


Council Chamber  
Hillsdale City Hall  
97 N. Broad Street  
Hillsdale, MI 49242

November 4, 2013  
7:00 p.m.  
(517)437-6441  
[www.cityofhillsdale.org](http://www.cityofhillsdale.org)


## CITY COUNCIL AGENDA

### CITY OF HILLSDALE REGULAR MEETING

- 2pm*
1. Call to Order and Pledge of Allegiance
  2. Roll Call
  3. Approval of Agenda
  4. Public Comments on Agenda Items
  5. Consent Agenda *Approved @ 9-0 minutes*
    - A. Approval of Bills from October 24, 2013: Claims of \$176,788.39 Payroll of \$90,545.93
    - B. Committee Reports (Pending Approval):
      1. Finance Minutes of October 28, 2013  
Minutes 10/28/13
    - C. Council Minutes of October 21, 2013  
Minutes 10/21/13
    - D. SOAR Agreement  
CM Memo  
Agreement
    - E. *DART Drug & Alcohol policy*
  6. Communications/Petitions
  7. Introduction and Adoption of Ordinance/Public Hearing
    - A. An Ordinance to Amend Section 36-272(3) of Division 7 of Article III, of Chapter 36 of the Code of the City of Hillsdale

CM Memo 

Planning & Zoning Memo 

Ordinance  #2013-5

8. **Unfinished Business**

- A. Local Streets Maintenance
- B. Code Enforcement

*Charles St.  
C&G is complete, sidewalk installation has begun.*

9. **Old Business**

- A.

10. **New Business**

- A. Airport Farmland Lease - 72 Acres - \$11,952

CM Memo 

Land Lease Agreement 

11. **Miscellaneous**

- A. Info Only

Comcast Letter 

7:10pm 12. **General Public Comment**

13. **Adjournment**

City of Hillsdale  
Finance Committee Meeting Minutes  
Monday, October 28, 2013  
2nd Floor Conference Room  
Hillsdale City Hall  
5:15 PM

Call to Order: 5:17 p.m. by Chairperson Scott Sessions

Present: Finance Committee Councilpersons: Mary Beth Bail, Sally Kinney, Scott Sessions, and City Manager Linda Brown

Absent: Finance Director Bonnie Tew

Public: Hannah Brinks, (Hillsdale College) and Allen Beeker, (Zoning and Planning)

Public discussion: No public discussion.

Invoices and vendor approval for checks printed on October 24, 2013 were reviewed and discussed by the committee. Explanations provided by City Manager Linda Brown are:

\$1,014.63 To Tri-State Fleet Service (Department of Public Services). These costs were paid to Tri-State Fleet Service for repairs to truck number 8 .

\$687.90 To Lyden Oil Company (Dial-A-Ride). These costs were paid to Lyden Oil Company to dispose of the used oil and anti freeze.

Motion made by Councilperson Kinney to recommend approval of bills to Council; 2nd by Councilperson Bail. Ayes:3 Nays: 0

Motion by Councilperson Bail to adjourn the meeting, 2nd by Councilperson Kinney.  
Meeting adjourned: 5:22 p.m.

Respectfully submitted by: Chairperson Sessions

Council Chambers  
Hillsdale City Hall  
97 N. Broad St.  
Hillsdale, MI 49242

October 21, 2013  
7:00 p.m.  
(517)437-6441  
[www.cityofhillsdale.org](http://www.cityofhillsdale.org)

## CITY COUNCIL MINUTES

City of Hillsdale  
Regular Meeting

### Call to Order and Pledge of Allegiance

Mayor Douglas G. Moon opened the meeting with the pledge of allegiance.

### Roll Call

Mayor Douglas G. Moon called the meeting to order with the following Council members present: Council members Brian Watkins and Casey Sullivan representing Ward One; Council members Ruth Brown and Sally Kinney representing Ward Two; Council members Scott Sessions representing Ward Three; and Council members William Arnold and Mary Beth Bail representing Ward Four.

Also present were City Manager Linda Brown, Deputy City Clerk Michelle Loren, City Attorney Lewis Loren, Bonnie Tew, Rick Rose (BPU), Matt Durr (Hillsdale Daily News), John & Kennette Spratt, Judy Buzo, Aimee England, Kathy Newell (Blossom Shop/HBA), Amanda Tindall (Hillsdale Collegian), Eric Hoffman (Stillwell Ford), Ben Jiles (Hillsdale College), Hannah Leitner (Hillsdale Collegian), Monica Brandt (Hillsdale Collegian).

### Approval of Agenda

City Manager Brown asked for the addition of Consent Item F. Amendment of Resolution #3131 Knox Ventures CRE. City Manager Brown explained that during the CRE application submittal process it was discovered that original application improperly stated Knox Ventures, Inc. as the owner/applicant. Bulldog Holdings, LLC is the proper owner/applicant. Because James Knox is the holder of both entities, the State offered to accept an amended resolution with the correction as a remedy.

Motion by Councilperson Sullivan, supported by Councilperson Watkins, to approve the October 7, 2013 Agenda as amended.

All ayes.

Motion carried.

### Public Comment

None

### Consent Agenda

The items listed in the Consent Agenda are considered to be routine by the City Council and the City Manager and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Councilmember. In this event, the item will be removed from the Consent Agenda and Council action will be taken separately on said item.

- A. Approval of Bills from September 26, 2013: Claims of \$171,292.57 & Payroll of \$90,142.24.
- B. Committee Reports (Pending Approval):
  - 1. ZBA Minutes of September 16, 2013
  - 2. Finance Committee Minutes of September 16, 2013
  - 3. Finance Committee Minutes of September 30, 2013
- C. Council Minutes of September 16, 2013
- D. Current Office Solutions Copier Contract
- E. Belson Asphalt Contract
- F. Amended Resolution #3131

Councilperson Wolfram arrived at 7:06 p.m.

Motion by Councilperson Brown, supported by Councilperson Sessions, to approve the Consent agenda as presented Roll call: Councilpersons Bail – yes; Brown – yes; Kinney – yes; Sessions – yes; Sullivan – yes; Watkins – yes; Wolfram – yes; Mayor Moon – yes; Arnold – yes.

Approved 9-0.

Motion carried.

#### **Communications and Petitions**

Letter from Connie & Marty Brumbaugh.

#### **Introduction and Adoption of Ordinances/Public Hearings**

- A. Holton Trust (Stillwell Ford – CRE Public Hearing Resolution #3151. City Manager Brown stated that on October 1, 2013 the City Clerk received an application from the Betty Jean Holton Revocable Trust for a Commercial Rehabilitation Exemption for the building leased and occupied by Stillwell Ford Lincoln located at 3780 W. Carleton Road. City Manager Brown stated the Economic Development Board met and reviewed the request. City Manager Brown stated it was necessary to hold a public hearing this night to allow the public opportunity for input regarding the requested exemption. Following the hearing, Council will be required to approve or disapprove the request and, if approved, the number of years.

Mayor Moon opened the Public Hearing regarding the Holton Trust request for a CRE. As there were no comments from the public, Mayor Moon closed the public hearing and opened the floor for council comment. No comment was offered.

Motion by Councilperson Brown, supported by Councilperson Watkins, to adopt Resolution #3151 granting a 10 year Commercial Rehabilitation Exemption and authorize the Mayor and City Clerks signatures on behalf of the City. Roll call: Councilpersons Brown – yes; Kinney – yes; Sessions – yes; Sullivan – yes; Watkins – yes; Wolfram – yes; Mayor Moon – yes; Councilpersons Arnold – yes; Bail – yes.

Approved 9-0

Motion carried.

- B. Cake Thyme Application for Obsolete Property Rehabilitation. City Manager Brown reported that an Obsolete Property Rehabilitation application from Cake Thyme was received by the City Clerk. City Manager Brown was advised the application was not complete. Several unsuccessful attempts were by the Deputy Clerk and the Assessor to obtain the necessary documentation. The Assessor's memo reflects the inconsistencies and lack of documentation.

Motion by Councilperson Watkins, supported by Councilperson Sullivan, to adopt Resolution # 3152 to deny the Cake Thyme Application for Obsolete Property Rehabilitation. Roll Call: Councilpersons Kinney – yes; Sessions – yes; Sullivan – yes; Watkins – yes; Wolfram – yes; Mayor Moon – yes; Councilpersons Arnold – yes; Bail – yes; Brown – yes.

Approved 9-0

Motion carried.

#### **Unfinished Business**

- A. Local Streets Maintenance. None
- B. Code Enforcement. City Manager Brown stated Kim Thomas, the new Assessor has been working on past and present code enforcement issues. City Manager Brown presented Council with violations addressed beginning September, 2013 and informed Council that reports regarding previous pending violations are available for review.

#### **Old Business**

None

### New Business

- A. Precision Gage, Inc. Industrial Facilities Tax Exemption. City Manager Brown reported that on October 15, 2013 the City Clerk Received an application from Precision Gage, Inc. for an industrial Facilities Tax Exemption on personal property. The EDC Board met on Thursday, October 17 and made recommendation to approve the request. City Manager Brown reported an opportunity to be heard was given to the Assessor and taxing authorities and no response was received.

Motion by Councilperson Wolfram, supported by Councilperson Arnold, to adopt Resolution #3153 granting an Industrial Facilities Tax Exemption to Precision Gage for 11 years and authorize the Mayor and Clerk's signatures on behalf of the City. Roll Call: Councilpersons Sessions – yes; Sullivan – yes; Watkins – yes; Wolfram – yes; Mayor Moon – yes; Councilpersons Arnold – yes; Bail – yes; Brown – yes; Kinney – yes.

Approved 9-0

Motion carried.

- B. Hillsdale Business Association Light Up Hillsdale Parade. City Manager Linda Brown reported the Hillsdale Business Association has requested approval by the City of certain street closures and barricades to safely accommodate the "Light Up Hillsdale" parade on December 7, 2013 at 6:30 p.m.

Motion by Councilperson Watkins, supported by Councilperson Kinney, to approve the street closures and the necessary barricades for the HBA "Light Up Hillsdale" parade on December 7, 2013 at 6:30 p.m. Roll Call: Councilpersons Sullivan – yes; Watkins – yes; Wolfram – yes; Mayor Moon – yes; Councilpersons Arnold – yes; Bail – yes; Brown – yes; Kinney – yes; Sessions – yes.

Approved 9-0

Motion carried.

### General Public Comment

None

### Council Comment

City Manager Brown reminded everyone of the Candidate Forum on Tuesday, October 22, 2103 at Phillips Auditorium.

Council members Brown and Wolfram gave updates on events happening in and around the city.

### Adjournment

Motion by Councilmember Arnold, seconded by Councilmember Sessions, to adjourn.

Motion carried.

7:39 p.m.

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Douglas G. Moon, Mayor

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Michelle Loren, Deputy Clerk

# **City of Hillsdale Agenda Item Summary**

**Meeting Date:** November 4, 2013

**Agenda Item #5:** Consent Agenda

## **D. S.O.A.R. Agreement**

I have attached a proposed Agreement between the City and Hillsdale College which establishes the agreement between the College and the City regarding the College's program known as Service Opportunities and Rewards (S.O.A.R.). The program is a College sponsored employment program to provide its students with a means to earn money to defray a portion of their education expenses, provide them with life experiences to help them prepare for future careers and to promote goodwill within the community at large.

The City has no monetary commitment as a result of the contract. The attached agreement has been approved by the City Attorney and I recommend Council approve signatures by the Mayor and Deputy Clerk by approval of the Consent Agenda.

## **S.O.A.R. PROGRAM AGREEMENT**

This agreement is made and entered this \_\_\_\_ day of October 2013 by and between Hillsdale College, of Hillsdale, Michigan (the "Institution") and City of Hillsdale, of 97 North Broad Street, Hillsdale, Michigan, a Michigan municipal corporation (the "Agency") for a term beginning August 28, 2013 and ending on May 7, 2014, unless otherwise terminated earlier as hereinafter set forth.

### **Preamble.**

In 1993 the Institution created a program known as the S.O.A.R. Program, with "S.O.A.R" being an acronym for Service Opportunities and Rewards. The S.O.A.R. Program was created as an Institution sponsored employment program to provide its students with a means to earn money to defray a portion of their education expenses, provide them with life experiences that will help prepare them for their future careers, and promote goodwill within the community at large. Under the S.O.A.R. Program, eligible students, as determined and selected by the Institution, are employed by it and placed with governmental and non-profit organizations with which agreements have been entered to perform community services and work, the nature of which is in the public interest as delineated by the Institution in the agreement. The governmental and non-profit organizations with which students are placed then provide professional direction and guidance to assure that the services and work to be performed are consistent with the purposes of the agreement.

The Institution has determined that the Agency is qualified to participate in the S.O.A.R. Program and is desirous of entering an agreement with it for the above-stated purposes. The Agency, having determined that it is in its best interests and the best



interests of the public to participate in the S.O.A.R. Program, is also desirous of entering such an agreement.

Accordingly, the Institution and the Agency agree as follows:

Agreement.

1. The Institution hereby agrees to identify and select qualified students to participate as a student worker under the S.O.A.R. Program, and to assign one or more of them to the Agency to perform one or more of the community services and work that the Institution has delineated in the attached Exhibit A. The Agency agrees to assign a student so selected and accepted by it to the performance of one or more of the community services and work areas delineated in the attached Exhibit A for so long as this agreement is in effect unless otherwise agreed by the parties in writing.

2. The Institution and the Agency agree that none of the community services or work that a student participant performs may result in the displacement of the Agency's employees, or impair or conflict with the Agency's collective bargaining agreements of other contracts for services that now exist or are entered in the future.

3. The Institution and Agency further agree the conditions under which a student participant performs community services or work shall be appropriate for the activity performed and not be less than are applicable to the Agency's employees performing the same or similar services or work.

4. Each student participant assigned and accepted under this agreement is acknowledged to be the Institution's employee for whom the Institution and Agency agree the Institution shall be solely responsible for the payment of each student participant's compensation, workers' compensation, and other legally required or elective employment-related benefits and protections and from which the Institution agrees to defend, indemnify, and hold the Agency harmless from liability.

5. It is further agreed that:

A. The Institution shall establish the number of hours of community service and work that a student participant may provide under this agreement; provided, however, that such hours shall not exceed 8 hours in any one week, without the prior approval of the Agency, and provided further that Agency may

reduce or eliminate completely the number of house worked in any one day. Student participants are not expected to work during breaks and holidays when Hillsdale College classes are not in session.

B. The Agency shall submit a report to the Institution no later than the 27<sup>th</sup> day of each month that contains the information necessary for it to maintain its payroll records regarding the community service and work provided by and the compensation it pays to a student participant.

6. The Institution represents and covenants that it shall not discriminate against any employee or applicant for employment with respect to hiring, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of race, color, religion, national origin, age, height, weight, marital status or other legally protected status. It is understood and agreed by and between the parties that breach of this covenant may be regarded as a material breach of this agreement.

7. The Institution agrees and consents to the Agency's disclosure by reproduction or otherwise of this Agreement and any and all correspondence, forms, and documents provided by or exchanged between the parties to such persons, parties and entities as the Agency determines in its sole discretion, and/or in response to an order or subpoena from a court or tribunal, or in response to a request under the Freedom of Information Act or other applicable law.

8. The Institution reserves the right to publicize the name of any student participant and the Agency.

9. Either party may terminate its obligation to provide or accept any student participant or to require or allow the performance of any of the community services or work contemplated by this agreement by any student participant at any time, or terminate this agreement without further obligation or liability to other at its option, with or without cause, and without prejudice to any other remedies to which it might be entitled under this agreement, or otherwise, whether in law, in equity, by giving written notice of termination to other; provided, however, that in the event of termination of this agreement in its entirety or as to all or any student participants, the provisions of paragraph 4 shall survive and remain in full force and effect.

Notice of termination pursuant to the forgoing provisions shall be provided in writing and shall be effective upon delivery by first class mail return receipt requested or personal service.

