following the City's receipt of the pre-approval letter, the applicant will find an existing rental property for sale in the target neighborhood. The applicant and their realtor will handle all negotiations related to the purchase of the property.

Duplexes and homes converted into multiple rental units may be utilized, provided at least 50% of the property is converted to an owner-occupied state. Mixed uses residential/commercial/office structures may not be included in this program.

4. The City will be notified of the acceptance of the Purchase Agreement (by receipt of a copy of the document) and notified of the closing date which must be within 60 days of receipt of the Purchase Agreement.
5. The City will prepare a check for up to the program limit for delivery to the closing agent prior to closing, along with a Rental Housing Rights Conveyance document to be signed by the buyer at closing. This document contains the terms and conditions whereby the purchaser grants and conveys to the City the following with respect to the property being purchased:
 - a. Purchaser surrenders all rights to lease or rent the property or any portion of the property to any other person or entity, except as contained in the Conveyance document.
 - b. Purchaser surrenders any license issued by the City to use the property as a licensed family housing unit or licensed rooming or boarding dwelling unit.
 - c. Purchaser surrenders all rights to use the property as a non-conforming use or structure as a licensed family housing unit or licensed rooming or boarding dwelling unit.
 - d. The purchaser shall own and occupy the property for at least 5 years. The property may be sold or conveyed to another owner-occupant prior to the expiration of this 5-year period.
 - e. Neither the property, nor any more than one-half of the habitable floor space of the property, (excluding all garage areas, basements without sufficient egress, and other areas that may not be occupied as dwelling space), shall be leased or rented for any type of use. The only exception shall be for a limited period of time due to extraordinary hardship as approved by resolution of the City Commission.
 - f. There are no existing leases or rental agreements and no persons in possession of the property except the purchaser or the seller.
 - g. The consideration paid by the City is to be used as part of the down payment toward the purchase of the property.

TJK:js
4-9-08

Moved by Commissioner McGuire and supported by Vice Mayor Holton to announce the start-up of the Owner-Occupied Residential Incentive Program and endorse the parameters as follows:

Total Funds Available:

- \$100,000 paid for rental license rights distributed on a "first come-first served" basis

Target Neighborhood:

Revised July 13, 2009

Moved by Vice Mayor Kilmer and supported by Commissioner Tilmann to approve the expansion of the boundaries of the Residential Owner Occupied Incentive Program to include expansion of the northern boundaries to include the entire neighborhood north of High Street; West of the Mission Street commercial property line; South of Pickard Street and East of Main Street as well as the southern boundaries to be bound on the North by High Street, on the East by Arnold, the South by Bellows, and the western boundary would replicate the line between the M-2 zone and the R-3 zone.

AYES: Commissioners Holton, Joslin, Kilmer, Ling, McGuire and Tilmann

NAYS: Commissioner Palmer

ABSENT: None

Motion carried.

Eligibility Requirements:

- New purchasers of rental property
- Properties must be converted to owner-occupied/primary residence
- Purchasers must be pre-qualified for mortgage
- Purchasers must execute document conveying property's rental license back to the City for a minimum of five years

Price for Rental Licensing Rights (City will pay):

- Single family rental license: 5% of the purchase price not to exceed \$10,000
- "Rooming/boarding" license: 8% of the purchase price not to exceed \$16,000

