



City Council Agenda

October 20, 2025
7:00 p.m.

City Council Chambers
97 N. Broad Street
Hillsdale, MI 49242

I. Call to Order and Pledge of Allegiance

II. Roll Call

III. Approval of Agenda

IV. Public Comments on Agenda Items

V. Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of October 2, 2025: \$1,721,594.21
 - 2. Payroll of September 25, 2025: \$197,424.33
- B. City Council Minutes of October 6, 2025
- C. Finance Minutes of October 6, 2025
- D. Election Commission Minutes of October 8, 2025
- E. Planning Commission Minutes of October 15, 2025
- F. TCO for Downtown Chili Cook-off
- G. BPU- EDP of Hillsdale County Sponsorship
- H. BPU- Distribution Line SW Clearance

VI. Communications/Petitions

- A. Airport Update – Travis Stableton
- B. Hillsdale County Commissioner Verbal Update – Doug Ingles

VII. Introduction and Adoption of Ordinances/Public Hearing

- A. Public Hearing- OPRA- Hillsdale Renaissance LLC – 16 S. Hillsdale St.
- B. Public Hearing- OPRA- MT Maier Properties LLC – 70-72 N Howell St.
- C. Public Hearing- IFE- Precision Gage LLC- 282 Industrial Dr
- D. Adoption of Ordinance – Amend Sec. 36-143, Rezoning 124 S. Howell St.

VIII. Old Business

- A. Code Enforcement Update – Camp Hope

IX. New Business

- A. Liquor Control Commission for St. Joe Pizza, LLC Temporary Authorization

X. Miscellaneous Reports

- A. Proclamation: None
- B. Appointments: Planning Commission – Eric Coykendall , Library Board – Elyse Apel
- C. Other- None

XI. General Public Comment

XII. City Manager's Report

XIII. Council Comment

XIV. Adjournment

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 000.000					
101-000.000-231.105	RETIREMENT - CONTRIBUTIONS	MERS	RETIREMENT - CONTRIBUTIONS	14,372.42	1250
			Total For Dept 000.000	14,372.42	
Dept 101.000 CITY COUNCIL					
101-101.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	0.58	111571
			Total For Dept 101.000 CITY COUNCIL	0.58	
Dept 172.000 CITY MANAGER					
101-172.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	9.03	111571
			Total For Dept 172.000 CITY MANAGER	9.03	
Dept 175.000 ADMINISTRATIVE SERVICES					
101-175.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	9.90	111571
101-175.000-802.000	ANNUAL MERIT INTERNET BILL 25/26	MERIT NETWORK INC	ANNUAL MERIT INTERNET BILL 25/26	1,552.50	111568
101-175.000-802.000	VIPRE EMAIL AND TRENDMICRO RECUR	SONIT SYSTEMS, LLC	VIPRE EMAIL AND TRENDMICRO RECUR (SEPT)	167.72	111582
101-175.000-806.000	LEGAL FEES - SEPT 2025	LOVINGER & THOMPSON, PC	LEGAL FEES - SEPT 2025	1,875.00	111565
101-175.000-956.000	MPSI REGISTRATION SPRING 2026 BJ	APWA MICHIGAN CHAPTER	MPSI REGISTRATION SPRING 2026 BJANES	412.50	111526
			Total For Dept 175.000 ADMINISTRATIVE SERVICES	4,017.62	
Dept 191.000 FINANCE DEPARTMENT					
101-191.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	1.78	111571
101-191.000-726.000	ASSET TAGS	AMAZON CAPITAL SERVICES, I	ASSET TAGS	139.95	111523
101-191.000-801.000	ACCOUNTING SERVICES - AUG 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - AUG 2025	3,349.69	111590
			Total For Dept 191.000 FINANCE DEPARTMENT	3,491.42	
Dept 215.000 CITY CLERK DEPARTMENT					
101-215.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	5.36	111571
101-215.000-734.000	POSTAGE	CARD SERVICES CENTER	K. PRICE CREDIT CARD	312.00	1249
101-215.000-801.000	PAPER SHREDDING SERVICE	ACCUSHRED, LLC	PAPER SHREDDING SERVICE	70.95	111521
101-215.000-801.000	COPIER LEASES - CITY	CURRENT OFFICE SOLUTIONS	COPIER LEASES - CITY	209.15	111538
101-215.000-905.000	PUBLIC HEARING NOTICE 124 S HOWE	GANNETT MICHIGAN LOCALIQ	PUBLIC HEARING NOTICE 124 S HOWELL ST	54.90	111546
			Total For Dept 215.000 CITY CLERK DEPARTMENT	652.36	
Dept 253.000 CITY TREASURER					
101-253.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	1.12	111571
101-253.000-726.000	TONER	CURRENT OFFICE SOLUTIONS	TONER	110.23	111538
101-253.000-964.000	1988/89 PA 425 AGREEMENT TV	FAYETTE TOWNSHIP TREASURER	2025 PROPERTY TAX ACT 425 REVENUE SHARI	59,069.16	111544
101-253.000-964.000	1999 HILLSDALE PLAZA PA 425 AGRE	HILLSDALE TOWNSHIP TREASURER	2025 PROPERTY TAX ACT 425 REVENUE SHARI	6,660.75	111554
			Total For Dept 253.000 CITY TREASURER	65,841.26	
Dept 257.000 ASSESSING DEPARTMENT					
101-257.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	11.06	111571
101-257.000-801.000	APEX PORTAL SITE FEE	APEX SOFTWARE	APEX PORTAL SITE FEE	1,260.00	111525
101-257.000-801.000	COPIER LEASES - CITY	CURRENT OFFICE SOLUTIONS	COPIER LEASES - CITY	100.46	111538
101-257.000-810.000	NEWS PAPER SUBSCRIPTION	CARD SERVICES CENTER	K. THOMAS CREDIT CARD	25.00	1249
			Total For Dept 257.000 ASSESSING DEPARTMENT	1,396.52	
Dept 262.000 ELECTIONS					
101-262.000-726.000	VOTER STICKERS, PINS	AMAZON CAPITAL SERVICES, I	ELECTION ITEMS,VOTER STICKERS, PINS	84.83	111523
101-262.000-801.000	COFFEE	CARD SERVICES CENTER	K. PRICE CREDIT CARD	20.90	1249
			Total For Dept 262.000 ELECTIONS	105.73	
Dept 265.000 BUILDING AND GROUNDS					
101-265.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	17.19	111571