HILLSDALE COLLEGE

CITY OF HILLSDALE

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Richard J. Moeggenberg, Director  
Office of Student Financial Aid

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Douglas Moon, Its Mayor

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Michelle Loren, Its Deputy Clerk

## SCHEDULE A

The S.O.A.R. student may be asked to assist with the following projects:

- The Business Center at the Hillsdale Community Library. The intern will learn how to use the Business Center data bases and help patrons find material on starting a new business, writing a business plan and utilizing the databases for research. The intern may work with local businesses, make the program available to the public and promote the resources that are available.
- Rental Rehabilitation program. The City is in the process of starting a rental rehabilitation program through the Michigan State Housing Development Authority (MSHDA). The S.O.A.R. intern will be providing assistance in developing this program.
- The Community Calendar. This calendar could be used by members of the City, the arts community, non-profit groups and the community at large to post community events. The intern will populate the calendar with events throughout the year, advertise and educate the public on how to self-publish events on the Community Calendar. By the end of the year, the calendar should be self-sustaining and capable of upkeep by City staff on a regular basis.
- The budget process and assisting the City Finance director in preparing data used in budget preparation
- Dial-A-Ride Grant Application. The S.O.A.R. intern may be asked to look for more effective use of Dial-A-Ride to better serve the public. The S.O.A.R. intern may be involved in the process of the grant funding applications with Federal and State Transportation departments such as budget preparation, transportation coordination plan, Title VI compliance, capital requests, certifications, and reporting.
- Marketing Brochure: A marketing brochure is needed for the City to guide tourists and visitors to area attractions and local businesses. This brochure will provide a map, pictures and information to draw visitors to the area.
- City Web Site: There is a constant need to update the City web-site with current information. The S.O.A.R. intern could also facilitate the City's use of social media to better communicate with its citizens, to publish critical updates and use the web-site for business attraction efforts.
- Historical Tourism: The City of Hillsdale is on the National Register of Historic Places. It has an active and effective Historical Society and a genealogical research group, Friends of the Mitchell Research Center. The S.O.A.R. intern may be asked to help with historical material to be developed, distributed and adapted to a historical tourism marketing campaign.

# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:** November 4, 2013

**Agenda Item #7:** Introduction of Ordinances/Public Hearings

**Re: An Ordinance to Amend Section 36-272(3) of Division 7 of Article III, of Chapter 36 of the Code of the City of Hillsdale**

### **BACKGROUND:**

It was recently discovered that the zoning ordinance as written for the B-2 District required patrons to be served only while seated within the building and did not permit any service of a drive-in or open front store. The Planning Commission, after reviewing the language, proposed a modification to the ordinance mainly to accommodate outside seating on the business's property and, secondarily, allow for open front stores i.e. walk-up windows for ice cream shops, etc.

The ordinance was prepared and received by the Planning Commission as a proposed ordinance at its meeting on October 15, 2013 at which time a public hearing was held. The ordinance was then published as a proposed ordinance and now comes to Council to be considered for passage.

### **RECOMMENDATION:**

I recommend that Council pass the proposed ordinance amendment and order its publication as such. It would not become effective until fifteen (15) days following passage provided publication has taken place.

ORDINANCE #2013- 5

AN ORDINANCE TO AMEND SECTION 36-272(3) OF DIVISION 7 OF  
ARTICLE III, OF CHAPTER 36 OF THE CODE OF THE CITY OF HILLSDALE

THE CITY OF HILLSDALE ORDAINS THAT:

Section 36-272(3) of Division 7 of Article III of Chapter 36 of the Code of the City of  
Hillsdale should be and is hereby amended to read as follows:

(3) Restaurants and taverns including outdoor seating, but excluding drive-through  
restaurants and taverns.

Except as specifically amended above all provisions contained in Section 36-272 of the  
Code of the City of Hillsdale are hereby ratified and declared to be and remain in full force and  
effect.

This ordinance and/or a summary of its regulatory effect and its effective date shall be  
published within fifteen (15) days from the date of its passage as required by law.

Subject to said publication having occurred as above provided, this ordinance shall  
become effective fifteen (15) days from the date of its passage.

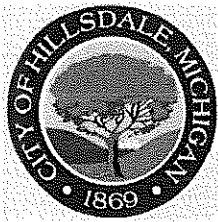
Passed at a regular meeting of the Council of the City of Hillsdale held on the \_\_\_\_ day of  
\_\_\_\_\_, 2013.

CITY OF HILLSDALE

By \_\_\_\_\_  
Douglas Moon – Mayor

By: \_\_\_\_\_  
Michelle Loren – Deputy Clerk

Date Proposed: 10/15/2013  
Date Published as Proposed: 10/23/2013  
Date Passed: \_\_\_\_\_  
Date Published as Passed: \_\_\_\_\_  
Effective Date: \_\_\_\_\_



**TO:** City Manager

**FROM:** Planning and Zoning

**DATE:** October 18, 2013

**RE:** Amendments to Section 36-272(3) of Division 7 of Article III of Chapter 36 of the Code of the City of Hillsdale

**Background:** A local business within the downtown area (B-2 Zoning District) approached the city to inquire whether the city ordinance allowed food and beverage to be sold and consumed on their property outside of the business structure.

Upon review of the existing ordinance it became clear that the terminology allowing restaurants in that district used limiting language that potentially brought other downtown businesses that sold food and drink in jeopardy of being in violation of said ordinance.

At the request of the Planning and Zoning Administrator, the planning commission reviewed the ordinance with this new information in mind and determined that an amendment was needed. It was determined that the intent of the ordinance was to deny businesses that sold food and drink from having vehicle drive-through facilities. Open-front and carry-out restaurants and taverns would be welcomed and those that were already in operation would be able to continue.

The Planning Commission held a hearing on October 15, 2013 to consider the revised language. The attached Proposed Ordinance includes amendments made at that meeting.

# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:** November 4, 2013

**Agenda Item #10:** New Business A – Airport Farmland Lease

### **BACKGROUND:**

As you will recall, the City recently acquired property on the north side of the existing airport property for use in the expansion. I spoke with Brian Fix regarding the possibility of a lease agreement with the City under the same terms and conditions as the existing lease with Mr. Fix for other areas of airport property. He is willing to lease the property for one (1) year under the same terms of the agreement which include payment of \$166.00 per acre and assumption of taxes by Mr. Fix. The total tillable acreage is approximately 72 acres bringing the lease amount to \$11,952.00 which would be payable upon execution of the lease.

### **RECOMMENDATION:**

I recommend Council authorize the Mayor and Deputy Clerk's signatures on the Lease Agreement with Mr. Fix.



## LEASE AGREEMENT

This Lease Agreement is entered on November \_\_\_\_\_, 2013 between the City of Hillsdale, a Michigan Municipal corporation, of 97 N. Broad Street, Landlord, Michigan 49242 (Landlord) and Brian Fix, of 10600 Burt Road, Pittsford, Michigan 49271 (Tenant).

Landlord is the owner of certain land located in the Township of Adams, Hillsdale County, Michigan which is depicted and identified with particularity in the attached Exhibit A and consists of a total of approximately seventy-two (72) tillable acres (the "Acreage"). The Acreage is not currently being used or required by Landlord for any of its operations.

Landlord is willing to lease the Acreage to Tenant for the limited purpose and on the terms and conditions hereinafter set forth, and Tenant is desirous of leasing the Acreage from Landlord on that basis.

Tenant is desirous of leasing the Acreage for the purpose of raising crops on it, and Landlord is willing to lease the Acreage to Tenant for the proposed purpose on the terms and conditions hereinafter set forth. Tenant is willing to lease the Acreage from Landlord on that basis.

Therefore, Landlord and Tenant, in consideration of the following mutual covenants and promises, agree as follows:

### Agreement:

1. Tenant is hereby granted a lease on and the exclusive use, possession, and control of the Acreage for the purpose of planting, growing and harvesting crops on and from the Acreage, and for no other purpose, subject to his compliance with the remaining terms, conditions and restrictions of this Lease Agreement and except as otherwise specifically provided herein, all of which the parties deem and acknowledge to be material.

2. The term of this Lease Agreement commences on the date the last of the parties signs this lease agreement, and ends on December 31, 2014.

3. Tenant shall pay Landlord the total sum of Eleven Thousand Nine Hundred Fifty-two (\$11,952) Dollars, as rent, immediately upon execution of this Lease Agreement.

4. Tenant agrees to have all crops removed from the Acreage not later than midnight on December 31, 2014. In the event that all crops are not removed from the Acreage by said date and time, the crops then remaining shall become the property of Landlord, and Landlord shall have the sole and exclusive right to them, as well as the sole and exclusive right to enter upon the affected acreage, harvest and sell the crops then remaining thereon, and retain all proceeds as liquidated damage.

5. Tenant acknowledges that the Acreage or portions thereof are or might be needed for use in connection with Landlord's airport. In the event Landlord, in its sole discretion, determines that the Acreage, or any portion thereof is needed for airport purposes prior to the expiration of this Lease Agreement, this Lease Agreement shall become void and of no effect as to the portion so required upon written notification to Tenant. Possession of such required portions shall be immediately surrendered except as otherwise provided in paragraph 6B.

6. In the event of termination or partial termination of this Lease Agreement pursuant to paragraph 5:

A. As to crops not yet ready to harvest at the time of termination, Landlord agrees to and shall reimburse Tenant for any actual reasonable and verified out-of-pocket expenses that Tenant has incurred in connection with renting, fertilizing, seeding, spraying or cultivating the portion of the Acreage included within the termination since the immediately preceding January 1, but excluding any charges for labor or custom work; provided, however, that the total reimbursement to be paid to Tenant pursuant to this paragraph shall not exceed the lesser of:

- i. The annual lease payment received by Landlord for the year in which termination occurs; or
- ii. The actual, verified out-of-pocket expenses incurred by Tenant since the immediately preceding January 1 that are attributable solely to the affected portion of the Acreage; or
- iii. The percent of the total actual, verified out-of-pocket expenses incurred by Tenant with regard to all of the Acreage since the immediately preceding January 1 that is computed by dividing the acres within the terminated portion by the total Acreage.

B. As to crops ready to harvest at the time of termination, Landlord agrees to provide Tenant an opportunity to remove said crops within a time period not exceeding thirty days from the date upon which notice is given. There shall be no reimbursement paid to Tenant for any portion of its out-of-pocket expenses in this event. Should Tenant fail to remove all of said crops within said thirty-day period, Landlord shall have the sole and exclusive right to them and the sole and exclusive right to enter upon the affected acreage, harvest and sell the crops then remaining thereon, and retain all proceeds as liquidated damages.

7. Tenant agrees to and shall defend, indemnify, and hold Landlord harmless from all claims, demands, causes of action, lawsuits, damages, costs, expenses and losses or whatever kind or nature arising from, out of or because of any acts and omissions of Tenant, his employees, agents, licensees and/or invitees in connection with or arising from his or their presence on, occupation and/or use of the Acreage.

8. Tenant shall obtain and maintain a policy of insurance with such insurance carrier and with such limits of liability and coverage as is acceptable to Landlord in which Landlord is identified as an additional named insured. A copy of such insurance policy and the applicable declaration sheet and proof of each renewal thereof shall be provided to Landlord as a prerequisite to the continuance of this Lease Agreement.

9. Tenant agrees that he shall maintain and utilize the Acreage in accordance with good and sound farming practices during the term of this Lease Agreement and shall return the Acreage to Landlord in at least as good a condition as when taken.

10. In addition to the lease payments provided for in paragraph 3, Tenant shall also promptly pay when and as due all taxes, assessments, fees or charges that might be levied upon the Acreage that is covered by this Lease Agreement. Tenant further agrees to and shall keep the Acreage free from liens of any kind or nature.

11. Tenant agrees to and shall be solely responsible for applying for and pursuing the acquisition of any tax exemptions that might be applicable.

12. Landlord reserves that right to enter upon the Acreage for the purpose of applying sewage sludge to the Acreage; provided, however, that no such applications may be performed at a time or in a manner that disrupts or interferes with Tenant's farm operation on said Acreage.

13. Unless otherwise agreed in writing between the Landlord and Tenant, Tenant shall not use, permit, or suffer the use of the Acreage for recreational activities of any kind, including but not limited to, horseback riding, the riding or operation of all-terrain or other off-road vehicles of any kind, hunting, or for any purpose other than the planting, growing and harvesting crops on and from the Acreage.

14. In the event of default by Tenant in the performance of any of his obligations under this Lease Agreement, Landlord shall provide written notice and demand to cure to Tenant in which the nature of the default is specified. Should said default remain uncured for a period of thirty (30) days Landlord shall be and is hereby granted the right to terminate this Lease Agreement. In the event of termination pursuant to this paragraph, all crops then planted and/or growing thereon shall become the property of Landlord and Landlord shall thereupon have the sole right to enter upon the Acreage at such times as it determines appropriate, remove and sell any crops then and/or thereafter growing thereon, and retain any proceeds from their sale as liquidated damages. Waiver of any default or Landlord's election not to require cure of any default shall not constitute a waiver of any future default by Tenant of his obligations under this Lease Agreement.

15. In addition to all other remedies and relief, Tenant shall be responsible for all consequential damages and for all of Landlord's actual attorney fees and costs as are incurred by it as a consequence of Tenant's default, the actions needed to terminate this Lease Agreement in accordance with applicable law and/or to otherwise enforce its provisions.

16. Neither this Lease Agreement nor any interest in or under it may be assigned by Tenant to any other person, firm or corporation.

17. This Lease Agreement is hereby declared binding upon the successors, heirs and/or assigns of each party.

IN WITNESS WHEREOF, the parties have affixed their hands.

LANDLORD  
CITY OF HILLSDALE

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Douglas G. Moon, Mayor

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Michelle Loren – Deputy Clerk

STATE OF MICHIGAN)

)ss.

County of Hillsdale )

On this \_\_\_\_ day of \_\_\_\_\_ 2013, before me a Notary Public in and for said County and State, personally came the above named Douglas G. Moon and Michelle Loren, to me known to be the Mayor and Deputy Clerk of the City of Hillsdale, respectively, and the same persons described in and who executed the within instrument, who acknowledged the same to be within their authorized authority and their free act and deed.

\_\_\_\_\_  
Notary

Hillsdale County, Michigan  
My Commission Expires:

TENANT

\_\_\_\_\_  
Brian Fix

STATE OF MICHIGAN)

)ss.

County of Hillsdale )

On this \_\_\_\_ day of \_\_\_\_\_ 2013, before me a Notary Public in and for said County and State, personally came the above named Brian Fix, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

\_\_\_\_\_  
Notary

Hillsdale County, Michigan  
My Commission Expires:



Manager's Office  
RECEIVED  
Date 10/15/2013

October 9, 2013

Linda Brown, Manager  
City of Hillsdale  
97 North Broad Street  
Hillsdale, MI 49242

Dear Ms. Brown:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of some channel changes. Customers are being notified of these changes via bill messages.

Effective November 11, 2013, OWN will move from channel 32 to channel 178.

Also, effective December 5, 2013, TV Guide Network (ch. 100) on the Limited Basic package will undergo a format change, swapping the split-screen version for a full-screen version and moving to the Digital Starter and Digital Economy packages.

Additionally, effective December 16, 2013, Howard Stern On Demand will no longer be provided by Comcast.

As always, feel free to contact me directly at 734-254-1888 with any questions you may have.

Sincerely,

A handwritten signature in dark ink, appearing to read "Frederick G. Eaton".

Frederick G. Eaton  
Senior Manager, Government Affairs  
Comcast, Heartland Region  
41112 Concept Drive  
Plymouth, MI 48170



October 10, 2013

To: Rick Rose  
Board Members  
City Finance Committee

From: Annette Kinney

RE: Cash and Investment Accounts

Provided below are the classifications and amounts that we have in cash and our investment accounts as of 9-30-13.

Restricted Funds (Can be used for no other purpose then what is stated)

Electric	\$ 0	Rate Stabilization Fund
Water	\$ 234,152	Bond Reserve Fund – 1994, 1999 Bonds
Sewer	\$ <u>431,491</u>	Equipment Replacement Reserve Fund
	\$ 665,643	

Debt Service Funds (Can only be used for the payment of the current bond principal and interest payments. Accrued monthly.)