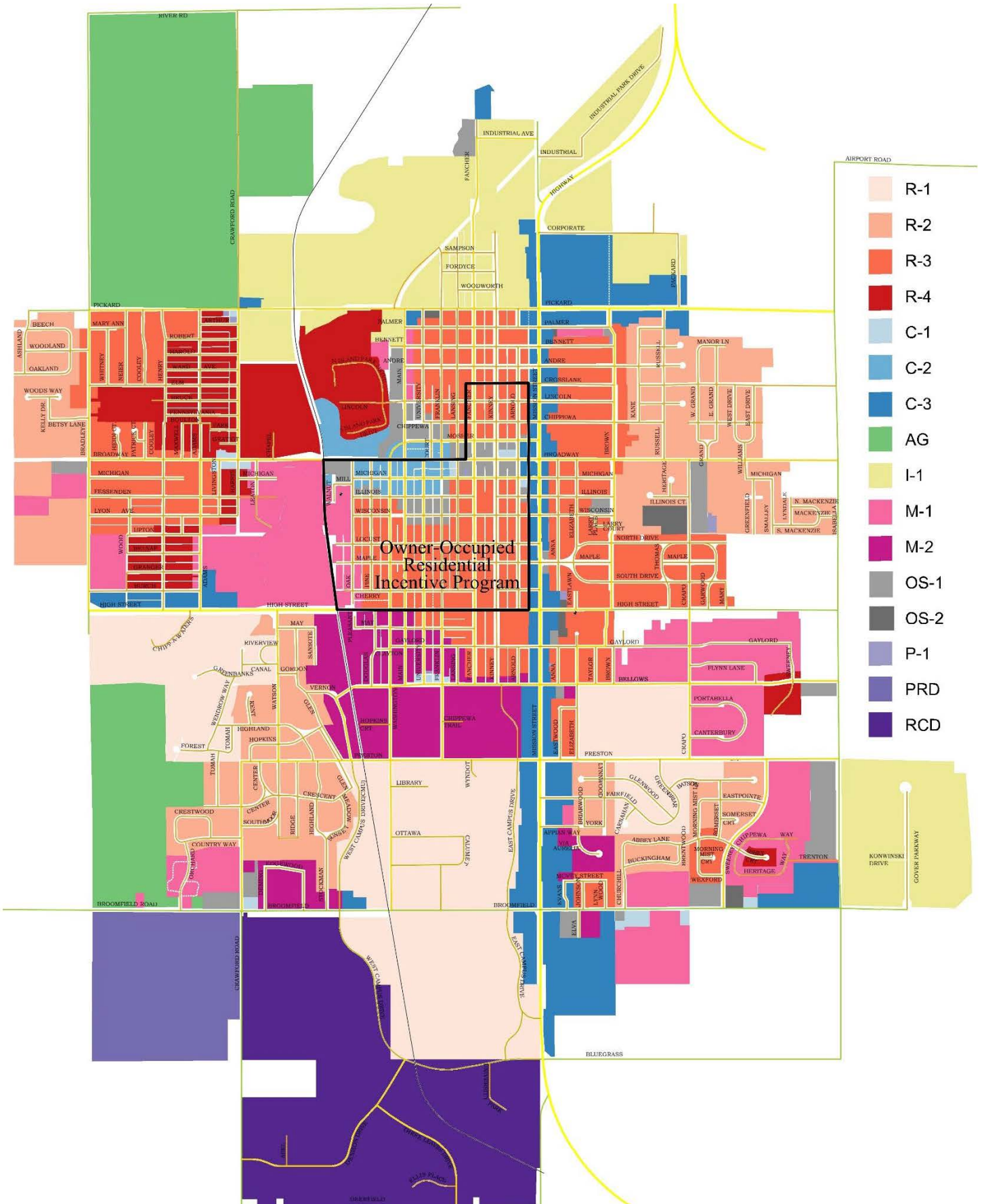
AYES: Commissioners Holton, Joslin, Kilmer, Ling, McGuire and Spycher

NAYS: Commissioner Palmer

ABSENT: None

Motion carried.

PROGRAM TARGET AREA



*OWNER-OCCUPIED
RESIDENTIAL INCENTIVE
PROGRAM*

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Goals set by the City Commission

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

Review and implement necessary incentive programs to address housing need for both new development and conversion of rental properties to homeowner properties.

Tactic 1

Revise current City Policy prohibiting the use of 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