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 265.000 BUILDING AND GROUNDS					
101-265.000-726.000	WATER - CITY HALL	HEFFERNAN SOFT WATER SERV	WATER DELIVERY SERVICE	15.26	111550
101-265.000-726.000	COFFEE,TEA,AIR FRESHENERS	CARD SERVICES CENTER	K. PRICE CREDIT CARD	27.35	1249
101-265.000-801.000	CITY HALL MATS	CINTAS CORPORATION	CITY HALL MATS	27.20	111536
101-265.000-801.000	CITY HALL MATS	CINTAS CORPORATION	CITY HALL MATS	27.20	111536
101-265.000-801.000	CITY HALL MATS	CINTAS CORPORATION	CITY HALL MATS	27.20	111536
101-265.000-801.000	MOP & BUFF DISPATCH OFFICE	EAST 2 WEST ENTERPRISES, I	MOP & BUFF DISPATCH OFFICE	40.00	111541
101-265.000-920.000	505119616 - 97 N BROAD - CITY HA	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 97 N BROAD	49.64	1237
101-265.000-920.000-215060	505431439 - 22 N MANNING - MITCH	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 22 N MANNING	43.16	1238
Total For Dept 265.000 BUILDING AND GROUNDS				274.20	
Dept 270.000 HUMAN RESOURCES					
101-270.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	2.19	111571
Total For Dept 270.000 HUMAN RESOURCES				2.19	
Dept 301.000 POLICE DEPARTMENT					
101-301.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	356.87	111571
101-301.000-726.000	ABAN VEHICLE LABELS POLICE	ARROW SWIFT PRINTING	ABAN VEHICLE LABELS POLICE	94.75	111528
101-301.000-726.000	PADLOCK FOR NEW RECRUIT	GELZER HJ & SON INC	PADLOCK FOR NEW RECRUIT	9.99	111547
101-301.000-726.000	8 OZ COOLANT FOR 2-9	PERFORMANCE AUTOMOTIVE	8 OZ COOLANT FOR 2-9	41.99	111575
101-301.000-726.000	POLICE UNIT PARTS	PERFORMANCE AUTOMOTIVE	POLICE UNIT PARTS	20.80	111575
101-301.000-726.000	LYSOL, CUTLERY, KLEENEX, TRASH B	WALMART COMMUNITY	CREDIT CARD CHARGES	187.01	111600
101-301.000-726.000	POSTAGE	CARD SERVICES CENTER	S. HEPHNER CREDIT CARD	28.04	1249
101-301.000-801.000	COPIER LEASES - CITY	CURRENT OFFICE SOLUTIONS	COPIER LEASES - CITY	43.73	111538
101-301.000-801.000	TOKEN FEE FROM 07/01/2025 TO 09/	MICH STATE POLICE	TOKEN FEE FROM 07/01/2025 TO 09/30/2025	99.00	111570
101-301.000-801.000	POLICE PHONES	VERIZON WIRELESS	PHONE BILL FOR POLICE AND FIRE AUGUST 2	766.48	111599
101-301.000-930.000	TIRES FOR 2-9	NORM'S TIRE & SERVICE	TIRES FOR 2-9	831.00	111572
101-301.000-930.000	CAR WASHES FOR MAY, JUNE, JULY A	RR&D ENTERPRISES	CAR WASHES FOR MAY, JUNE, JULY AND AUG	511.00	111580
101-301.000-955.221	ASSESSMENT INTE3RVIEW AND REPORT-	MICHELLE L. LISKA MSW, LA	ASSESSMENT INTE3RVIEW AND REPORT- JOSEPH	500.00	111564
Total For Dept 301.000 POLICE DEPARTMENT				3,490.66	
Dept 336.000 FIRE DEPARTMENT					
101-336.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	246.92	111571
101-336.000-726.000	SAWZALL 2 BATTERIES AND A CHARGE	GELZER HJ & SON INC	SAWZALL 2 BATTERIES AND A CHARGER FOR F	612.97	111547
101-336.000-726.000	OIL FOR FIRE TRUCK 331	PERFORMANCE AUTOMOTIVE	OIL FOR FIRE TRUCK 331	50.79	111575
101-336.000-726.000	CARB CLEANER FOR FIRE TRUCK 331	PERFORMANCE AUTOMOTIVE	CARB CLEANER FOR FIRE TRUCK 331	6.99	111575
101-336.000-801.000	EHR CAD INTEGRATION, EHR ACCESS	ESO SOLUTIONS	EHR CAD INTEGRATION, EHR ACCESS FIRE DE	3,051.93	111542
101-336.000-801.000	FIRE DEPT TABLET	VERIZON WIRELESS	PHONE BILL FOR POLICE AND FIRE AUGUST 2	20.02	111599
101-336.000-920.000	502806085 - 77 E CARLETON - FIRE	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 77 E CARELTON	74.74	1236
101-336.000-930.000	10' GARAGE DOOR AND OPENER FOR F	THE DOOR MAN	10' GARAGE DOOR AND OPENER FOR FIRE DEI	850.00	111588
Total For Dept 336.000 FIRE DEPARTMENT				4,914.36	
Dept 441.000 PUBLIC SERVICES DEPARTMENT					
101-441.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	161.88	111571
101-441.000-726.000	COPY PAPER	AMAZON CAPITAL SERVICES, I	COPY PAPER	216.89	111523
101-441.000-726.000	WATER - 149 WATERWORKS	HEFFERNAN SOFT WATER SERV	WATER DELIVERY SERVICE	15.26	111550
101-441.000-726.000	BUSINESS CARDS - ENGLE/LOREN	STOCKHOUSE CORPORATION	BUSINESS CARDS - ENGLE/LOREN	128.00	111587
101-441.000-726.000	STAMPS	CARD SERVICES CENTER	J. BLAKE CREDIT CARD	78.00	1249
101-441.000-726.008	MEDICAL BOX SERVICE	CINTAS CORPORATION	MEDICAL BOX SERVICE	91.75	111536
101-441.000-726.008	SUPPLIES FOR SAFETY MEETING	HILLSDALE MARKET HOUSE, I	SUPPLIES FOR SAFETY MEETING	5.86	111553
101-441.000-726.008	EAR PLUGS,GLOVES,SAFETY GLASSES	CARD SERVICES CENTER	K. KEASAL CREDIT CARD	180.04	1249
101-441.000-801.000	DPS MATS, RAGS, FENDER SKIRT, MO	CINTAS CORPORATION	DPS MATS, RAGS, FENDER SKIRT, MOP	34.07	111536
101-441.000-801.000	MATS, RAGS, FENDER COVER	CINTAS CORPORATION	MATS, RAGS, FENDER COVER	34.07	111536
101-441.000-801.000	DPS MATS, RAGS, MOP	CINTAS CORPORATION	DPS MATS, RAGS, FENDER COVER, MOP	34.07	111536