Water	\$368,505	1994 and 1999 Bonds (P & I payments due 10-1-13)
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Designated Funds (Are set aside for a certain purpose – usually capital projects – they can be re-designated)

Electric	\$1,838,947	Capital Projects Fund
Water	\$ 203,210	Capital Projects Fund
Sewer	\$ <u>167,903</u>	Capital Projects Fund
	\$2,210,060	

Unrestricted Funds (Used for monthly expenses, etc.)

Electric	\$ 49,315
Water	\$ 80,210
Sewer	\$ <u>0</u>
	\$ 129,525





# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:**           **October 21, 2013**

**Agenda Item #7:**   **Introduction of Ordinances/Public Hearing**  
                          **Holton Trust (Stillwell Ford) - CRE**  
                          **(Public Hearing) (Resolution)**

### **BACKGROUND:**

On October 1, 2013 the City Clerk received an application from The Betty Jean Holton Revocable Trust for a Commercial Rehabilitation Exemption for the building leased and occupied by Stillwell Ford Lincoln located at 3780 W. Carleton Road.

I have included the application from which you can see that the overall investment pursuant to the application is \$1,558,900 to renovate and expand the sales and service center from 23,848 to 27,381 square feet. There have been no previous abatements granted for the property. I have also included information prepared by the Assessor detailing the impact on taxes for the period of the exemption. The application requests a ten (10) year abatement.

The projected job creation at this time is two (2) new positions and forty-eight (48) retained jobs. If you refer to the attached information from the Assessor you will see that granting the exemption for the full ten (10) year period would mean that the City would forgive \$146,278. This matter will be considered by the Economic Development Board on Thursday morning after the Council packet has been issued. Accordingly, I will provide information at a later time regarding that Board's recommendation.

It will be necessary to conduct a public hearing tonight to allow the public opportunity for input regarding the requested exemption. Following the public hearing, Council will be required to make a decision whether to approve or disapprove the request and if it is approved, to determine the number of years.

### **RECOMMENDATION:**

I recommend that Council grant the exemption but I make no recommendation as to the length of the exemption until it is review by EDC.



STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER/APPLICANT INFORMATION (applicant must complete all fields)				
Applicant (Company) Name (applicant must be the owner of the facility) <b>Betty Jean Holton Revocable Trust</b>			NAICS or SIC Code	
Facility's Street Address <b>3780 West Carleton Road</b>		City <b>Hillsdale</b>	State <b>MI</b>	ZIP Code <b>49242</b>
Name of City, Township or Village (taxing authority) <b>Hillsdale</b>		County <b>Hillsdale</b>	School District Where Facility is Located <b>Hillsdale</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village				
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>09/13/2013</b>		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>04/01/2014</b>		
Estimated Cost of Rehabilitation <b>\$1,558,900</b>		Number of Years Exemption Requested (1-10) <b>10</b>		
Expected Project Outcomes (check all that apply)				
<input checked="" type="checkbox"/> Increase Commercial Activity <input checked="" type="checkbox"/> Retain Employment <input type="checkbox"/> Revitalize Urban Areas				
<input checked="" type="checkbox"/> Create Employment <input checked="" type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community				
No. of jobs to be created due to facility's rehabilitation <b>2</b>	No. of jobs to be retained due to facility's rehabilitation <b>48</b>	No. of construction jobs to be created during rehabilitation <b>3</b>		
PART 2: APPLICATION DOCUMENTS				
Prepare and attach the following items:				
<input type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) <input type="checkbox"/> Statement of the economic advantages expected from the exemption				
<input type="checkbox"/> Description of the qualified facility's proposed use <input type="checkbox"/> Legal description				
<input type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)				
<input type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)				
<input type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation				
PART 3: APPLICANT CERTIFICATION				
Name of Authorized Company Officer (no authorized agents) <b>Betty Jean Holton</b>		Telephone Number <b>(517) 849-2121</b>		
Fax Number <b>(517) 849-9198</b>		E-mail Address <b>stillwell@dmci.net</b>		
Street Address <b>2600 Lake Shore Drive</b>		City <b>Hillsdale</b>	State <b>MI</b>	ZIP Code <b>49242</b>
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.				
I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.				
Signature of Authorized Company Officer (no authorized agents) <i>Betty J. Holton</i>		Title <i>Owner/Trustee</i>	Date <b>09/27/2013</b>	





**TO:** EDC, City Manager, City Council

**FROM:** City Assessor

**DATE:** October 4, 2013

**RE:** Application for Commercial Rehabilitation Exemption Certificate  
Betty Jean Holton Revocable Trust

**Background:** An application for consideration of a Commercial Rehabilitation Property Tax Exemption Certificate was receipted by the City Clerk's Office on October 1, 2013 from The Betty Jean Holton Revocable Trust. The request is for an exemption from ad valorem property taxation on the rehabilitation of the building leased and occupied by Stillwell Ford Lincoln, located at 3780 W Carleton Rd, pursuant to Public Act 210 of 2005, as amended. Overall investment has been claimed in the amount of \$1,558,900. The current project is to renovate and expand the automotive sales and service center from 23,848 square feet to 27,381 square feet.

The original application included an erroneous legal description for the property. That description has been replaced in the application packet by a deed, supplied by the applicant, which contains the correct description for the property to be rehabilitated.

The Betty Jean Holton Revocable Trust and Stillwell Ford Lincoln currently receive no property tax abatements from the City of Hillsdale and no property tax abatements have been previously granted at this site. This property is located in the district transferred from Fayette Township to the City of Hillsdale in 1988 under an agreement pursuant to Act 425 of 1984. The 2013 ad valorem assessment on the subject real property parcel is \$407,630 State Equalized Value and \$368,786 Taxable Value. In addition, personal property with State Equalized and Taxable Values of \$91,200 is assessed at this location to Ken Stillwell Ford-Mercury (now known as Stillwell Ford Lincoln).

Under a Commercial Rehabilitation Exemption Certificate, the land continues to be taxed based on its allocated Taxable Value (adjusted annually for inflation) at the ad valorem tax rate. The building is exempted from ad valorem taxation. The Taxable Value of the existing building is frozen and a specific tax is calculated using the ad valorem rate. In addition, the value of the rehabilitated facility is calculated annually (subtracting out the value of the existing building) and an additional specific tax is calculated on the Taxable Value of the rehabilitated facility at a reduced tax rate (24 mills for school operating and stated education taxes only).

**MCL 207.848 Section 8:**

- (1) **Separate finding:** The taxable value of the property proposed to be exempt considered together with the aggregate state taxable value of property exempt under certificates previously granted

and currently in force under this act and under 1974 PA 198 (IFT Exemption) does not exceed 5% of the total taxable value of the City. In the estimation of the assessor, granting the requested exemption shall not have the effect of substantially impeding the operation of the City or impairing the financial soundness of any affected taxing unit.

**(2) Compliance:**

- a. The first permit for this project was pulled with the Hillsdale County Inspection Department in September of 2013.
- b. The facility was originally constructed in 1975, making it a "Qualified facility" as defined in the act. This property is located within Commercial Rehabilitation District 2009-1, created by resolution #2096 on May 4, 2009.
- c. The applicant estimates that this project will have the effect of increasing commercial activity, creating employment, retaining employment and preventing the loss of employment.
- d. Applicant's signature on the application certifies that the rehabilitation would not have been undertaken with the applicant's receipt of the exemption certificate.
- e. The applicant is not delinquent in the payment of any taxes related to the qualified facility.

**Requirements:** Not more than 60 days after receipt by the clerk, Council must either approve or disapprove the application by resolution. A public hearing is required to hear comments from any interested persons. If disapproved, the reasons must be included in the resolution and the clerk must send a copy of the resolution to the applicant and to the assessor. If the application is approved by Council, the Clerk must forward the application and all required attachments to the State Tax Commission for a final determination. There is no specific appeal contained in this act for the denial of an exemption by the local unit. In most tax matters, if no specific appeal process is defined, then the appeal would be to the Michigan Tax Tribunal within 35 days of notice to the taxpayer.

**Fiscal Impact:** See attached worksheet.

Applicant:	Betty Jean Holton Revocable Trust				
Date Received:	October 1, 2013				
Current Parcel #:	30-006-016-100-06				
Property Address:	3780 Beck Rd				
	Taxable				
	SEV		Value		
Current Year Values:	\$	407,630	\$	368,786	
Land Only Values:	\$	109,130	\$	98,731	
Building Values:	\$	298,500	\$	270,055	To Be Frozen
Estimated Cost of Rehabilitation:	\$	1,558,900			
	Year 1		2014		
				Taxable Value***	
				779,450	
	Without CRE		With CRE		
			Tax Amount (Part (b) of the "specific tax" under MCL 125.2790 Sec. 10(2).		
Tax	Millage Rate*	Tax Amount	Millage Rate*		Taxes Foregone
Summer					
City Operating	14.9205	\$ 11,629.78	0.00000	\$ -	\$ 11,629.78
Library	0.9947	\$ 775.32	0.00000	\$ -	\$ 775.32
County Operating	4.9552	\$ 3,862.33	0.00000	\$ -	\$ 3,862.33
Stated Education Tax	6.0000	\$ 4,676.70	6.00000	\$ 4,676.70	\$ -
School Operating	9.0000	\$ 7,015.05	9.00000	\$ 7,015.05	\$ -
School Building/Site	0.9994	\$ 778.98	0.00000	\$ -	\$ 778.98
ISD General	0.1337	\$ 104.21	0.00000	\$ -	\$ 104.21
ISD Special Ed	1.5000	\$ 1,169.18	0.00000	\$ -	\$ 1,169.18
ISD Vocational Ed	0.4459	\$ 347.56	0.00000	\$ -	\$ 347.56
Administration Fee	1%	\$ 303.59	1%	\$ 116.92	\$ 186.67
<b>Total Summer</b>	<b>38.9494</b>	<b>\$ 30,662.70</b>	<b>15.00000</b>	<b>\$ 11,808.67</b>	<b>\$ 18,854.03</b>
Winter					
County Medical Care Facility	0.6000	\$ 467.67	0.00000	\$ -	\$ 467.67
County Medical Care Facility 2006	0.3500	\$ 272.81	0.00000	\$ -	\$ 272.81
County Ambulance	0.2500	\$ 194.86	0.00000	\$ -	\$ 194.86
County Ambulance 2006	0.1500	\$ 116.92	0.00000	\$ -	\$ 116.92
County Senior Services	0.4968	\$ 387.23	0.00000	\$ -	\$ 387.23
County Senior Services 2008	0.5000	\$ 389.73	0.00000	\$ -	\$ 389.73
School Operating	9.0000	\$ 7,015.05	9.00000	\$ 7,015.05	\$ -
School Building/Site	0.9994	\$ 778.98	0.00000	\$ -	\$ 778.98
ISD General	0.1337	\$ 104.21	0.00000	\$ -	\$ 104.21
ISD Special Ed	1.5000	\$ 1,169.18	0.00000	\$ -	\$ 1,169.18
ISD Vocational Ed	0.4459	\$ 347.56	0.00000	\$ -	\$ 347.56
Administration Fee	1%	\$ 112.44	1%	\$ 70.15	\$ 42.29
<b>Total Winter</b>	<b>14.4258</b>	<b>\$ 11,356.63</b>	<b>9.00000</b>	<b>\$ 7,085.20</b>	<b>\$ 4,271.43</b>
<b>GRAND TOTALS</b>	<b>53.3752</b>	<b>\$ 42,019.33</b>	<b>24.00000</b>	<b>\$ 18,893.87</b>	<b>\$ 23,125.46</b>

\*Rates based on most recent information available.

\*\*Assumes increases in property value greater than the rate of inflation and annual IRM increases at maximum allowable under MCL 211.27a

\*\*\* Assumes value of improvements equal to estimated cost

Taxes for the land will continue to be calculated based on current annual value at ad valorem rates.

May increase or decrease annually based on changes in value &amp;

Current Year taxes for land: \$ 5,322.47 inflation (not affected by exemption)

Taxes for the existing building will be frozen at the current taxable value but will continue to be calculated using ad valorem rates.

Frozen at current taxable value for length of the certificate. May

fluctuate slightly based on changes in millage rate. Part (a) of the

Current Year taxes for building: \$ 14,558.40 "specific tax" under MCL 125.2790 Sec 10(2)

The property owner will receive 3 tax bills for each tax season that the Certificate remains in effect to account for these separations in value.

Year	Maximum Inflation Rate Multiplier	Projected Maximum Taxable Value**	City Operating Foregone Annually	Cumulative City Taxes Foregone	Total Taxes Foregone Annually	Cumulative Total Taxes Foregone
2	1.05	818,423	\$ 12,211.27	\$ 23,841.06	\$ 24,281.74	\$ 47,407.20
3	1.05	859,344	\$ 12,821.84	\$ 36,662.89	\$ 25,495.82	\$ 72,903.03
4	1.05	902,311	\$ 13,462.93	\$ 50,125.82	\$ 26,770.62	\$ 99,673.64
5	1.05	947,426	\$ 14,136.07	\$ 64,261.90	\$ 28,109.15	\$ 127,782.79
6	1.05	994,798	\$ 14,842.88	\$ 79,104.77	\$ 29,514.60	\$ 157,297.39
7	1.05	1,044,538	\$ 15,585.02	\$ 94,689.80	\$ 30,990.33	\$ 188,287.73
8	1.05	1,096,764	\$ 16,364.27	\$ 111,054.07	\$ 32,539.85	\$ 220,827.58
9	1.05	1,151,603	\$ 17,182.49	\$ 128,236.56	\$ 34,166.84	\$ 254,994.42
10	1.05	1,209,183	\$ 18,041.61	\$ 146,278.17	\$ 35,875.19	\$ 290,869.61

<b>Maximum Tax Dollar Impact if</b>	<b>\$ 146,278.17</b>	<b>\$ 290,869.61</b>
<b>approved for 10-year abatement:</b>	<b>City Operating</b>	<b>Total All Entitles</b>