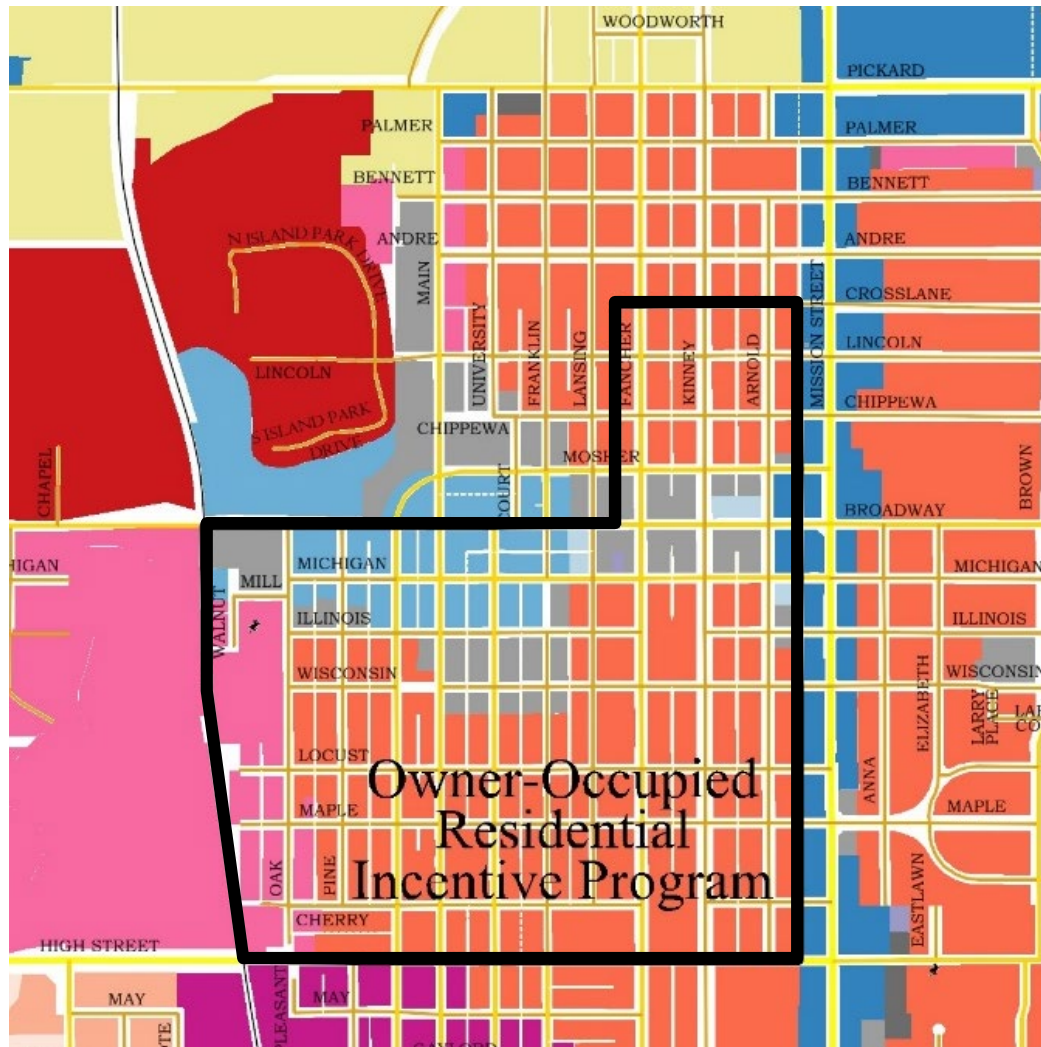
- *Increased number of residential building permits issued for new single-family home construction.*

Tactic 3

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

- *Create and implement one or more Neighborhood Enterprise Zones*
- *Create and implement a City-funded incentive program to encourage the conversion of non-conforming residential rental housing to conforming family housing*

Owner-Occupied Residential Incentive Program



In 2007 the City Commission allocated \$100,000* to help increase the amount of owner-occupied housing in the city. The Commission formally announced the program to the public at its meeting on April 14, 2008.

- Incentive for people to purchase existing rental homes and occupy/convert them to single family owner occupied homes.
- Only properties within the Target Area were eligible.
- The program was based on a 'first come first served' based.

What was available:

- Single family rental license: 5% of the purchase price up to \$10,000 per applicant;
- Rooming/boarding license: 8% of the purchase price not to exceed \$16,000.

Rental license had to be given up for at least five years.