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE
 EXP CHECK RUN DATES 10/02/2025 - 10/02/2025
 BOTH JOURNALIZED AND UNJOURNALIZED
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GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 101 GENERAL FUND					
Dept 441.000 PUBLIC SERVICES DEPARTMENT					
101-441.000-801.000	COPIER LEASES - CITY	CURRENT OFFICE SOLUTIONS	COPIER LEASES - CITY	172.37	111538
Total For Dept 441.000 PUBLIC SERVICES DEPARTMENT				1,152.26	
Dept 447.000 ENGINEERING SERVICES					
101-447.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	10.77	111571
Total For Dept 447.000 ENGINEERING SERVICES				10.77	
Dept 567.000 CEMETERIES					
101-567.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	34.90	111571
101-567.000-726.000	CEMETERY BASE - WAINSCOTT OAK GR	BECKER & SCRIVENS CONCRETE	CEMETERY BASE - WAINSCOTT OAK GROVE	50.68	111533
101-567.000-726.000	CEMETERY BASE - SPALDING OAK GRO	BECKER & SCRIVENS CONCRETE	CEMETERY BASE - SPALDING OAK GROVE	48.44	111533
101-567.000-726.000	FOUNDATION - OAK GROVE WIESEL	BECKER & SCRIVENS CONCRETE	FOUNDATION - OAK GROVE WIESEL	54.46	111533
101-567.000-726.000	FOUNDATION - OAK GROVE GRABOW	BECKER & SCRIVENS CONCRETE	FOUNDATION - OAK GROVE GRABOW	31.08	111533
101-567.000-726.000	POP RIVETS	GELZER HJ & SON INC	POP RIVETS	8.29	111547
101-567.000-801.000	CITYWIDE TREE TREE SERVICE	LONSBERY, JEFFREY	CITYWIDE TREE TREE SERVICE	1,100.00	111537
101-567.000-801.000	CITYWIDE TREE TIMMING/REMOVAL	LONSBERY, JEFFREY	CITYWIDE TREE TIMMING/REMOVAL	2,100.00	111537
101-567.000-801.000	PORTA POT RENTAL	LAPEW SANITATION - THOMAS	PORTA POT RENTAL	110.00	111563
101-567.000-801.000	GARAGE DOOR - PROPERTY DAMAGE LA	THE DOOR MAN	GARAGE DOOR - PROPERTY DAMAGE LAKEVIEW	1,450.00	111588
101-567.000-801.000	CEMTERY MOWING CONTRACT EXTENSIO	TKC LAWN SNOW AND WOOD LLC	CEMETERY MOWING CONTRACT EXTENSION TO	8,920.00	111591
Total For Dept 567.000 CEMETERIES				13,907.85	
Dept 571.000 PARKING LOTS					
101-571.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	5.69	111571
Total For Dept 571.000 PARKING LOTS				5.69	
Dept 595.000 AIRPORT					
101-595.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	13.92	111571
101-595.000-726.000	HAND SOAP, HAND TOWELS	AMAZON CAPITAL SERVICES, I	HAND SOAP, HAND TOWELS	46.10	111523
101-595.000-726.000	BUSINESS CARDS - T. STEBELTON	ARROW SWIFT PRINTING	BUSINESS CARDS - T. STEBELTON	39.50	111528
101-595.000-726.000	PORTA JOHN RENTAL - FLY-IN EVENT	CARD SERVICES CENTER	G. MOORE CREDIT CARD	420.00	1249
101-595.000-801.000	FIRE ALARM MONITORING	TOTAL FIRE & SECURITY, LLC	FIRE ALARM MONITORING	384.00	111593
101-595.000-801.000	REFUELING TRUCK RENTAL BILLING	AVFUEL CORP	REFUELING TRUCK RENTAL BILLING	950.00	1248
101-595.000-801.000	MERCHANT EQUIP RENTAL BILLING	AVFUEL CORP	MERCHANT EQUIP RENTAL BILLING	20.00	1248
101-595.000-802.000	NETWORK CABINET AWOS	AMAZON CAPITAL SERVICES, I	NETWORK CABINET AWOS	128.99	111523
101-595.000-802.000	NETWORKSUPPLIES AIRPORT TERMINAL	AMAZON CAPITAL SERVICES, I	NETWORKSUPPLIES AIRPORT TERMINAL	96.31	111523
101-595.000-802.000	TELEPHONE CORDS NETWORK INSTALL	GELZER HJ & SON INC	TELEPHONE CORDS NETWORK INSTALL AIRPORT	14.27	111547
101-595.000-802.000	ANCHORS AND SUPPLIES FOR INSTALL	GELZER HJ & SON INC	ANCHORS AND SUPPLIES FOR INSTALL	18.43	111547
101-595.000-802.000	PLYWOOD FOR NETWORK MOUNT	JONESVILLE LUMBER	PLYWOOD FOR NETWORK MOUNT	46.79	111559
Total For Dept 595.000 AIRPORT				2,178.31	
Dept 701.000 PLANNING DEPARTMENT					
101-701.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	5.81	111571
101-701.000-801.000	COPIER LEASES - CITY	CURRENT OFFICE SOLUTIONS	COPIER LEASES - CITY	100.45	111538
101-701.000-956.000	TRAINING & SEMINARS	MICH ASSOC OF PLANNING	10/9/2025 RENEWABLE ENERGY MOBILE WORKS	50.00	111569
101-701.000-956.000	MI CODE OFFICIAL ENFORCING THE I	CARD SERVICES CENTER	K. THOMAS CREDIT CARD	59.00	1249
Total For Dept 701.000 PLANNING DEPARTMENT				215.26	
Dept 728.000 ECONOMIC DEVELOPMENT					
101-728.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	2.50	111571
Total For Dept 728.000 ECONOMIC DEVELOPMENT				2.50	
Dept 756.000 PARKS					
101-756.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	71.00	111571