Previously Granted IFT Certificates (1974 PA 198K) Currently in Force

Applicant	Certificate #	Approved Real	Real Expires	Parcel # Real	Estimated SEV Real	2014 Approved Personal	Personal Expires	Parcel # Personal	2014 Estimated SEV Personal	Approved Total	2014 Estimated SEV Total
Precision Gage Inc	2001-266	-	N/A	N/A	-	1,016,155	2013	006-901-286-05	-	1,016,155	-
Southern Michigan Turning Inc	2001-516	382,719	2013	006-901-516-00	-	435,866	2011	006-901-516-05	-	818,585	-
Bob Evans Farms Inc	2001-557	-	N/A	N/A	-	44,794	2013	006-901-557-05	-	44,794	-
Precision Gage Inc	2002-071	-	N/A	N/A	-	259,750	2013	006-902-071-05	-	259,750	-
Southern Michigan Tool & Machine	2002-173	-	N/A	N/A	-	216,635	2013	006-902-173-05	-	216,635	-
Cambria Tool & Machine Inc	2002-179	-	N/A	N/A	-	89,200	2013	006-902-179-05	-	89,200	-
Cambria Tool & Machine Inc	2002-321	-	N/A	N/A	-	89,750	2013	006-902-321-05	-	89,750	-
Precision Gage Inc	2003-108	-	N/A	N/A	-	1,364,900	2015	006-903-108-05	214,580	1,364,900	214,580
Stockhouse Corporation	2003-211	-	N/A	N/A	-	63,890	2014	006-903-211-05	-	63,890	-
Cambria Tool & Machine Inc	2003-455	-	N/A	N/A	-	88,977	2014	006-903-455-05	14,680	88,977	14,680
Precision Gage Inc	2004-205	800,000	-	006-904-205-00	445,400	793,150	2018	006-904-205-05	126,650	1,593,150	572,050
Metalist Inc	2004-251	-	N/A	N/A	-	12,890	2013	006-904-251-05	-	12,890	-
Fairway Products	2004-309	-	N/A	N/A	-	65,000	2014	006-904-309-05	11,700	65,000	11,700
Venture Holdings	2004-425	-	N/A	N/A	-	282,953	2016	006-904-425-05	-	282,953	-
Auto Rack Technologies Inc	2004-450	-	N/A	N/A	-	92,147	2014	006-904-450-05	19,350	92,147	19,350
Precision Gage Inc	2004-536	-	N/A	N/A	-	1,637,941	2016	006-904-536-05	236,310	1,637,941	236,310
Foamade Industries	2005-386	-	N/A	N/A	-	170,389	2017	006-905-386-05	-	170,389	-
Cobra Motorcycles Inc	2006-027	-	N/A	N/A	-	617,703	2018	006-906-027-05	47,000	617,703	47,000
Fairway Products	2006-233	-	N/A	N/A	-	145,448	2017	006-906-233-05	30,540	145,448	30,540
Southern Michigan Tool & Machine	2006-284	-	N/A	N/A	-	1,657,983	2018	006-906-284-05	1,010	1,657,983	1,010
Cambria Tool & Machine Inc	2006-348	-	N/A	N/A	-	196,923	2018	006-906-348-05	32,490	196,923	32,490
Precision Gage	2006-431	-	N/A	N/A	-	957,639	2018	006-906-431-05	201,150	957,639	201,150
Cudence Innovations	2006-522	-	N/A	N/A	-	2,537,000	2018	006-906-522-05	-	2,537,000	-
Precision Gage Inc	2007-142	-	N/A	N/A	-	2,046,824	2019	006-907-142-05	431,820	2,046,824	431,820
Edge Cylinder Head	2007-232	-	N/A	N/A	-	122,500	2017	006-907-232-05	-	122,500	-
Recreation Creations Inc	2007-441	-	N/A	N/A	-	50,457	2016	006-907-441-05	14,230	50,457	14,230 listed as twp
Cobra Motorcycles Inc	2007-693	-	N/A	N/A	-	57,195	2018	006-907-693-05	25,738	57,195	25,738
Bob Evans Farms Inc	2008-293	-	N/A	N/A	-	715,475	2018	006-908-293-05	58,400	715,475	58,400
Recreation Creations Inc	2008-354	-	N/A	N/A	-	181,517	2017	006-908-354-05	46,430	181,517	46,430
Precision Gage Inc	2008-355	-	N/A	N/A	-	472,030	2018	006-908-355-05	47,530	472,030	47,530
Abrasive Materials LLC	2008-457	-	N/A	N/A	-	65,658	2017	006-908-457-05	16,090	65,658	16,090
Scranton Machine Inc	2009-349	118,195	-	006-909-349-00	59,100	242,592	2020	006-909-349-05	-	360,787	59,100 listed as twp
Precision Gage	2011-110	-	N/A	N/A	-	505,419	2023	006-911-110-05	169,320	505,419	169,320
Cobra Motorcycles Inc	2011-159	-	N/A	006-911-159-00	24,130	48,250	2023	N/A	-	48,250	24,130 ?????
Foust Electro Mold Inc	2011-587	-	N/A	N/A	-	98,075	2021	006-911-587-05	33,840	98,075	33,840
Precision Gage	2012-097	292,088	-	006-912-097-00	146,040	1,979,669	2024	006-912-097-05	752,270	2,271,757	898,310
General Automatic Machine Products Company	2012-298	-	N/A	N/A	-	545,000	2023	006-912-298-05	188,430	545,000	188,430
Cobra Moto LLC	2013-131	-	N/A	N/A	-	25,990	2025	006-913-131-05	9,880	25,990	9,880 pending state approval
Cobra Moto LLC	2013-xxx	-	N/A	N/A	-	36,313	2019	006-913-xxx-05	16,159	36,313	16,159 pending state approval
Cobra Moto LLC	2013-xxx	-	N/A	N/A	-	140,301	2019	006-913-xxx-05	62,434	140,301	62,434 pending state approval
Hartzell Veneer Products LLC	2013-xxx	522,000	????	006-913-xxx-00	258,930	2,772,000	????	006-913-xxx-05	1,001,250	3,294,000	1,260,180 pending city approval
		2,115,002			933,600	22,942,348			3,809,281	25,057,350	4,742,881

Previously Granted CRE Certificates (2005 PA 210) Currently in Force

Previously Granted CRE Certificates (2005 PA 210) Currently in Force												
Applicant	Certificate #	Approved Real	Real Expires	Parcel # Real	Estimated SEV Real	2014		2014		2014 Estimated SEV Total	2014 Estimated SEV Total	2014 Estimated SEV Total
						Approved Personal	Personal Expires	Personal	Personal			
American 1 Federal Credit Union	C2011-001	350,000	2019	006-016-400-12	175,000	-	N/A	N/A	-	350,000	175,000	
Midway Commerce Centre LLC	C2011-003	49,500	2018	006-016-400-15	24,750	-	N/A	N/A	-	49,500	24,750	
Richard J Roth Jr	C2011-009	26,000	2017	006-227-204-07	13,000	-	N/A	N/A	-	26,000	13,000	
Hillsdale Pulmonary Critical Care & Sleep Medicine, PC	C2011-012	320,000	2019	006-015-300-24	160,000	-	N/A	N/A	-	320,000	160,000	
Knox Ventures, Inc DBA Jim Knox Chrysler Dodge Jeep RAM	C2013-xxx	320,000	2021	006-015-300-14	160,000	-	N/A	N/A	-	320,000	160,000	pending state approval
Betty Jean Holton Revocable Trust	C2013-xxx	1,558,900	2023	006-016-100-06	779,450	-	N/A	N/A	-	1,558,900	779,450	pending city approval
		2,624,400			1,312,200	-			-	2,624,400	1,312,200	

2013 Total City Taxable Value:	141,997,352
% of 2014 Estimated TV of Tax Abatements to 2013	
City Total TV:	4.26%

# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:**           **October 21, 2013**

**Agenda Item #7:**       **Cake Thyme Application for Obsolete Property  
Rehabilitation Exemption**

### **BACKGROUND:**

While I had previously reported September 30, 2013 as the date the City Clerk received an application from Cake Thyme located at 59 N. Broad Street for an Obsolete Property Rehabilitation Exemption pursuant to Act 210 of 2005, I am advised that the application was not complete and, accordingly, was not actually receipted until October 4, 2013. I have enclosed the Assessor's memo regarding the request where you can see that the application still contains inconsistencies and does not include certain documentation. She has also included information regarding potential tax impacts if the exemption is granted.

The Deputy Clerk, the Assessor and former zoning staff have all worked with the applicant to try to get the necessary information but have been unable to do so. Tonight it will be necessary to conduct a public hearing regarding the granting of the exemption. The legislative body of the municipality is required to act on the application within sixty (60) days, however, the deadline for receipt of the application by the State of Michigan is October 31, 2013 if the exemption is going to be applicable to the current tax year.

### **RECOMMENDATION:**

Based on the fact that the application continues to have defects and information contained therein is not substantiated by the applicant as well as based upon discussions with the staff involved in this process, it is my recommendation not to approve the exemption. If Council does approve the exemption it will be necessary to do so by way of resolution.



## Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

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

Applicant (Company) Name (applicant must be the OWNER of the facility)		
Marcia Cole		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)		
59 North Broad Street Hillsdale Michigan 49242		
Location of obsolete facility (No. and street, City, State, ZIP Code)		
59 North Broad Street Hillsdale Michigan 49242		
City, Township, Village (indicate which)		County
Hillsdale-City		Hillsdale
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
July 15, 2013	December 2014	30020
Estimated Cost of Rehabilitation	Number of years exemption requested	Attach Legal description of Obsolete Property on separate sheet
\$60,000.00	12	
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas.
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion.		
<input checked="" type="checkbox"/>		

### APPLICANT'S CERTIFICATION

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

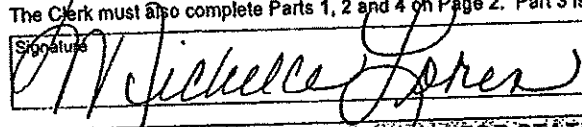
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption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

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

Name of Company Officer (no authorized agents)	Telephone Number	Fax Number
Cake Thyme	(517) 458-6438	
Mailing Address	Email Address	
59 North Broad Street Hillsdale Michigan 49242	marcia@cakethyme.com	
Signature of Company Officer (no authorized agents)	Title	
	Owner	

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

Signature	Date application received	
	10-04-2013	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

**LOCAL GOVERNMENT ACTION**

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

**PART 1: ACTION TAKEN**

Action Date: \_\_\_\_\_

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

☐ Denied

Date District Established \_\_\_\_\_

LUCI Code \_\_\_\_\_

School Code \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PART 3: ASSESSOR RECOMMENDATIONS**

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

Taxable Value		State Equalized Value (SEV)	
Building(s)		Date of Action on application	Date of Statement of Obsolescence
Name of Governmental Unit			

**PART 4: CLERK CERTIFICATION**

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature		Date	
	City		State	ZIP Code
Clerk's Mailing Address	Telephone Number	Fax Number	Email Address	

Mail completed application and attachments to: Michigan Department of Treasury  
State Tax Commission  
P.O. Box 30471  
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

**STATEMENT OF OBSOLESCENCE FROM ASSESSOR**  
**59 & 61 North Broad Street, Hillsdale, MI 48242**  
**Property Tax Identification Number: 30-006-126-160-07**  
**Owner: Marcia K Cole**  
**OPRA Application Determination as of: August 28, 2013**

The building that is the subject of this request is a single-story, downtown building constructed around 1929. The building was originally used as a print shop and has been used as commercial retail space at various times throughout the years. The property was vacant at the time it was purchased by the applicant in 2011. The applicant has made some cosmetic improvements to the main floor of the building in order to create a rentable space for another commercial tenant. However, the overall obsolescence of the building is evident in the outdated and poorly functioning electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, ceilings and restrooms in the basement. The current owner has updated the windows and doors, installed a modern bathroom and refinished the floors upstairs. Her plan is to install a commercial kitchen in the basement, but has had to put that plan on hold due to unplanned expenses to replace outdated mechanicals and other necessary repairs due to the poor condition of the building at the time she purchased it. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.

A: General description of obsolete facility

- 1) year built - 1929
- 2) original use - Print Shop
- 3) most recent use - Cake Thyme Dessert Cafe
- 4) number of stories - Two, including the basement
- 5) square footage - 3245

B. General description of the proposed use of the rehabilitated facility:

The building at 59 N. Broad Street will be used as a dessert café and custom cake shop for wedding cakes, birthday cakes, cupcakes, cookies, brownies, pies and tarts. Wireless internet is available city wide and computers can be used in the shop. It will also be a gathering spot for clubs to meet such as book clubs, garden clubs, etc. With time, culinary arts classes will be taught once a licensed kitchen is put in.

One half of the building is being rented out to another business as the building has two storefronts. The basement area will also be used as a room for party rentals such as birthday parties, baby showers, etc.

C. Description of the general nature and extent of the rehabilitation to be undertaken:

New roof and eaves trough, water heater (large for licensing requirements), new pipes and vents to furnace, insulation, termite structural damage to foundation, licensed kitchen, electrical work with outlets, overhead lights, and outlet for licensed kitchen requirements.

D. A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility:

1. Furnace pipes and vents	\$ 1500
2. Water heater – commercial	\$ 2000
3. Eaves trough	\$ 500
4. Roof	\$10,000
5. Walls with insulation	\$10,000
6. Electrical outlets, overhead lighting, walls, commercial kitchen requirements	\$10,000
7. Foundation reinforcement in crawl space due to termite damage	\$10,000
8. Termite Treatment	\$ 1500
9. Plumbing for commercial kitchen	\$ 3000
10. Outside back lighting	\$ 500
11. Windows-basement & hallway	\$ 1000
12. Dirt & rock for back retaining wall for structural support due to water damage	\$ 1000

E. A time schedule for undertaking and completing the rehabilitation of the facility:  
July 16 2013 - Completion by December 2015

F. A statement of the economic advantages expected from the exemption.

With the upgrades needed on this building, a thriving economic business can happen. Money needed to complete the kitchen is going toward the necessary improvements of the building instead of the much needed kitchen. Offering classes is another venue for business, but classes cannot happen without a licensed kitchen, which is being put on hold as the money is going toward problems with the building. Presently product is being produced in my home kitchen and



transported to the facility under the Cottage Food Laws which is very laborious. Thousands of dollars are being spent to get the building where it should be in order to conduct business.

**Hillsdale County****Building****Permit No: PB13-0535**Building Department  
Phone: (517) 437-413061 McCollum St.  
Fax: (517) 437-3233

Hillsdale, MI 49242

59 N BROAD ST & 61	Location
006-126-160-07	Parcel Number

Issued: 08/16/13    Expire Date: 08/16/14  
**PLEASE CALL (517) 437-4130**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

COLE MARCIA 712 E MAIN ST MORENCI	Occupant MI 49256
---	----------------------

COLE MARCIA 712 E MAIN ST MORENCI	Owner MI 49256
---	-------------------

BRAMAN ROOFING COMPANY 73 SPRING ST HILLSDALE (517) 437 3874	Contractor MI 49242
---	------------------------

Work Description: RE-ROOF

Item		No. of Items	Item Total
RE-ROOF	Standard Item	1.00	\$75.00

Fee Total: \$75.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**

**Inspection Record**

1. \_\_\_\_\_

4. \_\_\_\_\_

2. \_\_\_\_\_

5. \_\_\_\_\_

3. \_\_\_\_\_

6. \_\_\_\_\_

**Hillsdale County****Building****Permit No: PB12-0018**Building Department  
Phone: (517) 437-413061 McCollum St.  
Fax: (517) 437-3233

Hillsdale, MI 49242

59 N BROAD ST & 61	Location
006-126-160-07	Parcel Number

Issued: 01/13/12    Expire Date: 07/12/13  
**PLEASE CALL (517) 437-4130**  
**FOR AN INSPECTION 24 HOURS IN ADVANCE**

COLE MARCIA 712 E MAIN ST MORENCI	Occupant MI 49256
---	----------------------

COLE MARCIA 712 E MAIN ST MORENCI	Owner MI 49256
---	-------------------

ROWLEY, INC 15561 CADMUS RD. HUDSON (517) 448 8763	Contractor MI 49247
---	------------------------

Work Description: REMODELING/NEW BEAM SUPPORTS

Item		No. of Items	Item Total
SITE INSPECTION	Standard Item	1.00	\$0.00
ADMINISTRATION FEE	Standard Item	1.00	\$0.00
ADDITIONS,	STANDARD ITEMS	1.00	\$275.00

Fee Total: \$275.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**

## Inspection Record

- |                           |          |
|---------------------------|----------|
| 1. <u>FINALED 2/15/13</u> | 4. _____ |
| 2. _____                  | 5. _____ |
| 3. _____                  | 6. _____ |

**Hillsdale County****Building****Permit No: PB11-0816**Building Department  
Phone: (517) 437-413061 McCollum St.  
Fax: (517) 437-3233

Hillsdale, MI 49242

59 N BROAD ST & 61  
006-126-160-07  
Location  
Parcel NumberIssued: 11/23/11 Expire Date: 11/22/12  
PLEASE CALL (517) 437-4130  
FOR AN INSPECTION 24 HOURS IN ADVANCE

Occupant

COLE MARCIA  
712 E MAIN ST  
MORENCI

MI 49252

Owner

ROWLEY, INC  
15561 CADMUS RD.  
HUDSON  
(517) 448 8763

MI 49247

Contractor

Work Description: BATHROOM REMODEL TO ADD

Item		No. of Items	Item Total
ADMINISTRATION FEE	Standard Item	1.00	\$0.00
PLAN REVIEW	Miscellaneous	1.00	\$0.00
SITE INSPECTION	Standard Item	1.00	\$0.00
ADDITIONS,	STANDARD ITEMS	1.00	\$150.00