**HODAG funds*

Impact of the Program

Date incented	Address	Type	Incentive	Date rental restriction ends
7/31/2008	411 Pine	Single family	\$1,587.50	9/1/2009
6/3/2009	321 E. Wisconsin	Two family	\$6,745.00	6/3/2014
8/6/2009	406 E. May	Single family	\$3,250.00	8/6/2014
8/14/2009	411 Pine	Repayment	-\$1,587.50	
9/18/2009	315 Oak	Single family	\$3,250.00	9/18/2014
8/16/2011	422 N. Kinney	Single family	\$4,125.00	8/16/2016
8/30/2011	514 N. Arnold	Single family	\$4,750.00	8/30/2016
3/9/2012	502 S University	Rooming	\$3,484.00	3/9/2017
5/15/2012	310 W Illinois	Single family	\$3,350.00	4/30/2017
8/1/2012	313 Andre	Rooming	\$6,400.00	8/13/2017
8/28/2012	702 N Lansing	Single family	\$4,250.00	8/27/2017
6/11/2014	811 S. Fancher	Single family	\$6,200.00	6/11/2019
9/11/2014	401 E. Palmer	Single family	\$6,000.00	9/12/2019
11/6/2015	401 S. Main	Single family	\$7,375.00	11/6/2020
12/18/2015	501 S. Kinney	Single family	\$9,500.00	12/18/2020

Provided incentives to 14 homebuyers in the central neighborhoods and expended \$68,679 of the \$100,000 program fund.

- ✓ 11 Single-Family Homes
- ✓ 2 Rooming Dwellings
- ✓ 1 Two-Family Home

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Looking back...

The Owner-occupied Housing Incentive Program (2009-2016) does not seem to have been successful.

1. Most properties would have been purchased with or without the incentive dollars;
2. The program did not appear to have been successful at changing the rental mix in the targeted area as the number of overall rental licenses remained largely unchanged;
3. To have a higher up-take, the incentive would have to be increased from a maximum of \$10,000 to approximately \$25,000 per homebuyer (especially due to the current market).

**The Program's potential benefit of increasing the ownership rate
in the City cannot be sustained in the long-term since after 5 years,
properties could again apply for a rental-license*.**

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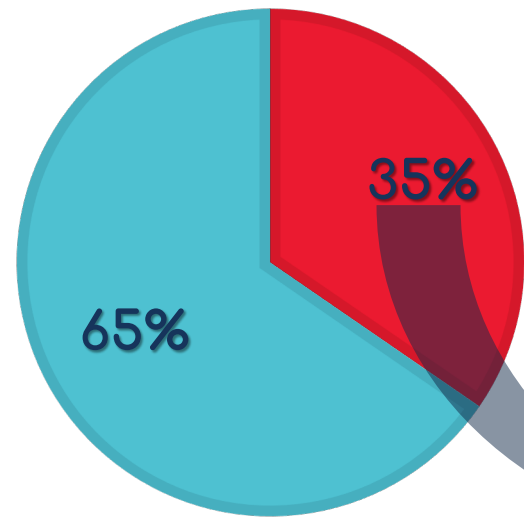
** Example: 411 Pine became again a rental in 2022*

As a reminder...

The 2019 Housing Report released owner-occupancy rate of ~35%. However, that % was based on number of units. The owner-occupancy rate is ~70% when looking at the number or lots that do not have a rental license (which better depicts the reality since there are more units within multi-unit complexes in Mt Pleasant (that mostly target students) than within single-family homes).