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Fund 101 GENERAL FUND					
Dept 756.000 PARKS					
101-756.000-726.000	SIZE SMALL GLOVES - TRASH ROUTE	PERFORMANCE AUTOMOTIVE	SIZE SMALL GLOVES - TRASH ROUTE	15.99	111575
101-756.000-801.000	PORTA POT RENTAL	LAPEW SANITATION - THOMAS	PORTA POT RENTAL	1,225.00	111563
Total For Dept 756.000 PARKS				1,311.99	
Total For Fund 101 GENERAL FUND				117,352.98	
Fund 202 MAJOR ST./TRUNKLINE FUND					
Dept 450.000 STREET SURFACE					
202-450.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	34.39	111571
202-450.000-726.000	PATCH	GERKEN MATERIAL, INC	PATCH	494.90	111548
202-450.000-726.000	ASPHALT CNCRETE SURFACE, COMMERC	GERKEN MATERIAL, INC	ASPHALT CNCRETE SURFACE, COMMERCIAL SUE	78.00	111548
202-450.000-801.588	ENGINEERING SERVICES MAJOR STREE	THE MANNIK & SMITH GROUP,	MANNIK & SMITH ENGINEERING SERVICES 202	627.00	111589
Total For Dept 450.000 STREET SURFACE				1,234.29	
Dept 450.500 TRUNKLINE SURFACE					
202-450.500-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	8.41	111571
Total For Dept 450.500 TRUNKLINE SURFACE				8.41	
Dept 460.000 R.O.W. MAINTENANCE					
202-460.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	9.87	111571
Total For Dept 460.000 R.O.W. MAINTENANCE				9.87	
Dept 460.500 TRUNKLINE R.O.W. MAINTENANCE					
202-460.500-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	0.26	111571
Total For Dept 460.500 TRUNKLINE R.O.W. MAINTENANCE				0.26	
Dept 470.000 TREES					
202-470.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	6.40	111571
202-470.000-801.000	CITYWIDE TREE TREE SERVICE	LONSBERRY, JEFFREY	CITYWIDE TREE TREE SERVICE	1,050.00	111537
202-470.000-801.000	CITYWIDE TREE TIMMING/REMOVAL	LONSBERRY, JEFFREY	CITYWIDE TREE TIMMING/REMOVAL	3,375.00	111537
202-470.000-801.000	TREE REMOVAL - 43 FAYETTE	WICKHAM TREE SERVICE, LLC	TREE REMOVAL - 43 FAYETTE	2,950.00	111603
Total For Dept 470.000 TREES				7,381.40	
Dept 470.500 TRUNKLINE TREES					
202-470.500-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	0.23	111571
Total For Dept 470.500 TRUNKLINE TREES				0.23	
Dept 480.000 DRAINAGE					
202-480.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	11.49	111571
Total For Dept 480.000 DRAINAGE				11.49	
Dept 480.500 TRUNKLINE R.O.W. DRAINAGE					
202-480.500-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	1.29	111571
Total For Dept 480.500 TRUNKLINE R.O.W. DRAINAGE				1.29	
Dept 490.000 TRAFFIC					
202-490.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	13.71	111571
202-490.000-726.000	6 - 25 MPH SIGNS READING AVE (6)	DORNBOB SIGN & SAFETY INC	6 - 25 MPH SIGNS READING AVE (6)	246.36	111539
Total For Dept 490.000 TRAFFIC				260.07	
Dept 490.500 TRUNKLINE TRAFFIC					
202-490.500-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	1.45	111571
Total For Dept 490.500 TRUNKLINE TRAFFIC				1.45	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 202 MAJOR ST./TRUNKLINE FUND					
Dept 500.000 WINTER MAINTENANCE					
202-500.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	13.94	111571
Total For Dept 500.000 WINTER MAINTENANCE				13.94	
Dept 500.500 TRUNKLINE WINTER MAINTENANCE					
202-500.500-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	2.19	111571
Total For Dept 500.500 TRUNKLINE WINTER MAINTENANCE				2.19	
Total For Fund 202 MAJOR ST./TRUNKLINE FUND				8,924.89	
Fund 203 LOCAL STREET FUND					
Dept 450.000 STREET SURFACE					
203-450.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	47.75	111571
203-450.000-726.000	PATCH	GERKEN MATERIAL, INC	PATCH	121.24	111548
203-450.000-726.000	ASPHALT CNCRETE SURFACE, COMMERC	GERKEN MATERIAL, INC	ASPHALT CNCRETE SURFACE, COMMERCIAL SU	256.54	111548
203-450.000-801.588	ENGINEERING SERVICES LOCAL STREE	THE MANNIK & SMITH GROUP,	MANNIK & SMITH ENGINEERING SERVICES 202	209.00	111589
Total For Dept 450.000 STREET SURFACE				634.53	
Dept 460.000 R.O.W. MAINTENANCE					
203-460.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	7.81	111571
Total For Dept 460.000 R.O.W. MAINTENANCE				7.81	
Dept 470.000 TREES					
203-470.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	6.11	111571
203-470.000-801.000	CITYWIDE TREE TREE SERVICE	LONSBERY, JEFFREY	CITYWIDE TREE TREE SERVICE	5,150.00	111537
203-470.000-801.000	CITYWIDE TREE TIMMING/REMOVAL	LONSBERY, JEFFREY	CITYWIDE TREE TIMMING/REMOVAL	1,550.00	111537
203-470.000-801.000	TRIM/BRUSH 25 MCCLELLAN	WICKHAM TREE SERVICE, LLC	TRIM/BRUSH 25 MCCLELLAN	1,400.00	111603
203-470.000-801.000	LOCAL TREE REMOVAL 33 BUDLONG ST	WICKHAM TREE SERVICE, LLC	LOCAL TREE REMOVAL 33 BUDLONG ST	4,000.00	111603
Total For Dept 470.000 TREES				12,106.11	
Dept 480.000 DRAINAGE					
203-480.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	13.85	111571
Total For Dept 480.000 DRAINAGE				13.85	
Dept 490.000 TRAFFIC					
203-490.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	3.17	111571
Total For Dept 490.000 TRAFFIC				3.17	
Dept 500.000 WINTER MAINTENANCE					
203-500.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	14.08	111571
Total For Dept 500.000 WINTER MAINTENANCE				14.08	
Total For Fund 203 LOCAL STREET FUND				12,779.55	
Fund 204 MUNICIPAL STREET FUND					
Dept 572.000 LEAF COLLECTION					
204-572.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	26.23	111571
Total For Dept 572.000 LEAF COLLECTION				26.23	
Total For Fund 204 MUNICIPAL STREET FUND				26.23	
Fund 208 RECREATION FUND					
Dept 000.000					
208-000.000-692.000	PAV RENTAL REFUND 9/14/2025 - DE JANE RUTAN		PAV RENTAL REFUND 9/14/2025 - DEATH IN	100.00	111557