Fee Total: \$150.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**

**Inspection Record**1. FINISHED 3/22/12.

4. \_\_\_\_\_

2. \_\_\_\_\_

5. \_\_\_\_\_

3. \_\_\_\_\_

6. \_\_\_\_\_

**Hillsdale County****Electrical****Permit No: PE11-0539**Building Department  
Phone: (517) 437-413061 McCollum St.  
Fax: (517) 437-3233

Hillsdale, MI 49242

59 N BROAD ST & 61	Location
006-126-160-07	Parcel Number

Issued: 11/30/11    Expire Date: 11/29/12  
**PLEASE CALL (517) 437-4130  
 FOR AN INSPECTION 24 HOURS IN ADVANCE**

Occupant

COLE MARCIA 712 E MAIN ST MORENCI	Owner
---	-------

MI 49252

MARK'S ELECTRIC 1860 BARR ST HILLSDALE (517) 439 5869	Contractor
--	------------

MI 49242

Work Description: REMODEL

Item		No. of Items	Item Total
Lighting Fixture	Standard Item	1.00	\$10.00
ADMINISTRATION FEE	Standard Item	1.00	\$65.00
Circuit	Standard Item	3.00	\$21.00
Final Inspection	Standard Item	1.00	\$50.00

**Fee Total: \$146.00**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for insuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.****Inspection Record**1. FINISHED 1/9/12

4. \_\_\_\_\_

2. \_\_\_\_\_

5. \_\_\_\_\_

3. \_\_\_\_\_

6. \_\_\_\_\_

**Hillsdale County****Electrical****Permit No: PE12-0063**

Building Department

61 McCollum St.

Hillsdale, MI 49242

Phone: (517) 437-4130

Fax: (517) 437-3233

59 N BROAD ST &amp; 61

Location

008-126-160-07

Parcel Number

Issued: 02/03/12 Expire Date: 02/02/13

PLEASE CALL (517) 437-4130  
FOR AN INSPECTION 24 HOURS IN ADVANCECOLE MARCIA  
712 E MAIN ST  
MORENCI

Occupant

MI 49256

COLE MARCIA  
712 E MAIN ST  
MORENCI

Owner

MI 49256

MARK'S ELECTRIC  
1860 BARR ST  
HILLSDALE  
(517) 439 5869

Contractor

MI 49242

Work Description: LIGHTS FOR N

Item		No. of Items	Item Total
Lighting Fixture	Standard Item	1.00	\$10.00
ADMINISTRATION FEE	Standard Item	1.00	\$65.00
Final Inspection	Standard Item	1.00	\$50.00

**Fee Total: \$125.00**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for insuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**

**Inspection Record**1. FINALEO 3/5/12

4. \_\_\_\_\_

2. \_\_\_\_\_

5. \_\_\_\_\_

3. \_\_\_\_\_

6. \_\_\_\_\_

**Hillsdale County****Electrical****Permit No: PE12-0519**Building Department  
Phone: (517) 437-413061 McCollum St.  
Fax: (517) 437-3233

Hillsdale, MI 49242

59 N BROAD ST & 61	Location
006-126-160-07	Parcel Number
Issued: 10/24/12    Expire Date: 10/24/13 <b>PLEASE CALL (517) 437-4130          FOR AN INSPECTION 24 HOURS IN ADVANCE</b>	
COLE MARCIA 712 E MAIN ST MORENCI	Occupant MI 49256

COLE MARCIA 712 E MAIN ST MORENCI	MI 49256	Owner
MARK'S ELECTRIC 1860 BARR ST HILLSDALE	MI 49242	Contractor
(517) 439 5869		

**Work Description:**

Item		No. of Items	Item Total
ADMINISTRATION FEE	Standard Item	1.00	\$65.00
Sign	Standard Item	1.00	\$25.00
Final Inspection	Standard Item	1.00	\$50.00

**Fee Total: \$140.00**

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.****Inspection Record**

- |                            |          |
|----------------------------|----------|
| 1. <u>FINALED 10/25/12</u> | 4. _____ |
| 2. _____                   | 5. _____ |
| 3. _____                   | 6. _____ |

**Hillsdale County****PLUMBING****Permit No: PP11-0162**

Building Department

61 McCollum St.

Hillsdale, MI 49242

Phone: (517) 437-4130

Fax: (517) 437-3233

59 N BROAD ST & 61	Location
006-126-160-07	Parcel Number

COLE MARCIA 712 E MAIN ST MORENCI	MI 49256	Owner
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Issued: 12/05/11	Expire Date: 12/04/12
PLEASE CALL (517) 437-4130 FOR AN INSPECTION 24 HOURS IN ADVANCE	

COLE MARCIA 712 E MAIN ST MORENCI	MI 49256	Occupant
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JABOUR PLUMBING 1781 GREYS LAKE JONESVILLE (517) 849 2565	MI 49250	Contractor
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Work Description: REMODEL

Item		No. of Items	Item Total
ADMINISTRATION FEE	STANDARD	1.00	\$65.00
STACKS	STANDARD	1.00	\$10.00
FIXTURES, DRAINS	STANDARD	3.00	\$21.00
FINAL INSPECTION	STANDARD	1.00	\$50.00
WATER DISTRIBUTING PIPE---3	STANDARD	1.00	\$10.00
ADDITIONAL INSPECTION	STANDARD	1.00	\$50.00
CONNECTION, BLDG DRAIN/SE	STANDARD	1.00	\$10.00

Fee Total: \$216.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

**Payment of permit fee constitutes acceptance of the above terms.**

## Inspection Record

- |                            |          |
|----------------------------|----------|
| 1. <u>FINISHED 3/23/12</u> | 4. _____ |
| 2. _____                   | 5. _____ |
| 3. _____                   | 6. _____ |



**FACSIMILE COVER SHEET**

**HILLSDALE COUNTY INSPECTION**  
61 McCollum St.  
Hillsdale, MI 49242  
Phone - (517)437-4130  
Fax # - (517)437-3233

Send To <i>CITY of HILLSDALE</i>	From <i>MARTY</i>
Attention <i>MICHELLE</i>	Date <i>10-4-13</i>
Fax # <i>437-6448</i>	

☐ Urgent ☐ Reply ASAP ☐ Please Comment/Review ☒ For your info.

Total pages, including cover sheet: 8

Comments/

*59 N. BROAD. (PERMITS)*

*OCT 11 - TO PRESENT*

(end)

# Cake Thyme

59 N. Broad St. Hillsdale, MI 49242



September 16, 2013

Kim Thomas, Assessor  
City of Hillsdale  
97 N. Broad Street  
Hillsdale, Michigan 49242

Hi Kim,

Thank you for your help regarding the tax abatement program offered by the State of Michigan. In this mailing, I've included the following:

1. Letter rescinding former application
2. New application with corrected school code, commencement date, and cost of rehabilitation.
3. New Application with corrections
4. Your former application packet
5. Use and Occupancy Permit application

Kyle made a copy of the legal description from my deed. Do you have that? Michele was not finding it anywhere. Please let me know if you need me to bring that back in. Thanks!

Sincerely,

Marcia Cole

# Cake Thyme

59 N. Broad St. Hillsdale, MI 49242



September 16, 2013

Clerk  
City of Hillsdale  
97 N. Broad Street  
Hillsdale, Michigan 49242

Hi Michele,

This letter is to rescind my former letter of application for the OPRA initiative regarding tax abatement. Another application will be forthcoming with the discussed necessary corrections. Thank you.

Sincerely,

Marcia Cole

# Cake Thyme

59 N. Broad St. Hillsdale, MI 49242



August 13, 2013

*Incomplete*

Kimberly Thomas, Assessor  
City of Hillsdale  
97 N. Broad Street  
Hillsdale, Michigan 49242

Hi Kim,

Thank you for the information regarding the tax abatement program offered by the State of Michigan. If Cake Thyme can qualify, this will go a long way towards completion of this project and help both the city of Hillsdale and the business.

I enclosed the application with my portion filled out, and the remaining fields will need to be completed by the city clerk. As I mentioned in a previous email, I'm not sure whether I need to get a legal description to you to include with the application or that's something you have access to. Please let me know. Also if you would so kindly send me a copy of the completed application packet, I would be grateful. Thank you.

Sincerely,

*Marcia Cole*

Marcia Cole

1. Date of commencement -  
can't be prior to creation  
of district (prior improvements  
can't be included)
2. School District Code is  
30020 for Hillsdale
3. Estimated Cost should  
match total of Attachment  
d

## Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

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

Applicant (Company) Name (applicant must be the OWNER of the facility) <b>Marcia Cole</b>		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) <b>59 N. Broad Street Hillsdale Michigan 49242</b>		
Location of obsolete facility (No. and street, City, State, ZIP Code) <b>59 N. Broad Street Hillsdale Michigan 49242</b>		
City, Township, Village (Indicate which) <b>Hillsdale - City</b>		County <b>Hillsdale</b>
Date of Commencement of Rehabilitation (mm/dd/yyyy) <b>January 2013</b>	Planned date of Completion of Rehabilitation (mm/dd/yyyy) <b>December 2014</b>	School District where facility is located (include school code) <b>231960</b>
Estimated Cost of Rehabilitation <b>\$125,000.00</b>	Number of years exemption requested <b>12</b>	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply): <input checked="" type="checkbox"/> Increase Commercial activity <input checked="" type="checkbox"/> Create employment <input type="checkbox"/> Retain employment <input type="checkbox"/> Prevent a loss of employment <input checked="" type="checkbox"/> Revitalize urban areas <input type="checkbox"/> Increase number of residents in the community in which the facility is situated		
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <b>5</b>		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input checked="" type="checkbox"/>		

### APPLICANT'S CERTIFICATION

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

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

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

Name of Company Officer (no authorized agents) <b>Marcia Cole</b>	Telephone Number <b>(517) 458-6438</b>	Fax Number
Mailing Address <b>59 North Broad Street Hillsdale Michigan 49242</b>	Email Address <b>marcia@cakethyme.com</b>	
Signature of Company Officer (no authorized agents) <i>Marcia Kay Cole</i>	Title <b>Owner</b>	

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

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

**LOCAL GOVERNMENT ACTION**

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

**PART 1: ACTION TAKEN**

Action Date: \_\_\_\_\_

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

☐ Denied

Date District Established

LUCI Code

School Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PART 3: ASSESSOR RECOMMENDATIONS**

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

Taxable Value		State Equalized Value (SEV)	
Building(s)		Date of Action on application	Date of Statement of Obsolescence
Name of Governmental Unit			

**PART 4: CLERK CERTIFICATION**

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury  
State Tax Commission  
P.O. Box 30471  
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

A. General description of obsolete facility

- 1) year built - 1929
- 2) original use - Print Shop
- 3) most recent use - Cake Thyme Dessert Cafe
- 4) number of stories - 2 including basement
- 5) square footage - around 3,000

- needs exact

B. General description of the proposed use of the rehabilitated facility:

The building at 59 N. Broad Street will be used as a dessert café and custom cake shop for wedding cakes, birthday cakes, cupcakes, cookies, brownies, pies and tarts. Wireless internet is available city wide and computers can be used. It will also be a gathering spot for clubs to meet such as book clubs, garden clubs etc. It is also a hope to teach culinary arts classes once a licensed kitchen is put in.

C. Description of the general nature and extent of the rehabilitation to be undertaken:

New roof and eaves trough, water heater, new pipes and vents to furnace, insulation, termite maintenance, licensed kitchen, electrical work needed.

D. A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility:

1. Furnace pipes and vents
2. Water heater
3. Eaves trough
4. Roof
5. Walls with insulation
6. Electrical outlets

E. A time schedule for undertaking and completing the rehabilitation of the facility:

Completion by October of 2014

*[Signature]*

F. A statement of the economic advantages expected from the exemption.

With the upgrades needed on this building, a thriving economic business can happen. Money needed to complete the kitchen is going toward the necessary improvements of the building instead of the much needed kitchen. Offering classes is another venue for business. Classes cannot happen without a licensed kitchen, but that is being put on hold as the building is being renovated. Product is being produced and transported to the Farmer's Market under the Cottage Food Laws at this point, but it is hoped that the building can be used with time. Thousands of dollars are being spent to get the building where it should be.

A: General description of obsolete facility

- 1) year built - 1929
- 2) original use - Print Shop
- 3) most recent use - Cake Thyme Dessert Cafe
- 4) number of stories - Two, including the basement
- 5) square footage - 3245

B. General description of the proposed use of the rehabilitated facility:

The building at 59 N. Broad Street will be used as a dessert café and custom cake shop for wedding cakes, birthday cakes, cupcakes, cookies, brownies, pies and tarts. Wireless internet is available city wide and computers can be used in the shop. It will also be a gathering spot for clubs to meet such as book clubs, garden clubs, etc. With time, culinary arts classes will be taught once a licensed kitchen is put in.

One half of the building is being rented out to another business as the building has two storefronts. The basement area will also be used as a room for party rentals such as birthday parties, baby showers, etc.

C. Description of the general nature and extent of the rehabilitation to be undertaken:

New roof and eaves trough, water heater (large for licensing requirements), new pipes and vents to furnace, insulation, termite structural damage to foundation, licensed kitchen, electrical work with outlets, overhead lights, and outlet for licensed kitchen requirements.

D. A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility:

1. Furnace pipes and vents
2. Water heater – commercial
3. Eaves trough
4. Roof
5. Walls with insulation
6. Electrical outlets, overhead lighting, commercial kitchen requirements
7. Foundation reinforcement in crawl space due to termite damage

E. A time schedule for undertaking and completing the rehabilitation of the facility:

Completion by December 2015

F. A statement of the economic advantages expected from the exemption.

With the upgrades needed on this building, a thriving economic business can happen. Money needed to complete the kitchen is going toward the necessary improvements of the building instead of the much needed kitchen. Offering classes is another venue for business, but classes cannot happen without a licensed kitchen, which is being put on hold as the money is going toward problems with the building. Presently product is being produced in my home kitchen and transported to the facility under the Cottage Food Laws which is very laborious. Thousands of dollars are being spent to get the building where it should be in order to conduct business.





**TO:** EDC, City Manager, City Council

**FROM:** Kimberly Thomas, City Assessor

**DATE:** October 10, 2013

**RE:** Application for Obsolete Property Rehabilitation Exemption Certificate  
Marcia K Cole, Cake Thyme, 59 & 61 North Broad Street

**Background:** An application for consideration of an Obsolete Properties Rehabilitation Property Tax Exemption Certificate was receipted by the City Clerk's Office on October 4, 2013 from Marcia K Cole. The request is for an exemption from ad valorem property taxation for 12 years on the rehabilitation of the building occupied by Cake Thyme and Kookleberry Farms, located at 59 and 61 North Broad Street, pursuant to Public Act 146 of 2000, as amended. Overall investment has been claimed in the amount of \$60,000. The planned renovation is to replace and/or upgrade the mechanical systems, electrical systems, plumbing, and make other interior changes to accommodate installation of a commercial kitchen. In addition, the building is in need of a new roof, eaves, insulation, some windows and possibly structural reinforcement due to termite damage.

This is the second application Ms. Cole has submitted for this exemption. Her first application was rescinded after meeting with Deputy Clerk Michelle Loren and me to discuss missing documentation and inconsistencies in the application. Unfortunately, some of those same issues are also present with the second application:

1. The Date of Commencement.
  - a. The application does not match the attached statement.
  - b. The date of commencement listed on the application is the same as the date the district was created.
  - c. Permits pulled through the Hillsdale County Inspection Department do not support either date of commencement listed.
  - d. Act 146 prohibits a local unit from approving an exemption for a rehabilitation project that was commenced prior to creation of the district.
2. The date of completion listed on the application does not match the attached statement.
3. The Estimated Cost of Rehabilitation listed on the application is not supported by the itemized list attached.
4. The applicant failed to attach the legal description of the property.
5. The attached "statement of the economic advantages expected from the exemption" does not indicate how the applicant expects the exemption to benefit the area, only her business. She does not indicate any increase in commercial activity beyond what she is currently doing or increase in employment or explain how it would revitalize the area.