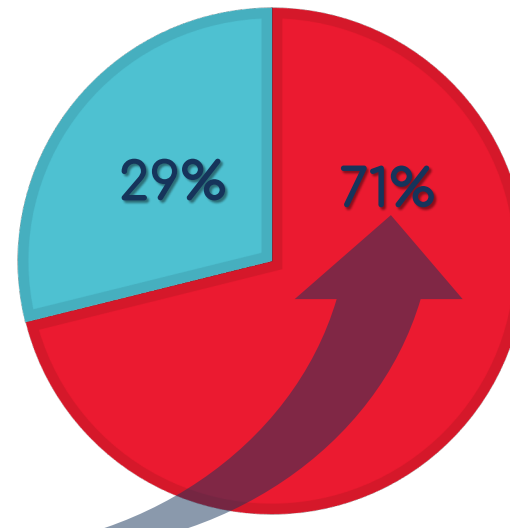
OWNERSHIP RATE BY NUMBER OF UNITS

■ Owner-Occupied ■ Rentals



OWNERSHIP RATE BY NUMBER OF LOTS*

■ Owner-Occupied ■ Rentals



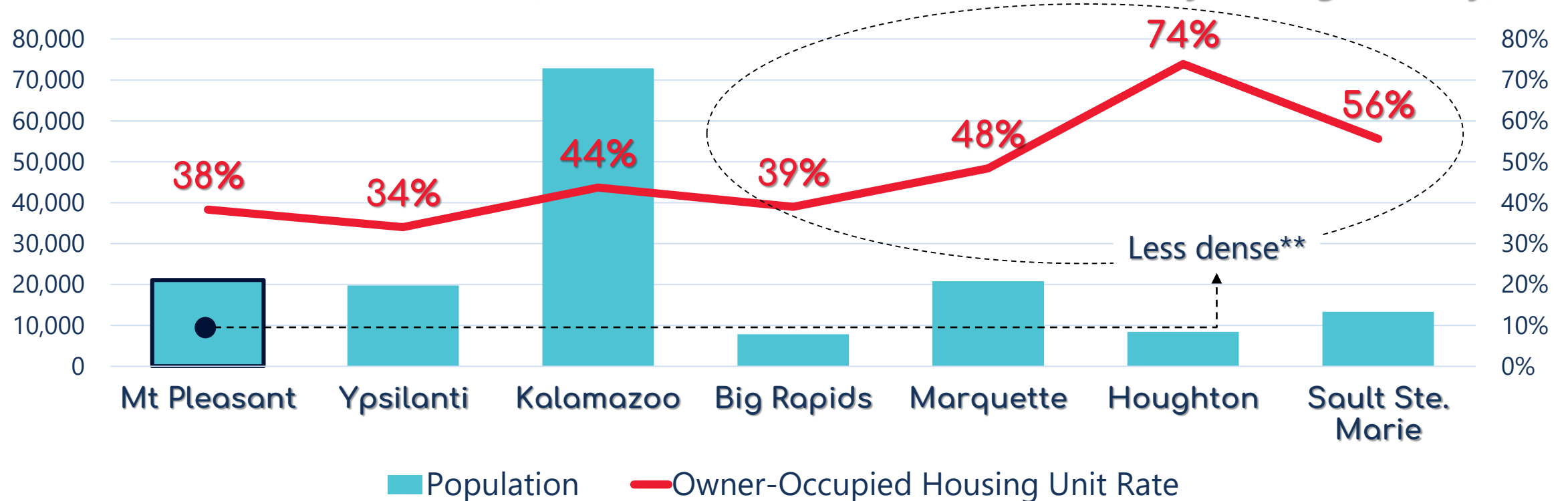
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*Program Area breakdown by lot:

- 62% owner-occupied
- 38% rentals

Rate Comparison by number of units*

When looking at the comparison rates by unit, while Mt Pleasant seem to have a similar rate as Ypsilanti, which has roughly a similar population count. Most cities with a higher rate, are less dense than Mt Pleasant (an indication of the rate of multi-family vs. single-family).