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 208 RECREATION FUND					
Dept 000.000					
Total For Dept 000.000				100.00	
Dept 751.000 RECREATION DEPARTMENT					
208-751.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	42.45	111571
208-751.000-726.006	WEED KILLER	GELZER HJ & SON INC	WEED KILLER	21.99	111547
208-751.000-726.006	WASP SPRAY,GARDENING TOOLSL, HOS	GELZER HJ & SON INC	WASP SPRAY,GARDENING TOOLSL, HOSE	74.23	111547
208-751.000-726.006	CONCESSION SUPPLIES	CARD SERVICES CENTER	M. LOREN CREDIT CARD	199.14	1249
Total For Dept 751.000 RECREATION DEPARTMENT				337.81	
Total For Fund 208 RECREATION FUND				437.81	
Fund 252 CONTRIBUTIONS & DONATIONS					
Dept 175.000 ADMINISTRATIVE SERVICES					
252-175.000-726.000	MEMORIAL BENCHES - WOODY HORN FA	BARCO PRODUCTS, LLC	MEMORIAL BENCHES - WOODY HORN FAYETTE S	2,631.91	111531
Total For Dept 175.000 ADMINISTRATIVE SERVICES				2,631.91	
Total For Fund 252 CONTRIBUTIONS & DONATIONS				2,631.91	
Fund 265 DRUG FORFEITURE/GRANT FUND					
Dept 301.000 POLICE DEPARTMENT					
265-301.000-726.000	12V CIGARETTE SOCKET PLUGS	AMAZON CAPITAL SERVICES, I	12V CIGARETTE SOCKET PLUGS	9.99	111523
Total For Dept 301.000 POLICE DEPARTMENT				9.99	
Total For Fund 265 DRUG FORFEITURE/GRANT FUND				9.99	
Fund 271 LIBRARY FUND					
Dept 790.000 LIBRARY					
271-790.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	5.44	111571
271-790.000-726.000	TOILET PAPER	AMAZON CAPITAL SERVICES, I	TOILET PAPER	70.12	111523
271-790.000-726.000	POPCORN	AMAZON CAPITAL SERVICES, I	LBW/BINGO ITEMS AND POPCORN	13.28	111523
271-790.000-726.000	SHIPPING TAPE FOR MEL	AMAZON CAPITAL SERVICES, I	SHIPPING TAPE FOR MEL	20.39	111523
271-790.000-726.000	PENCILS	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	111.67	1249
271-790.000-802.000	ANNUAL MERIT INTERNET BILL 25/26	MERIT NETWORK INC	ANNUAL MERIT INTERNET BILL 25/26	345.00	111568
271-790.000-802.000	VIPRE EMAIL AND TRENDMICRO RECUR	SONIT SYSTEMS, LLC	VIPRE EMAIL AND TRENDMICRO RECUR (SEPT)	37.27	111582
271-790.000-802.000	UBIQUITI ACCESS POINTS	SONIT SYSTEMS, LLC	UBIQUITI ACCESS POINTS	1,113.00	111582
271-790.000-810.000	HILLSDALE DAILY NEWS SUBSCRIPTIO	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	290.53	1249
271-790.000-815.000	AUGER DRILL BIT LIBRARY OF THING	AMAZON CAPITAL SERVICES, I	AUGER DRILL BIT LIBRARY OF THINGS	23.72	111523
271-790.000-815.000	RETURNS FOR UNNEEDED LOT ITEMS	AMAZON CAPITAL SERVICES, I	RETURNS FOR UNNEEDED LOT ITEMS	(28.42)	111523
271-790.000-815.000	RETURN OF YOTO CASE TO GET MATCH	AMAZON CAPITAL SERVICES, I	RETURN OF YOTO CASE TO GET MATCHING YOI	(14.99)	111523
271-790.000-815.000	TOOLS, BAG, SCISSORS, RADON DETE	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	887.05	1249
271-790.000-920.000	503691550 - 12 N MANNING - LIBRA	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 12 N MANNING	39.92	1240
271-790.000-956.000	2025 MLA CONFERENCE	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	325.00	1249
271-790.000-982.000	ADULT BOOK - TROUBLED BLOOD	AMAZON CAPITAL SERVICES, I	ADULT BOOK - TROUBLED BLOOD	11.98	111523
271-790.000-982.000	BOOKS - ADULT OCT25	AMAZON CAPITAL SERVICES, I	BOOKS - ADULT OCT25	44.85	111523
271-790.000-982.000	BOOKS - SEP25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - SEP25 ADULT	62.06	111555
271-790.000-982.000	BOOKS - SEP25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - SEP25 ADULT	17.07	111555
271-790.000-982.000	BOOKS - SEP25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - SEP25 ADULT	378.76	111555
271-790.000-982.000	BOOKS - AUG25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - AUG25 ADULT	20.32	111555
271-790.000-982.000	BOOKS - AUG25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - AUG25 ADULT	40.82	111555
271-790.000-982.000	BOOKS - SEP25 ADULT	INGRAM LIBRARY SERVICES	BOOKS - SEP25 ADULT	47.26	111555
271-790.000-982.002	BOOKS - LOST/DAMAGED	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	15.97	1249
Total For Dept 790.000 LIBRARY				3,878.07	
Dept 792.000 LIBRARY - CHILDREN'S AREA					