Marcia K Cole, Cake Thyme and Kookleberry Farms currently receive no property tax abatements from the City of Hillsdale and no property tax abatements have been previously granted at this site. The 2013 ad valorem assessment on the subject real property parcel is \$24,420 State Equalized and Taxable Value. No personal property was assessed at this location for the 2013 tax year.

Under an Obsolete Properties Rehabilitation Exemption Certificate, the land continues to be taxed based on its allocated Taxable Value (adjusted annually for inflation) at the ad valorem tax rate. The building is exempted from ad valorem taxation. The Taxable Value of the existing building is frozen and a specific tax is calculated using the ad valorem rate. In addition, the value of the rehabilitated facility is calculated annually (subtracting out the value of the existing building) and an additional specific tax is calculated on the Taxable Value of the rehabilitated facility at a reduced tax rate (24 mills for school operating and stated education taxes only).

**MCL 207.848 Section 8:**

- (1) **Separate finding:** The taxable value of the property proposed to be exempt considered together with the aggregate state taxable value of property exempt under certificates previously granted and currently in force under this act and under 1974 PA 198 (IFT Exemption) does not exceed 5% of the total taxable value of the City. In the estimation of the assessor, granting the requested exemption shall not have the effect of substantially impeding the operation of the City or impairing the financial soundness of any affected taxing unit.
- (2) **Compliance:**
  - a. The first permit for rehabilitation of this facility was pulled with the Hillsdale County Inspection Department in November of 2011. This is prior to the creation of the district. There is no way to determine from the permit if the renovations began at that time are for the entire building or only cosmetic changes on the upper floor.
  - b. The facility meets the qualifications of an obsolete property as defined in the act. This property is located within Obsolete Properties Rehabilitation District #2013-01, created by resolution #3143 on July 15, 2013.
  - c. The applicant indicates in her application that this project will have the effect of increasing commercial activity, creating employment, and revitalizing urban areas, but she fails to specify in her written documentation how it will do so.
  - d. Applicant failed to sign the application, which would have certified that the rehabilitation would not have been undertaken with the applicant's receipt of the exemption certificate.
  - e. The applicant is not delinquent in the payment of any taxes related to the qualified facility.

**Requirements:** Not more than 60 days after receipt by the clerk, Council must either approve or disapprove the application by resolution. A public hearing is required to hear comments from any interested persons. If disapproved, the reasons must be included in the resolution and the clerk must send a copy of the resolution to the applicant and to the assessor. If the application is approved by Council, the Clerk must forward the application and all required attachments to the State Tax Commission for a final determination. There is no specific appeal contained in this act for the denial of an exemption by the local unit. In most tax matters, if no specific appeal process is defined, then the appeal would be to the Michigan Tax Tribunal within 35 days of notice to the taxpayer.

**Fiscal Impact:** See attached worksheet.

Applicant:	Marcia Gole
Date Received:	October 4, 2013
Current Parcel #: 30-005-226-180-07	
Property Address:	59 81/2 E N Broad St
Current SEV:	\$ 24,420
Current Taxable Value:	\$ 24,420
Taxable Value of Land:	\$ 3,050
Taxable Value of Building:	\$ 21,370
Estimated Cost of Rehabilitation:	\$ 60,800

To Be Frozen

Tax	Millage Rate*	Tax Amount	Millage Rate*	Tax Amount (Part (b) of the "specific tax" under MCL 125-2790 Sec. 10(2)).	Taxes Foregone
Summer					
City Operating	14.9205	\$ 447.62	0.00000	\$ -	\$ 447.62
Library	0.3947	\$ 29.84	0.00000	\$ -	\$ 29.84
County Operating	4.9532	\$ 148.66	0.00000	\$ -	\$ 148.66
State Education Tax	6.0000	\$ 180.00	0.00000	\$ 180.00	\$ -
School Operating	9.0000	\$ 270.00	0.00000	\$ 270.00	\$ -
School Building/Site	0.9994	\$ 29.88	0.00000	\$ -	\$ 29.88
ISD General	0.1337	\$ 4.01	0.00000	\$ -	\$ 4.01
ISD Special Ed	1.5000	\$ 45.00	0.00000	\$ -	\$ 45.00
ISD Vocational Ed	0.4459	\$ 13.38	0.00000	\$ -	\$ 13.38
Administration Fee	1%	\$ 1.68	1%	\$ 4.50	\$ 7.18
Total Summer	38.9494	\$ 1,180.47	15.00000	\$ 454.50	\$ 725.97
Winter					
County Medical Care Facility	0.6000	\$ 18.00	0.00000	\$ -	\$ 18.00
County Medical Care Facility 2006	0.3500	\$ 10.50	0.00000	\$ -	\$ 10.50
County Ambulance	0.2500	\$ 7.50	0.00000	\$ -	\$ 7.50
County Ambulance 2006	0.1500	\$ 4.50	0.00000	\$ -	\$ 4.50
County Senior Services	0.4968	\$ 14.90	0.00000	\$ -	\$ 14.90
County Senior Services 2008	0.5000	\$ 15.00	0.00000	\$ -	\$ 15.00
School Operating	9.0000	\$ 270.00	9.00000	\$ 270.00	\$ -
School Building/Site	0.9994	\$ 29.88	0.00000	\$ -	\$ 29.88
ISD General	0.1337	\$ 4.01	0.00000	\$ -	\$ 4.01
ISD Special Ed	1.5000	\$ 45.00	0.00000	\$ -	\$ 45.00
ISD Vocational Ed	0.4459	\$ 13.38	0.00000	\$ -	\$ 13.38
Administration Fee	1%	\$ 4.33	1%	\$ 2.70	\$ 1.63
Total Winter	14.4258	\$ 437.10	9.00000	\$ 272.70	\$ 164.40
GRAND TOTALS	53.3752	\$ 1,617.27	24.00000	\$ 727.20	\$ 890.07

\*Rates based on most recent information available.

\*\* Assumes increases in property value greater than the rate of inflation and annual RIM increases at maximum allowable under MCL 211.27a

\*\*\* Assumes value of improvements equal to estimated cost

Taxes for the land will continue to be calculated based on current annual value at ad valorem rates.

May increase or decrease annually based on changes in value & inflation (not affected by exemption)

Taxes for the existing building will be frozen at the current taxable value but will continue to be calculated using ad valorem rates.
Frozen at current taxable value for length of the certificate. May fluctuate slightly based on changes in millage rate. Part (a) of the
Current Year taxes for building: \$ 1,152.03 "specific tax" under MCL 125-2790 Sec 10(2)

The property owner will receive 3 tax bills for each tax season that the Certificate remains in effect to account for these separations in value.

Year	Maximum Inflation Rate Multiplier	Projected Maximum Taxable Value**	City Operating Foregone Annually	Cumulative City Foregone Taxes	Total Taxes Foregone Annually	Cumulative Total Taxes Foregone
2	1.05	\$ 31,500	\$ 470.00	\$ 917.61	\$ 934.57	\$ 1,822.64
3	1.05	\$ 33,075	\$ 493.50	\$ 1,411.11	\$ 981.30	\$ 2,805.94
4	1.05	\$ 34,729	\$ 518.17	\$ 1,929.28	\$ 1,039.37	\$ 3,846.31
5	1.05	\$ 36,455	\$ 544.08	\$ 2,473.36	\$ 1,083.88	\$ 4,930.19
6	1.05	\$ 38,258	\$ 571.28	\$ 3,044.64	\$ 1,135.98	\$ 6,066.17
7	1.05	\$ 40,203	\$ 599.85	\$ 3,644.49	\$ 1,192.78	\$ 7,246.95
8	1.05	\$ 42,213	\$ 629.84	\$ 4,274.32	\$ 1,255.42	\$ 8,499.36
9	1.05	\$ 44,324	\$ 661.33	\$ 4,935.66	\$ 1,315.04	\$ 9,814.40
10	1.05	\$ 46,540	\$ 694.40	\$ 5,630.05	\$ 1,380.79	\$ 11,195.19
11	1.05	\$ 48,867	\$ 729.12	\$ 6,359.17	\$ 1,449.83	\$ 12,645.01
12	1.05	\$ 51,310	\$ 765.57	\$ 7,124.74	\$ 1,523.32	\$ 14,168.33

Maximum Tax Dollar Impact If:	\$ 7,124.74	\$ 24,167.33
Approved for 12-year abatement:	City Operating	Total All Entities

Previously Granted IFT Certificates (1974 PA 198X) Currently In Force:

Applicant	Certificate #	Approved Real	Real Expires	Parcel # Real	Estimated SEV Real	2014 Approved Personal	Personal Expires	Parcel # Personal	2014 Estimated SEV Personal	2014 Approved Total	2014 Estimated SEV Total
Precision Gage Inc	2001-266	-	N/A	N/A	-	1,016,155	-	006-901-266-05	-	1,016,155	-
Southern Michigan Turning Inc	2001-516	382,719	N/A	006-901-516-00	-	435,866	2011	006-901-516-05	-	818,585	-
Bob Evans Farms Inc	2001-557	-	N/A	N/A	-	44,794	2013	006-901-557-05	-	44,794	-
Precision Gage Inc	2002-071	-	N/A	N/A	-	259,750	2013	006-902-071-05	-	259,750	-
Southern Michigan Tool & Machine	2002-173	-	N/A	N/A	-	216,635	2013	006-902-173-05	-	216,635	-
Cambria Tool & Machine Inc	2002-179	-	N/A	N/A	-	89,200	2013	006-902-179-05	-	89,200	-
Cambria Tool & Machine Inc	2002-321	-	N/A	N/A	-	89,750	2013	006-902-321-05	-	89,750	-
Precision Gage Inc	2003-108	-	N/A	N/A	-	1,364,900	2015	006-903-108-05	214,580	1,364,900	214,580
Stockhouse Corporation	2003-211	-	N/A	N/A	-	63,890	2014	006-903-211-05	-	63,890	-
Cambria Tool & Machine Inc	2003-455	-	N/A	N/A	-	88,977	2014	006-903-455-05	14,680	88,977	14,680
Precision Gage Inc	2004-205	800,000	N/A	006-904-205-00	445,400	793,150	2018	006-904-205-05	126,650	1,593,150	572,050
Metalist Inc	2004-251	-	N/A	N/A	-	12,890	2013	006-904-251-05	-	12,890	-
Fairway Products	2004-309	-	N/A	N/A	-	65,000	2014	006-904-309-05	11,700	65,000	11,700
Venture Holdings	2004-425	-	N/A	N/A	-	282,953	2016	006-904-425-05	-	282,953	-
Auto Rack Technologies Inc	2004-450	-	N/A	N/A	-	92,147	2014	006-904-450-05	19,350	92,147	19,350
Precision Gage Inc	2004-536	-	N/A	N/A	-	1,637,941	2016	006-904-536-05	236,310	1,637,941	236,310
Roamade Industries	2005-586	-	N/A	N/A	-	170,389	2017	006-905-386-05	-	170,389	-
Cobra Motorcycles Inc	2006-027	-	N/A	N/A	-	617,703	2018	006-906-027-05	47,000	617,703	47,000
Fairway Products	2006-233	-	N/A	N/A	-	145,448	2017	006-906-233-05	30,540	145,448	30,540
Southern Michigan Tool & Machine	2006-284	-	N/A	N/A	-	1,657,983	2018	006-906-284-05	1,010	1,657,983	1,010
Cambria Tool & Machine Inc	2006-348	-	N/A	N/A	-	196,923	2018	006-906-348-05	32,490	196,923	32,490
Precision Gage	2006-431	-	N/A	N/A	-	957,639	2018	006-906-431-05	201,150	957,639	201,150
Cadence Innovations	2006-522	-	N/A	N/A	-	2,537,000	2018	006-906-522-05	-	2,537,000	-
Precision Gage Inc	2007-142	-	N/A	N/A	-	2,046,824	2019	006-907-142-05	431,820	2,046,824	431,820
Edge Cylinder Head	2007-232	-	N/A	N/A	-	122,500	2017	006-907-232-05	-	122,500	-
Recreation Creations Inc	2007-441	-	N/A	N/A	-	50,457	2016	006-907-441-05	14,230	50,457	14,230 listed as twp
Cobra Motorcycles Inc	2007-693	-	N/A	N/A	-	57,195	2018	006-907-693-05	25,738	57,195	25,738
Bob Evans Farms Inc	2008-293	-	N/A	N/A	-	715,475	2018	006-908-293-05	58,400	715,475	58,400
Recreation Creations Inc	2008-354	-	N/A	N/A	-	181,517	2017	006-908-354-05	46,430	181,517	46,430
Precision Gage Inc	2008-355	-	N/A	N/A	-	472,030	2018	006-908-355-05	47,530	472,030	47,530
Abrasive Materials LLC	2008-467	-	N/A	N/A	-	65,658	2017	006-908-467-05	16,090	65,658	16,090
Scranton Machine Inc	2009-349	118,195	N/A	006-909-349-00	59,100	242,592	2020	006-909-349-05	169,320	360,787	59,100 listed as twp
Precision Gage	2011-110	-	N/A	N/A	-	505,419	2023	006-911-110-05	-	505,419	169,320
Cobra Motorcycles Inc	2011-159	-	N/A	006-911-159-00	24,130	48,250	2023	N/A	-	48,250	24,130
Foust Electro Mold Inc	2011-587	-	N/A	N/A	-	98,075	2021	006-911-587-05	33,840	98,075	33,840
Precision Gage	2012-097	292,088	2024	006-912-097-00	146,040	1,979,669	2024	006-912-097-05	752,270	2,271,757	898,310
General Automatic Machine Products Company	2012-298	-	N/A	N/A	-	545,000	2023	006-912-298-05	188,430	545,000	188,430
Cobra Moto LLC	2013-131	-	N/A	N/A	-	25,990	2025	006-913-131-05	9,880	25,990	9,880 pending state approval
Cobra Moto LLC	2013-xxx	-	N/A	N/A	-	36,313	2024	006-913-xxx-05	16,159	36,313	16,159 pending state approval
Cobra Moto LLC	2013-xxx	-	N/A	N/A	-	140,301	2019	006-913-xxx-05	62,434	140,301	62,434 pending state approval
Hartzell Vaneer Products LLC	2013-xxx	522,000	????	006-913-xxx-00	258,930	2,772,000	????	006-913-xxx-05	1,001,250	3,294,000	1,260,180 pending city approval
		2,115,002			933,600	22,942,348			3,809,281	25,057,350	4,742,881

Previously Granted OPRA Certificates (2000 PA 145) Currently In Force:

Applicant	Certificate #	Approved Real	Real Expires	Parcel # Real	Estimated SEV Real	2014 Approved Personal	Personal Expires	Parcel # Personal	2014 Estimated SEV Personal	2014 Approved Total	2014 Estimated SEV Total
Marela K Cole (Coke Thyme)	2013-xxx	60,000	pending	006-777-777-77	30,000	-	N/A	N/A	-	60,000	30,000
		60,000			30,000					60,000	30,000

Previously Granted Certificate Totals + this request:

25,117,350

963,600

2,175,002

4,772,881

2013 Total City Taxable Value:	141,997,352
% of 2014 Estimated TV of Tax Abatements to 2013 City	3.36%
Total TV:	

# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:**       **October 21, 2013**

**Agenda Item #8:**    **Unfinished Business B – Code Enforcement**

**BACKGROUND:**

As you know, Kim Thomas, our new Assessor, has been attempting to determine what information contained in the code enforcement records is actually pertinent at this time. She has closed many files that should have been closed a couple of years ago. She has also separated out the violations addressed beginning September, 2013 and I have enclosed those for your reference.

In addition, she has printed out all the remaining “pending” violations. She plans to address those when time permits and to reformat the manner in which the violations are tracked commencing the first of the new year. While I am not included those violations in the packet, they will be available on Monday night if you would like to look through them after the meeting.

The police have been responsive when they have been asked to address specific problems and it seems that some of the more minor violations are being taken care of in a more timely fashion.