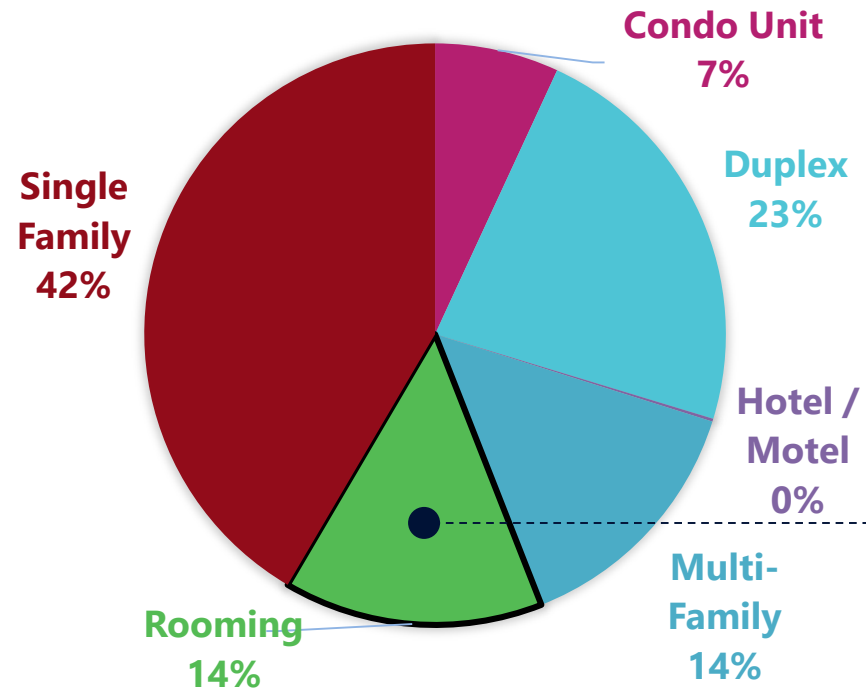


*Census Data from 2017-2021. There is no Census data conveying ownership rates by lot to be able to draw that comparison.

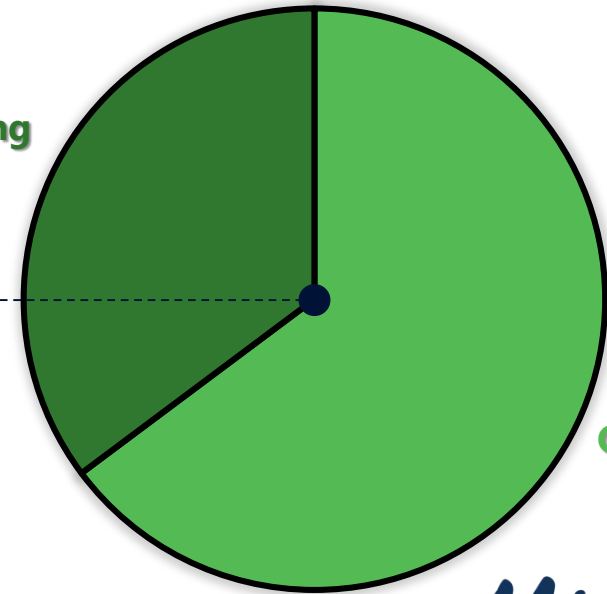
**Population per square mile: Mt Pleasant (2,808); Big Rapids (1,738); Marquette (1,820); Houghton (1,902); Sault Ste. Marie (904).

Citywide Data | Rooming Dwellings

While the City does not necessarily seem to have an ownership-rate issue, it does have a non-conformance issue when it comes to the number of Rooming Dwellings. Out of the 1,276 rental properties, 184 are Rooming Dwellings, 100 of which are non-conforming.



Non-Conforming
35%



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Refocus to Rooming Dwellings

If the City had funds to allocate to a new conversion program, refocusing the program on non-conforming properties could make sense as a strategy to:

1. Increase zoning compliance (eliminate non-conformances);
2. Better match the current housing needs of the community, as the City currently has an overabundance of student housing.
3. Benefits would be long-term, as non-conforming rooming dwellings would not be able to be put back.

However, with the current lack of resources, paired with the need to increase the incentive to make it work within the current market*, Staff recommends the City Commission to not pursue resuming the rental conversion program.

**As example, increasing the incentive to \$25,000 would only gives us approximately 4 conversions.*

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There are other Incentive Programs...

MSHDA Expands \$10K Down Payment Program Statewide

The Michigan \$10K Down Payment Assistance Program has been expanded to include all eligible residents in the state, with the Michigan State Housing Development Authority announcing that anyone with no more than \$20,000 in liquid cash assets can apply for the program.

Applicants must also complete a Homebuyer Education class.

"Since its launch, the MI 10K DPA program has been incredibly successful in helping make homeownership more attainable for people across the state," MSHDA Executive Director Amy Hovey said in a statement. "Every Michigan resident has the right to safe and affordable housing, and by making the MI 10K DPA program available statewide we are giving more Michiganders access to resources that make homeownership an achievable goal."

Previously, the program was offered to 236 zip codes. As of May 8, the program has gone statewide, with MSHDA stating in its release that one of the biggest obstacles for low and middle-income home buyers is the down payment.

The \$7,500 down payment assistance program will no longer be available. MSHDA said that any reservations for the \$7,500 program will remain in effect.

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[meet here]

Suggested Discussion

Does the Commission support the Staff recommendation to not pursue the continuation of an Owner-Occupied Residential Incentive Program?

Mt. Pleasant
[meet here]