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 271 LIBRARY FUND					
Dept 792.000 LIBRARY - CHILDREN'S AREA					
271-792.000-726.000	APPLE JUICE LBW	AMAZON CAPITAL SERVICES,	APPLE JUICE LBW	4.31	111523
271-792.000-726.000	LBW/BINGO ITEMS	AMAZON CAPITAL SERVICES,	LBW/BINGO ITEMS AND POPCORN	10.59	111523
271-792.000-726.000	SLATWALL STUFF FOR YOTO AREAS	ULINE, INC.	SLATWALL STUFF FOR YOTO AREAS	126.59	111595
271-792.000-726.000	SUPPLIES FOR BTS BINGO	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	51.01	1249
271-792.000-982.000	BOOKS - NOV25 CHI	INGRAM LIBRARY SERVICES	BOOKS - NOV25 CHI	12.72	111555
271-792.000-982.000	BOOKS - SEP25 CHI	INGRAM LIBRARY SERVICES	BOOKS - SEP25 CHI	430.11	111555
271-792.000-982.000	BOOKS - SEP25 CHI	INGRAM LIBRARY SERVICES	BOOKS - SEP25 CHI	11.63	111555
271-792.000-982.000	BOOKS	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	18.84	1249
271-792.000-982.001	LLAMA LLAMA YOTO CARD	AMAZON CAPITAL SERVICES,	LLAMA LLAMA YOTO CARD	29.99	111523
271-792.000-982.001	BOOKS - FROM DONATION MONIES	CARD SERVICES CENTER	R. DOBSKI CREDIT CARD	421.73	1249
Total For Dept 792.000 LIBRARY - CHILDREN'S AREA				1,117.52	
Total For Fund 271 LIBRARY FUND				4,995.59	
Fund 481 AIRPORT IMPROVEMENT FUND					
Dept 175.000 ADMINISTRATIVE SERVICES					
481-175.000-930.000	ANNUAL MAINT. FOR FUEL FARM/FUEL	SPARLING CORPORATION	ANNUAL MAINT. FOR FUEL FARM/FUEL TRUCK	7,542.22	111584
Total For Dept 175.000 ADMINISTRATIVE SERVICES				7,542.22	
Dept 900.000 CAPITAL OUTLAY					
481-900.000-740.295	JET A FUEL	AVFUEL CORP	JET A FUEL	19,922.54	1248
481-900.000-970.000	L-SHAPED DESK	AMAZON CAPITAL SERVICES,	AIRPORT DESK AND POSTAGE INK	221.45	111523
Total For Dept 900.000 CAPITAL OUTLAY				20,143.99	
Total For Fund 481 AIRPORT IMPROVEMENT FUND				27,686.21	
Fund 582 ELECTRIC FUND					
Dept 000.000					
582-000.000-110.000	CONNECTOR WR-159	POWER LINE SUPPLY	INVENTORY	916.80	111577
582-000.000-110.000	SOCKET - 4 TERMINAL 200 AMP URD	POWER LINE SUPPLY	INVENTORY	1,721.20	111577
582-000.000-110.000	FUSE HOLDER SUBSTATION 15 KV	POWER LINE SUPPLY	SUBSTATION FUSE HOLDER	10,097.93	111577
582-000.000-110.000	SOCKET - 4 TERMINAL 200 AMP URD	POWER LINE SUPPLY	INVENTORY	860.60	111577
582-000.000-158.000-215016	INDUSTRIAL SUBSTATION GENERAL CO	KENT POWER UTILITY SERVICE	IND SUB GENERAL CONSTRUCTION 020-00414-	27,653.13	111561
582-000.000-158.000-215016	IND SUB ELECTRICAL CONSTRUCTION	KENT POWER UTILITY SERVICE	IND SUB ELECTRICAL CONSTRUCTION	163,645.37	111561
582-000.000-158.000-215064	ENGINEERING FOR COLLEGE FEEDER R	SSOE, INC.	HILLSDALE COLLEGE FEEDER RELOCATION 025	5,223.00	111585
582-000.000-202.100	4CCH	BAUERLY, ADAM J	UB refund for account: 305671	18.00	111532
582-000.000-202.100	4CCH	BEMIS, SAMANTHA C-N	UB refund for account: 026667	57.00	111534
582-000.000-202.100	4CCH	MARTINEZ, JOSE	UB refund for account: 014072	76.00	111566
582-000.000-202.100	4CCH	PEAK, SAMANTHA J	UB refund for account: 030237	86.00	111574
582-000.000-202.100	4CCH	PICKERIGN, REANNA N	UB refund for account: 035020	85.00	111576
582-000.000-202.100	4CCH	TO THE ESTATE OF LARAE HEC	UB refund for account: 016430	196.54	111592
582-000.000-202.100	4CCH	VANHORN, SHAWNA L	UB refund for account: 009908	451.42	111598
582-000.000-264.000	CITY SHARE OF AMP ASSETS	MICHIGAN SOUTH CENTRAL POW	MSCPA MEMBER POWER BILLING - AUG 2025	10,000.00	1251
Total For Dept 000.000				221,087.99	
Dept 175.000 ADMINISTRATIVE SERVICES					
582-175.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	271.01	111571
582-175.000-726.000	DESKTOP ADDING MACHINES	AMAZON CAPITAL SERVICES,	DESKTOP ADDING MACHINES	73.78	111523
582-175.000-726.000	TN760 TONER 4 PACK	AMAZON CAPITAL SERVICES,	TN760 TONER 4 PACK	17.96	111523
582-175.000-726.000	POSTAGE INK	AMAZON CAPITAL SERVICES,	AIRPORT DESK AND POSTAGE INK	39.47	111523
582-175.000-726.000	PENS/RUBBERBANDS - 45 MONROE ST	CURRENT OFFICE SOLUTIONS	PENS/RUBBERBANDS - 45 MONROE STREET	20.41	111538
582-175.000-726.000	PAPER/STAPLES - 45 MONROE STREE	CURRENT OFFICE SOLUTIONS	PAPER/STAPLES - 45 MONROE STREET	72.21	111538
582-175.000-726.000	WREATHS FOR BPU OFFICE/WAREHOUSE	HILLSDALE GARDEN CLUB	WREATHS FOR BPU OFFICE/WAREHOUSE	67.50	111552