10/01/13

## Enforcements By Category

1/5

### CITIZEN COMPLAINT

E2013-0339	100 BARNARD ST	File Date: 09/04/2013	Status: OPEN	closed:
Inspection Date:				
Review				
Inspection Date: 09/17/2013				
Review				
Inspection Date: 09/12/2013				
Complaint	1. IPMC 301.3 Vacant Structures	IPMC		
	301.3 Vacant structures and land. All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, s			
E2013-0342	51 HOWDER ST & 51 1/2	File Date: 09/13/2013	Status: OPEN	closed:
Inspection Date:				
Review				
Inspection Date: 09/24/2013				
Review				
Inspection Date: 09/13/2013				
INITIAL	602.2 Residential Occupancies	IPMC		
	IPMC 602.2 Residential occupancies. Dwellings shall be provided with heating facilities capable of maintaining a room temperat			
E2013-0336	4 MCCOLLUM ST	File Date: 09/06/2013	Status: OPEN	closed:
Inspection Date:				
Review				
Inspection Date: 09/10/2013				
Review	1. 301.3 Vacant Structures	IPMC		
	IPMC Section 301.3 Vacant Structures and Land - All vacant structures and premises thereof or vacant land shall be maintained i			
Inspection Date: 09/09/2013				
Complaint	1. INSPECTOR COMMENTS	IPMC		
	INSPECTOR COMMENTS: City trees also encroaching on property - contact City Forester (517)437-6493			
E2013-0335	78 READING AVE	File Date: 09/05/2013	Status: Resolved-No Acti	closed: 09/05/2013
Inspection Date: 09/05/2013				
Complaint				
E2013-0357	70 E SOUTH ST	File Date: 09/27/2013	Status: REFERRED TO I	closed: 09/27/2013
Inspection Date: 09/27/2013				
Complaint	1. INSPECTOR COMMENTS	IPMC		
	INSPECTOR COMMENTS: PROPERTY IS IN FORECLOSURE. TRADITIONAL ENTERPRISES PROPERTY PRESERV			

E2013-0344 280 SPRING ST File Date: 09/16/2013 Status: REFERRED TO 1 closed: 09/16/2013  
Inspection Date:

E2013-0349 50 S WOLCOTT ST File Date: 09/17/2013 Status: OPEN closed:  
Inspection Date:  
Review

Inspection Date: 09/17/2013

Complaint 1. HMC 28.42. LITTERING HMC Other

HMC 28.42. LITTERING; MAINTENANCE OF PROPERTY

It shall be the duty of the owner at all times to maintain the exterior property in an orderly condition, free of trash, rubbish or soli

Total Entries: 7

### GARBAGE/SOLID WASTE

E2013-0355 2940 W CARLETON RD File Date: 09/24/2013 Status: REFERRED TO 1 closed:  
Inspection Date:

Total Entries: 1

### REAL ESTATE TRANSFER

E2013-0356 48 W BACON ST File Date: 09/25/2013 Status: On Hold - Vacant closed:  
Inspection Date:  
INITIAL

E2013-0343 221 E BACON ST File Date: 09/16/2013 Status: OPEN closed:  
Inspection Date:  
Review

Inspection Date: 09/17/2013  
INITIAL 1. 304.2 Protective Treatment IPMC  
304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches,

E2013-0345 168 S BROAD ST File Date: 09/16/2013 Status: OPEN closed:  
Inspection Date:  
Review

Inspection Date: 09/17/2013

INITIAL 1. 704.1 smoke detector - bsmt IPMC  
704.1 smoke detector - basement/utility area

E2013-0348 4 ELM CT File Date: 09/17/2013 Status: OPEN closed:  
Inspection Date:



INITIAL

-----  
Status: OPEN closed: -----

File Date: 09/30/2013

74 W HALLETT ST

E2013-0359

Inspection Date:

INITIAL

-----  
Status: OPEN closed: -----

File Date: 09/10/2013

69 W HALLETT ST

E2013-0338

Inspection Date:

Review

Inspection Date: 09/17/2013

INITIAL

1. 704.1 Smoke Detector

704.1 Smoke Detector - Basement/Utility Area -

INSPECTOR COMMENTS: INSTALL

IPMC

-----  
Status: closed: -----

File Date: 09/30/2013

311 HILLSDALE ST

E2013-0360

Inspection Date:

INITIAL

-----  
Status: CLOSED/NEW ( closed: 09/05/2013

File Date: 09/04/2013

23 HOWDER ST

E2013-0334

Inspection Date:

Review

Inspection Date: 09/05/2013

INITIAL

-----  
Status: OPEN closed: -----

File Date: 09/16/2013

63 N HOWELL ST

E2013-0346

Inspection Date:

Review

Inspection Date: 09/17/2013

INITIAL

1. 304.12 Hand/Guard Rails

304.12 Handrails and guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed load

IPMC

-----  
Status: OPEN closed: -----

File Date: 09/20/2013

9 MEAD ST

E2013-0353

Inspection Date:

INITIAL

-----  
Status: U & O issued closed: 09/19/2013

File Date: 09/18/2013

108 STONY RIDGE CT

E2013-0351

Inspection Date: 09/19/2013

INITIAL

-----  
Status: OPEN closed: -----

File Date: 09/17/2013

183 N WEST ST

E2013-0350

Inspection Date:  
Review

Inspection Date: 09/18/2013

INITIAL

1. 304.2 PORCHES - PROTECTIVE

IPMC

304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches,

E2013-0361 353 N WEST ST

File Date: 09/30/2013

Status: OPEN

closed:

Inspection Date:

INITIAL

E2013-0347 205 N WOLCOTT ST

File Date: 09/16/2013

Status: OPEN

closed:

Inspection Date:

INITIAL

Total Entries: 14

### SIGN VIOLATION

E2013-0285 103 E CARLETON RD File Date: 09/01/2013

Status:

closed: 03/01/2013

Inspection Date:

Review

Inspection Date: 07/15/2013

Complaint

HMC 26.3 Permit

HMC Other

HMC 26.3 NO PERSON SHALL ERECT, ALTER, PLACE, OR REPLACE ANY SIGN OR COMMERCIAL MESSAGE WITH

INSPECTOR COMMENTS: TEMPORARY SIGN INSTALLED WITHOUT PERMIT.

Total Entries: 1

### TENANCY TRANSFER

E2013-0352 29.5 N BROAD ST File Date: 09/20/2013

Status: OPEN

closed:

Inspection Date:

Review

Inspection Date: 09/20/2013

INITIAL

1. 304.10 DECKS - RAIL

IPMC

304.10 Stairways, decks, porches and balconies. Every exterior stairway, deck, porch and balcony, and all appurtenances attached

E2013-0332 74 S BROAD ST

File Date: 09/03/2013

Status: SCHEDULED

closed:

Inspection Date: 09/05/2013

INITIAL

1. 302.7 Accessory Structure

IPMC

302.7 Accessory structures. All accessory structures, including detached garages, fences and walls, shall be maintained structural

E2013-0358 20.5 S MANNING ST

File Date: 09/30/2013

Status: OPEN

closed:

Inspection Date:

INITIAL

E2013-0333 57 READING AVE File Date: 09/03/2013 Status: closed:

Inspection Date:  
INITIAL

E2013-0337 32 E SHARP ST File Date: 09/09/2013 Status: OPEN closed:

Inspection Date:  
INITIAL

E2013-0340 364 N WEST ST File Date: 09/12/2013 Status: OPEN closed:

Inspection Date:  
INITIAL

Total Entries: 6

USE AND OCCUPANCY

E2013-0341 59 N BROAD ST & 61 File Date: 09/12/2013 Status: OPEN closed:  
Inspection Date: 09/20/2013  
U & O Initial 1. 704.1 Fire Control Systems/ IPMC  
704.1 GENERAL, ALL SYSTEMS, DEVICES AND EQUIPMENT TO DETECT A FIRE, ACTUATE AN ALARM, OR SUPPLY AND MOUNT APPROVED FIRE EXTINGUISHER IN APPROVED LOCATION

E2013-0354 99 RIPPON AVE & 99½ File Date: 09/23/2013 Status: OPEN closed:

Inspection Date:  
U & O Initial

Total Entries: 2

Total Records: 31

Total Pages: 5

(

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)

## SEPTEMBER 2013 POLICE REPORT

		Green		= Not corrected, further action in progress	
		Blue		= Violation corrected	
9/4/2013	143 N. Manning St.	tote violation	9/4/13	violation corrected	
9/4/2013	162 N. Manning St.	tote violation	9/4/13	violation corrected	
9/4/2013	110 Hillsdale St.	vehicle parked on lawn, D.H.	9/6/13	violation corrected	
9/5/2013	65 W. Hallett St.	hay wagon in drive	9/5/13	parked at far end of property/drive, near fence gate, no violations	
9/16/2013	280 Spring St.	washing machine on porch	9/17/13	violation corrected	
9/17/2013	64 E. Hallett St.	brush at curb	9/17/13	1 branch, no contact made	
9/17/2013	41 Leroy St.	debris in yard	9/17/13	citizen complaint, no violations observed	
9/17/2013	169 E. Carleton Rd.	brush at curb	9/17/13	citizen complaint, no violations observed	
9/17/2013	83 S. West St.	aban vehicle	9/19/13	violation corrected	
9/18/2013	20 Budlong St.	tall grass/weeds, owner advised		violation corrected	
9/18/2013	98 N. Broad St.	fridge outside on sidewalk	9/18/13	was removed	
9/19/2013	86 Budlong St.	tall grass/ weeds, D.H.	10/2/13	citation mailed to owner of record	
9/29/2013	318 E. Bacon St.	junk vehicles/trash in yard		work in progress, is being cleaned up, has until 10/8/13 to be done	



# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:       October 7, 2013**

**Agenda Item #10:   New Business A – Precision Gage, Inc. Industrial  
Facilities Tax Exemption - Resolution**

### **BACKGROUND:**

On October 15, 2013 the City Clerk received an application from Precision Gage, Inc. for an Industrial Facilities Tax Exemption on personal property having a cost of \$617,000.00. The projected job creation reported on the application is for the creation of two (2) new positions and retention of sixty-four (64). The EDC will meet on Thursday morning to review the request and make a recommendation to Council. I will provide that information as a supplement to this packet as soon as it is available.

I have included the information prepared by the Assessor detailing the impact on taxes for the period of the exemption. Precision Gage is requesting a twelve (12) year abatement. I have also included information prepared by the Assessor identifying the amount of taxes which will be foregone by the City depending on the number of years the exemption is granted.

### **RECOMMENDATION:**

I recommend Council grant the requested exemption pursuant to the recommendation of the EDC. While the City has sixty (60) days to act on the request, unless the request is received by the State prior to October 31, 2013, the exemption would not be applicable to the current tax year.





## Application for Industrial Facilities Tax Exemption Certificate

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

**INSTRUCTIONS:** File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form or would like to request an informational packet, call (517) 373-2408.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date received by Local Unit
STC Use Only	
Application Number	Date Received by STC

### APPLICANT INFORMATION

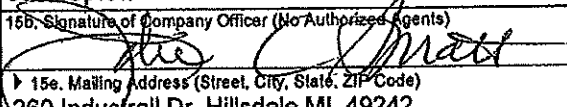
All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) <b>Precision Gage Inc.</b>		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) <b>339112, 333514</b>													
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) <b>260 Industrial Dr. Hillsdale MI. 49242</b>		1d. City/Township/Village (indicate which) <b>Hillsdale</b>	1e. County <b>Hillsdale</b>												
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(4)) <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Research and Development (Sec. 2(8))		3a. School District where facility is located <b>Hillsdale</b>	3b. School Code <b>30020</b>												
<input type="checkbox"/> Transfer (1 copy only) <input type="checkbox"/> Rehabilitation (Sec. 3(1))		4. Amount of years requested for exemption (1-12 Years) <b>12 Years</b>													
5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.  <b>Purchase of (2) Muratec MW/200G Twin Spindle CNC Turning Machines with Gantry Loaders, Work Feeder Tables and Chip Conveyor.</b>															
6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.		Real Property Costs													
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total		\$617,000.00													
6c. Total Project Costs * Round Costs to Nearest Dollar		Personal Property Costs													
		\$617,000.00													
		Total of Real & Personal Costs													
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.  <table border="0"><thead><tr><th></th><th>Begin Date (M/D/Y)</th><th>End Date (M/D/Y)</th><th></th></tr></thead><tbody><tr><td>Real Property Improvements</td><td></td><td></td><td><input type="checkbox"/> Owned <input type="checkbox"/> Leased</td></tr><tr><td>Personal Property Improvements</td><td>6/8/13</td><td>12/8/13</td><td><input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased</td></tr></tbody></table>					Begin Date (M/D/Y)	End Date (M/D/Y)		Real Property Improvements			<input type="checkbox"/> Owned <input type="checkbox"/> Leased	Personal Property Improvements	6/8/13	12/8/13	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
	Begin Date (M/D/Y)	End Date (M/D/Y)													
Real Property Improvements			<input type="checkbox"/> Owned <input type="checkbox"/> Leased												
Personal Property Improvements	6/8/13	12/8/13	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased												
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No															
9. No. of existing jobs at this facility that will be retained as a result of this project. <b>64</b>		10. No. of new jobs at this facility expected to create within 2 years of completion. <b>2</b>													
11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.  a. TV of Real Property (excluding land) _____ b. TV of Personal Property (excluding inventory) _____ c. Total TV _____															
12a. Check the type of District the facility is located in: <input checked="" type="checkbox"/> Industrial Development District <input type="checkbox"/> Plant Rehabilitation District															
12b. Date district was established by local government unit (contact local unit) <b>1/13/75</b>		12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													

**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 108 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name <b>John Spratt</b>	13b. Telephone Number <b>(517) 439-5010</b>	13c. Fax Number <b>(517) 439-4281</b>	13d. E-mail Address <b>john.spratt@precisionsongage.com</b>
14a. Name of Contact Person <b>John Spratt</b>	14b. Telephone Number <b>(517) 439-5010</b>	14c. Fax Number <b>(517) 439-4281</b>	14d. E-mail Address <b>john.spratt@precisionsongage.com</b>
15a. Name of Company Officer (No Authorized Agents) <b>John Spratt</b>			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number <b>(517) 439-4291</b>	15d. Date <b>6-6-13</b>
15e. Mailing Address (Street, City, State, ZIP Code) <b>260 Industrial Dr. Hillsdale MI. 49242</b>		15f. Telephone Number <b>(517) 439-5010</b>	15g. E-mail Address <b>john.spratt@precisionsongage.com</b>

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

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

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

Attached hereto is an original and one copy of the application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time.