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Fund 582 ELECTRIC FUND					
Dept 175.000 ADMINISTRATIVE SERVICES					
582-175.000-726.000	WATER 45 MONROE ST	RUPERT'S CULLIGAN	WATER 45 MONROE ST	13.50	111581
582-175.000-726.000	WATER 45 MONROE ST	RUPERT'S CULLIGAN	WATER 45 MONROE ST	13.50	111581
582-175.000-726.000	5000 #10 WINDOW ENVELOPOES - CLA	STOCKHOUSE CORPORATION	5000 #10 WINDOW ENVELOPOES - CLAMSHELL	236.25	111587
582-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	2.50	111536
582-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	2.50	111536
582-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	2.50	111536
582-175.000-801.000	STANTON, JEFFREY	JONESVILLE HEALTH CARE PLI	STANTON, JEFFREY	100.00	111558
582-175.000-801.000	SMITH, RENO	JONESVILLE HEALTH CARE PLI	SMITH, RENO	100.00	111558
582-175.000-801.000	ACCOUNTING SERVICES - AUG 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - AUG 2025	1,674.84	111590
582-175.000-802.000	POWER BANK FOR GPS IPAD	AMAZON CAPITAL SERVICES, I	POWER BANK FOR GPS IPAD	19.99	111523
582-175.000-802.000	CELL PHONE CASES AND CHARGER	AMAZON CAPITAL SERVICES, I	CELL PHONE CASES AND CHARGER	50.99	111523
582-175.000-802.000	ANNUAL MERIT INTERNET BILL 25/26	MERIT NETWORK INC	ANNUAL MERIT INTERNET BILL 25/26	776.26	111568
582-175.000-802.000	VIPRE EMAIL AND TRENDMICRO RECUR	SONIT SYSTEMS, LLC	VIPRE EMAIL AND TRENDMICRO RECUR (SEPT)	80.87	111582
582-175.000-802.000	WILDCARD CERT HILLSDALEBPU.COM 1	SONIT SYSTEMS, LLC	WILDCARD CERT HILLSDALEBPU.COM 1 YEAR	171.50	111582
582-175.000-802.000	AMAZON WEB SERVICES	CARD SERVICES CENTER	B. JANES CREDIT CARD	0.13	1249
582-175.000-806.000	LEGAL FEES - EFFICIENCY SMART SC	LOVINGER & THOMPSON, PC	LEGAL FEES - EFFICIENCY SMART SCHEDULE	150.00	111565
582-175.000-880.000	REPAIR CHRISTMAS ORNAMENTS	SOUTHERN MICHIGAN MOTORS	REPAIR CHRISTMAS ORNAMENTS	2,800.00	111583
582-175.000-956.000	MPSI REGISTRATION SPRING 2026 BJ	APWA MICHIGAN CHAPTER	MPSI REGISTRATION SPRING 2026 BJANES	206.26	111526
Total For Dept 175.000 ADMINISTRATIVE SERVICES				6,963.93	
Dept 544.000 OPERATIONS					
582-544.000-726.000	MEADOW LANE	BECKER & SCRIVENS CONCRET	MEADOW LANE	25.95	111533
582-544.000-726.000	KFC	BECKER & SCRIVENS CONCRET	KFC	255.75	111533
582-544.000-726.000	SCREWS	FAMILY FARM & HOME	SCREWS	18.99	111543
582-544.000-726.000	THREAD FRT PISTOL NOZZLE	GELZER HJ & SON INC	THREAD FRT PISTOL NOZZLE	9.49	111547
582-544.000-726.000	BRN 3-WAY GRND SWITCH	GELZER HJ & SON INC	BRN 3-WAY GRND SWITCH	2.39	111547
582-544.000-726.000	SUPPLIES	HEFFERNAN SOFT WATER SERVI	WATER - 45 MONROE ST	14.00	111550
582-544.000-726.000	TOILET PAPER, HAND TOWELS, HAND	KSS ENTERPRISES	TOILET PAPER, HAND TOWELS, HAND CLEANER	305.76	111562
582-544.000-726.000	SHOPT TOWELS/GLASS CLEANER	PERFORMANCE AUTOMOTIVE	SHOPT TOWELS/GLASS CLEANER	20.50	111575
582-544.000-726.000	WATER	CARD SERVICES CENTER	B. JANES CREDIT CARD	26.94	1249
582-544.000-726.008	SUPPLIES FOR SAFETY MEETING	HILLSDALE MARKET HOUSE, I	SUPPLIES FOR SAFETY MEETING	5.87	111553
582-544.000-726.008	EAR PLUGS,GLOVES,SAFETY GLASSES	CARD SERVICES CENTER	K. KEASAL CREDIT CARD	180.06	1249
582-544.000-726.800	CRIMPER	POWER LINE SUPPLY	CRIMPER	2,455.00	111577
582-544.000-730.000	SERVICE FOR TRUCK 39-09	ALTEC INDUSTRIES, INC.	SERVICE FOR TRUCK 39-09	1,078.00	111522
582-544.000-730.000	REAR WIPER ARM EQUINOX	AMAZON CAPITAL SERVICES, I	REAR WIPER ARM EQUINOX	14.25	111523
582-544.000-730.000	BATTERIES/BATTERY CLEANER	PERFORMANCE AUTOMOTIVE	BATTERIES/BATTERY CLEANER	339.57	111575
582-544.000-739.000	MSCPA MEMBER POWER BILLING - AUG	MICHIGAN SOUTH CENTRAL POW	MSCPA MEMBER POWER BILLING - AUG 2025	1,030,565.25	1251
582-544.000-740.300	504504154 - 201 WATERWORKS XX -	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 201 WATERWORKS X	21.29	1241
582-544.000-740.400	504504154 - 201 WATERWORKS XX -	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 201 WATERWORKS X	21.29	1241
582-544.000-742.000	CLOTHES FOR B. JOHNS	POWERS CLOTHING, INC.	CLOTHES FOR B. JOHNS	132.00	111578
582-544.000-801.000	ENGINE 5&6 STACK TESTING 3YR	TRC ENVIRONMENTAL CORPORAT	ENGINE 5&6 STACK TESTING 3YR	16,300.00	111594
582-544.000-801.300	TRIM AND CLEAR WEST HALF TRANSMI	ASPLUNDH TREE EXPERT LLC	TRIM AND CLEAR WEST HALF TRANSMISSION I	188,070.00	111529
582-544.000-920.000	504504154 - 201 WATERWORKS - PP	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 201 WATERWORKS	42.58	1242
582-544.000-930.000	DOT INSPECTION/SERVICED 39-03	HILLSDALE COMMUNITY SCHOOI	DOT INSPECTION/SERVICED 39-03	466.55	111551
582-544.000-930.000	SERVICED/CHANGED BATTERIES/DOT I	HILLSDALE COMMUNITY SCHOOI	SERVICED/CHANGED BATTERIES/DOT INSPECTI	990.62	111551
582-544.000-930.000	SERVICED/DOT INSPECTION/CHANGED	HILLSDALE COMMUNITY SCHOOI	SERVICED/DOT INSPECTION/CHANGED FRONT I	513.02	111551