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

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

Local Unit: Mail one original and one copy of the completed application and all required attachments to:

State Tax Commission  
Michigan Department of Treasury  
P.O. Box 30471  
Lansing, MI 48909-7971

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

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

Instructions: Fill in green shaded boxes

<b>Applicant:</b>	<b>Precision Gage Inc</b>				
<b>Date Received:</b>					
<b>Property Address:</b>	<b>260 Industrial Drive</b>				
<b>Real Property Investment:</b>	<b>\$ -</b>				
<b>Personal Property Investment:</b>	<b>\$ 617,000</b>				
<b>Real Property Classification:</b>	<b>Industrial</b>				
	Real & Personal City Taxes Foregone	Cumulative City Taxes Foregone	Real & Personal Taxes Foregone - All Entities	Cumulative Taxes Foregone - All Entities	
<b>1 Year</b>	\$ 2,048.32	\$ 2,048.32	\$ 4,073.03	\$ 4,073.03	
<b>2 Year</b>	\$ 1,749.13	\$ 3,797.45	\$ 3,478.09	\$ 7,551.12	
<b>3 Year</b>	\$ 1,542.00	\$ 5,339.45	\$ 3,066.21	\$ 10,617.33	
<b>4 Year</b>	\$ 1,380.89	\$ 6,720.34	\$ 2,745.86	\$ 13,363.19	
<b>5 Year</b>	\$ 1,242.80	\$ 7,963.15	\$ 2,471.28	\$ 15,834.47	
<b>6 Year</b>	\$ 1,127.73	\$ 9,090.87	\$ 2,242.45	\$ 18,076.92	
<b>7 Year</b>	\$ 1,035.67	\$ 10,126.54	\$ 2,059.40	\$ 20,136.32	
<b>8 Year</b>	\$ 966.62	\$ 11,093.17	\$ 1,922.10	\$ 22,058.42	
<b>9 Year</b>	\$ 874.57	\$ 11,967.73	\$ 1,739.05	\$ 23,797.47	
<b>10 Year</b>	\$ 828.54	\$ 12,796.27	\$ 1,647.52	\$ 25,444.98	
<b>11 Year</b>	\$ 759.49	\$ 13,555.76	\$ 1,510.22	\$ 26,955.21	
<b>12 Year</b>	\$ 713.46	\$ 14,269.22	\$ 1,418.70	\$ 28,373.90	
<b>Maximum Tax Impact (12 Year Abatement)</b>	<b>\$ 14,269.22</b>		<b>\$ 28,373.90</b>		

Other Property At This Location				
Ad Valorem Parcels at this Location:	2013 State Equalized Value	2013 Taxable Value	Comments	
006-221-226-07	237,650	236,697	Real property owned by PG2RE, LLC	
Total:	237,650	236,697		
Previously Granted Certificates & Other Special Act Parcels at this Location:				
006-988-351	-	-	1988-351 (expired) Bose Corporation	
006-989-295	-	-	1989-295 (expired) Bose Corporation	
006-992-096	-	-	1992-096 (expired) Bose Corporation	
006-997-161-00	-	-	1997-161 Real (expired) Bose Corporation	
006-920-701-00 & 006-920-701-05	-	-	2000-701 Real \$8,975 & Personal \$209,109 (expired) Bose Corporation	
006-905-386-05	-	-	2005-386 Personal \$170,389 (exp 12/30/2017) Foamade Industries (equipment removed)	
Total:	-	-		
<b>Total Value of Properties at this Location:</b>	<b>237,650</b>	<b>236,697</b>		
Is Property in LDFA?	Yes			
Is Property in TIFA?	No			

Other Property Owned by Applicant			
Other Ad Valorem Parcels Owned by Applicant:	2013 State Equalized Value	2013 Taxable Value	Comments
006-221-226-22	269,600	254,842	Real property @ 256 Industrial Drive owned by PG2RE, LLC
006-900-199-00	831,280	831,280	Personal Property @ 256 Industrial Drive
Total:	1,100,880	1,086,122	
Previously Granted Certificates & Other Special Act Parcels Owned by Applicant:			
006-901-266-05	50,720	50,720	2001-266 Personal exp 2013
006-902-071-05	40,260	40,260	2002-071 Personal exp 2013
006-903-108-05	229,740	229,740	2003-103 Personal exp 2015
006-904-205-00	445,400	445,400	2004-205 Real Exp 2018
006-904-205-05	136,860	136,860	2004-205 Personal Exp 2018
006-904-536-05	249,570	249,570	2004-536 Personal Exp 2016
006-906-431-05	215,510	215,510	2006-431 Personal Exp 2018
006-907-142-05	463,030	463,030	2007-142 Personal Exp 2019
006-908-355-05	52,380	52,380	2008-355 Personal Exp 2018
006-911-110-05	192,060	192,060	2011-110 Personal Exp 2023
006-912-097-00	146,040	146,040	2012-097 Real Exp 2024
006-912-097-05	880,950	880,950	2012-097 Personal Exp 2024
006-920-347-00	-	-	2000-347 Real (expired)
006-920-347-05	-	-	2000-347 Personal (expired)
006-996-177-05	-	-	1996-177 Personal (expired)
006-996-614-05	-	-	1996-614 Personal (expired)
006-997-427-00	-	-	1997-427 Real (expired)
006-997-427-05	-	-	1997-427 Personal (expired)
006-998-311-05	-	-	1998-311 Personal (expired)
006-998-579-05	-	-	1998-579 Personal (expired)
006-999-680-05	-	-	1999-680 Personal (expired)
Total:	3,102,520	3,102,520	
<b>Total Value of Other Properties Owned by Applicant:</b>			
	<u>4,203,400</u>	<u>4,188,642</u>	

Applicant: Precision Gage Inc			
Date Received: January 0, 1900			
Property Address: 260 Industrial Drive			
Cost of Investment: \$ 617,000.00			
Real Property Classification: Industrial			
Tax	Without IFT		With IFT
	Year 1	2014	Year 1
Standard Depreciation 0.89	Taxable Value		274,565
Year	Tax Amount		Taxes Foregone
Millage Rate*	Tax Amount		Taxes Foregone
Summer			
City Operating	14.9705 \$	4,096.65 \$	7,460.25 \$
Library	0.9947 \$	275.11 \$	0.49735 \$
County Operating	4.9552 \$	1,360.52 \$	2,477.60 \$
State Education Tax	0.0000 \$	- \$	0.00000 \$
School Operating	0.0000 \$	- \$	0.00000 \$
School Building/Site	0.9994 \$	274.40 \$	0.49970 \$
ISD General	0.1337 \$	36.71 \$	0.06685 \$
ISD Special Ed	1.5000 \$	411.85 \$	0.75000 \$
ISD Vocational Ed	0.4459 \$	122.43 \$	0.22295 \$
Administration Fee	1% \$	6.576 \$	1% \$
Total Summer	23.9494 \$	6,641.42 \$	11,974.70 \$
Winter			
County Medical Care Facility	0.6000 \$	164.74 \$	0.30000 \$
County Medical Care Facility 2006	0.3500 \$	96.10 \$	0.17500 \$
County Ambulance	0.2500 \$	68.64 \$	0.12500 \$
County Ambulance 2006	0.1500 \$	41.18 \$	0.07500 \$
County Senior Services	0.4968 \$	136.40 \$	0.24840 \$
County Senior Services 2008	0.5000 \$	137.28 \$	0.25000 \$
School Operating	0.0000 \$	- \$	0.00000 \$
School Building/Site	0.9994 \$	274.40 \$	0.49970 \$
ISD General	0.1337 \$	36.71 \$	0.06685 \$
ISD Special Ed	1.5000 \$	411.85 \$	0.75000 \$
ISD Vocational Ed	0.4459 \$	122.43 \$	0.22295 \$
Administration Fee	1% \$	14.90 \$	1% \$
Total Winter	5.4258 \$	1,504.63 \$	2,712.90 \$
GRAND TOTALS	29.3752 \$	8,146.06 \$	14,687.60 \$

\*Rates based on most recent information available.

Year	Standard Depreciation	Taxable Value	City Operating Foregone Annually	Cumulative City Taxes Foregone	Total Taxes Foregone Annually	Cumulative Total Taxes Foregone
2	0.76	234,460 \$	1,749.13 \$	3,797.45 \$	3,478.09 \$	7,551.12 \$
3	0.67	206,695 \$	1,542.00 \$	5,339.45 \$	3,066.21 \$	10,617.33 \$
4	0.60	185,100 \$	1,380.89 \$	6,720.34 \$	2,745.86 \$	13,363.19 \$
5	0.54	166,590 \$	1,242.80 \$	7,963.15 \$	2,471.28 \$	15,834.47 \$
6	0.49	151,165 \$	1,127.73 \$	9,090.87 \$	2,242.43 \$	18,076.92 \$
7	0.45	138,825 \$	1,035.67 \$	10,126.54 \$	2,059.40 \$	20,136.32 \$
8	0.42	129,570 \$	966.62 \$	11,093.17 \$	1,922.10 \$	22,058.42 \$
9	0.38	117,230 \$	874.57 \$	11,967.73 \$	1,739.03 \$	23,797.47 \$
10	0.36	111,060 \$	828.54 \$	12,796.27 \$	1,647.52 \$	25,444.99 \$
11	0.33	101,805 \$	759.49 \$	13,555.76 \$	1,510.22 \$	26,955.21 \$
12	0.31	95,635 \$	713.46 \$	14,269.22 \$	1,418.70 \$	28,373.90 \$
Maximum Tax Dollar Impact if approved for 12-year abatement:				14,269.22 \$	28,373.90 \$	
				City Operating	Total All Entities	



Previously Granted Certificates Currently in Force:

Applicant	Certificate #	Approved Real	Real Expires	Parcel # Real	2014		Personal Expires	Parcel # Personal	2014		Approved Total	Estimated SEV Total
					SEV Real	SEV Personal			SEV Personal	SEV Total		
Precision Gage Inc	2001-266	-	N/A	N/A	-	1,016,155	2013	006-901-266-05	-	1,016,155	-	-
Southern Michigan Turning Inc	2001-516	382,719	2013	006-901-516-00	-	435,866	2011	006-901-516-05	-	818,585	-	-
Bob Evans Farms Inc	2001-557	-	N/A	N/A	-	44,794	2013	006-901-557-05	-	44,794	-	-
Precision Gage Inc	2002-071	-	N/A	N/A	-	259,750	2013	006-902-071-05	-	259,750	-	-
Southern Michigan Tool & Machine	2002-173	-	N/A	N/A	-	216,635	2013	006-902-173-05	-	216,635	-	-
Cambria Tool & Machine Inc	2002-179	-	N/A	N/A	-	89,200	2013	006-902-179-05	-	89,200	-	-
Cambria Tool & Machine Inc	2002-321	-	N/A	N/A	-	89,750	2013	006-902-321-05	-	89,750	-	-
Precision Gage Inc	2003-108	-	N/A	N/A	-	1,364,900	2015	006-903-108-05	214,580	1,364,900	214,580	-
Stockhouse Corporation	2003-211	-	N/A	N/A	-	63,890	2014	006-903-211-05	-	63,890	-	-
Cambria Tool & Machine Inc	2003-455	-	N/A	N/A	-	88,977	2014	006-903-455-05	14,680	88,977	14,680	-
Precision Gage Inc	2004-205	800,000	N/A	006-904-205-00	445,400	793,150	2013	006-904-205-05	126,650	1,593,150	572,050	-
Metalist Inc	2004-251	-	N/A	N/A	-	12,890	2013	006-904-251-05	-	12,890	-	-
Fairway Products	2004-309	-	N/A	N/A	-	65,000	2014	006-904-309-05	11,700	65,000	11,700	-
Venture Holdings	2004-425	-	N/A	N/A	-	282,953	2016	006-904-425-05	-	282,953	-	-
Auto Rack Technologies Inc	2004-450	-	N/A	N/A	-	92,147	2014	006-904-450-05	19,350	92,147	19,350	-
Precision Gage Inc	2004-536	-	N/A	N/A	-	1,537,941	2016	006-904-536-05	236,310	1,637,941	236,310	-
Foamade Industries	2005-386	-	N/A	N/A	-	170,389	2017	006-905-386-05	-	170,389	-	-
Cobra Motorcycles Inc	2006-027	-	N/A	N/A	-	617,703	2018	006-906-027-05	47,000	617,703	47,000	-
Fairway Products	2006-233	-	N/A	N/A	-	145,448	2017	006-906-233-05	30,540	145,448	30,540	-
Southern Michigan Tool & Machine	2006-284	-	N/A	N/A	-	1,657,983	2018	006-906-284-05	1,010	1,657,983	1,010	-
Cambria Tool & Machine Inc	2006-348	-	N/A	N/A	-	196,923	2018	006-906-348-05	32,490	196,923	32,490	-
Precision Gage	2006-431	-	N/A	N/A	-	957,639	2018	006-906-431-05	201,150	957,639	201,150	-
Cadence Innovations	2006-522	-	N/A	N/A	-	2,537,000	2018	006-906-522-05	-	2,537,000	-	-
Precision Gage Inc	2007-142	-	N/A	N/A	-	2,046,824	2019	006-907-142-05	431,820	2,046,824	431,820	-
Edge Cylinder Head	2007-232	-	N/A	N/A	-	122,500	2017	006-907-232-05	-	122,500	-	-
Recreation Creations Inc	2007-441	-	N/A	N/A	-	50,457	2016	006-907-441-05	14,230	50,457	14,230	listed as twp
Cobra Motorcycles Inc	2007-593	-	N/A	N/A	-	57,195	2018	006-907-593-05	25,738	57,195	25,738	-
Bob Evans Farms Inc	2008-293	-	N/A	N/A	-	715,475	2018	006-908-293-05	58,400	715,475	58,400	-
Recreation Creations Inc	2008-354	-	N/A	N/A	-	181,517	2017	006-908-354-05	46,430	181,517	46,430	-
Precision Gage Inc	2008-355	-	N/A	N/A	-	472,030	2018	006-908-355-05	47,530	472,030	47,530	-
Abrasive Materials LLC	2008-467	-	N/A	N/A	-	65,558	2017	006-908-467-05	16,090	65,558	16,090	-
Seranton Machine Inc	2009-349	118,195	N/A	006-909-349-00	59,100	242,592	2020	006-909-349-05	-	360,787	59,100	listed as twp
Precision Gage	2011-110	-	N/A	N/A	-	505,419	2023	006-911-110-05	169,320	505,419	169,320	-
Cobra Motorcycles Inc	2011-159	-	N/A	N/A	-	48,250	2023	N/A	-	48,250	24,130	????
Foust Electro Mold Inc	2011-587	-	N/A	006-911-159-00	24,130	98,075	2021	006-911-587-05	33,840	98,075	33,840	-
Precision Gage	2012-097	292,088	N/A	006-912-097-00	146,040	1,979,669	2024	006-912-097-05	752,270	2,271,757	898,310	-
General Automatic Machine Products Company	2012-298	-	N/A	N/A	-	545,000	2023	006-912-298-05	188,430	545,000	188,430	-
Cobra Moto LLC	2013-131	-	N/A	N/A	-	25,990	2025	006-913-131-05	9,880	25,990	9,880	issued 8/27/2013
Cobra Moto LLC	2013-209	-	N/A	N/A	-	36,313	2024	006-913-209-05	16,159	36,313	16,159	pending state approval
Cobra Moto LLC	2013-208	-	N/A	N/A	-	140,301	2019	006-913-208-05	62,434	140,301	62,434	pending state approval
Hartzell Veneer Products LLC	2013-xxx	522,000	N/A	006-913-xxx-00	258,930	2,772,000	2025	006-913-xxx-05	1,001,250	3,294,000	1,260,180	pending state approval
Precision Gage Inc	2013-xxx	-	N/A	N/A	-	617,000	????	006-913-xxx-05	274,565	617,000	274,565	pending city approval
Previously Granted Certificate Totals + this request:		2,115,002			933,600	23,559,348			4,083,846	25,674,350	5,017,446	

2013 Total City SEV:

144,951,780

3.46%

% of 2014 Estimated SEV of Tax Abatements to 2013 City Total SEV:

✓



# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:       October 21, 2013**

**Agenda Item #10:    New Business B – HBA Light Up Hillsdale Parade**

### **BACKGROUND:**

The Hillsdale Business Association has requested approval by the City of certain street closures to accommodate a parade on December 7, 2013 at 6:30 p.m. They have also requested that the City allow them to use the necessary barricades to safely accomplish the temporary closures. The theme for the parade is “Light Up Hillsdale”. I have attached a map of the proposed parade route. I am told they wish to stage the parade in the Midtown parking lot as well.

Accordingly, I am asking Council to consider approval of the parade route and use of the Midtown lot as well as the City’s provision of barricades on Friday before the parade with pickup on Monday. I have been assured by HBA that volunteers will be provided for the setup and take down of the barricades before and after the parade. While the City would incur cost in the delivery and pickup of the barricades, City personnel would not be participate in the placement or removal of barricades on Saturday and accordingly, would not incur any overtime hours as a result of the request.

If Council approves the request, I will direct Chief Gutowski to prepare the appropriate temporary traffic control orders and right-of-way permit inclusive of barricade placement and process same through Keith Richard for approval and drop-off of barricades.

I recommend approval.