582-544.000-930.000	SERVICED/DOT INSPECTION	HILLSDALE COMMUNITY SCHOOI	SERVICED/DOT INSPECTION - 39-02	349.27	111551
Total For Dept 544.000 OPERATIONS				1,242,224.39	
Total For Fund 582 ELECTRIC FUND				1,470,276.31	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 588 DIAL A RIDE					
Dept 596.000 DIAL-A-RIDE					
588-596.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	95.93	111571
588-596.000-726.000	DART-NEW FARE TICKETS-ADULT & SE	ARROW SWIFT PRINTING	DART-NEW FARE TICKETS-ADULT & SENIOR	755.52	111528
588-596.000-726.000	WATER - DIAL-A-RIDE	HEFFERNAN SOFT WATER SERV	WATER DELIVERY SERVICE	24.14	111550
588-596.000-730.000	BATTERY #59	PERFORMANCE AUTOMOTIVE	BATTERY, BATTERY CORE CREDIT, STEERING	443.48	111575
588-596.000-730.000	AIR FILTER # 58 DART	PERFORMANCE AUTOMOTIVE	HYDRAULIC FLUID, AIR FILTER (DART) , OI	25.26	111575
588-596.000-801.000	DART-RUGS & MOPS-9.4.25	CINTAS CORPORATION	DART-RUGS & MOPS-9.4.25	24.24	111536
588-596.000-920.000	507035798 - 981 DEVELOPMENT DR	- MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 981 DEVELOPMENT I	45.59	1247
588-596.000-955.588	FTA DRUG TEST	CE & A PROFESSIONAL SERVIC	FTA DRUG TEST	56.50	111535
Total For Dept 596.000 DIAL-A-RIDE				1,470.66	
Total For Fund 588 DIAL A RIDE				1,470.66	
Fund 590 SEWER FUND					
Dept 175.000 ADMINISTRATIVE SERVICES					
590-175.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	89.24	111571
590-175.000-726.000	DESKTOP ADDING MACHINES	AMAZON CAPITAL SERVICES, I	DESKTOP ADDING MACHINES	36.89	111523
590-175.000-726.000	TN760 TONER 4 PACK	AMAZON CAPITAL SERVICES, I	TN760 TONER 4 PACK	8.98	111523
590-175.000-726.000	POSTAGE INK	AMAZON CAPITAL SERVICES, I	AIRPORT DESK AND POSTAGE INK	19.74	111523
590-175.000-726.000	PENS/RUBBERBANDS - 45 MONROE ST	CURRENT OFFICE SOLUTIONS	PENS/RUBBERBANDS - 45 MONROE STREET	10.21	111538
590-175.000-726.000	PAPER/STAPLES - 45 MONROE STREE	CURRENT OFFICE SOLUTIONS	PAPER/STAPLES - 45 MONROE STREET	36.11	111538
590-175.000-726.000	WREATHS FOR BPU OFFICE/WAREHOUSE	HILLSDALE GARDEN CLUB	WREATHS FOR BPU OFFICE/WAREHOUSE	43.75	111552
590-175.000-726.000	WATER 45 MONROE ST	RUPERT'S CULLIGAN	WATER 45 MONROE ST	6.75	111581
590-175.000-726.000	WATER 45 MONROE ST	RUPERT'S CULLIGAN	WATER 45 MONROE ST	6.75	111581
590-175.000-726.000	5000 #10 WINDOW ENVELOPOES - CLA	STOCKHOUSE CORPORATION	5000 #10 WINDOW ENVELOPOES - CLAMSHELL	118.13	111587
590-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	1.25	111536
590-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	1.25	111536
590-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	1.25	111536
590-175.000-801.000	ACCOUNTING SERVICES - AUG 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - AUG 2025	837.42	111590
590-175.000-802.000	ANNUAL MERIT INTERNET BILL 25/26	MERIT NETWORK INC	ANNUAL MERIT INTERNET BILL 25/26	388.12	111568
590-175.000-802.000	VIPRE EMAIL AND TRENDMICRO RECUR	SONIT SYSTEMS, LLC	VIPRE EMAIL AND TRENDMICRO RECUR (SEPT)	40.43	111582
590-175.000-802.000	WILDCARD CERT HILLSDALEBPU.COM 1	SONIT SYSTEMS, LLC	WILDCARD CERT HILLSDALEBPU.COM 1 YEAR	85.75	111582
590-175.000-956.000	MPSI REGISTRATION SPRING 2026 BJ	APWA MICHIGAN CHAPTER	MPSI REGISTRATION SPRING 2026 BJANES	103.12	111526
Total For Dept 175.000 ADMINISTRATIVE SERVICES				1,835.14	
Dept 546.000 OPERATIONS					
590-546.000-726.000	DEGREASING HAND SOAP	AMAZON CAPITAL SERVICES, I	DEGREASING HAND SOAP	35.59	111523
590-546.000-726.000	TOILET PAPER, HAND TOWELS, HAND	KSS ENTERPRISES	TOILET PAPER, HAND TOWELS, HAND CLEANEF	152.88	111562
590-546.000-726.000	PUMP VALVE AND RAIN GEAR	USABLUEBOOK	PUMP VALVE AND RAIN GEAR	211.95	111597
590-546.000-726.000	TRACER WIRE AND TENSETTE	USABLUEBOOK	TRACER WIRE AND TENSETTE	831.56	111597
590-546.000-726.000	TENSETTE	USABLUEBOOK	TENSETTE	534.00	111597
590-546.000-726.000	RAIN GEAR AND VALVES	USABLUEBOOK	RAIN GEAR AND VALVES	393.74	111597
590-546.000-726.000	WATER	CARD SERVICES CENTER	B. JANES CREDIT CARD	13.48	1249
590-546.000-726.008	SUPPLIES FOR SAFETY MEETING	HILLSDALE MARKET HOUSE, IN	SUPPLIES FOR SAFETY MEETING	5.87	111553
590-546.000-726.008	SAFETY GLASSES & VESTS	CARD SERVICES CENTER	K. KEASAL CREDIT CARD	217.38	1249
590-546.000-726.800	PETRI PADS CYLINDERS PHOS STD	NORTH CENTRAL LABORATORIES	PETRI PADS CYLINDERS PHOS STD	1,132.60	111573
590-546.000-727.800	CL2 AND SO2 WWTP	WATER SOLUTIONS UNLIMITED	CL2 AND SO2 WWTP	3,695.55	111601
590-546.000-730.000	WASHER FLUID	PERFORMANCE AUTOMOTIVE	WASHER FLUID	15.27	111575
590-546.000-730.000	BATTERY FOR GENERATOR	PERFORMANCE AUTOMOTIVE	BATTERY FOR GENERATOR	(182.99)	111575
590-546.000-801.000	LEAD AND COPPER	MERIT LABORATORIES	LEAD AND COPPER	88.00	111567
590-546.000-801.000	LEAD AND COPPER	MERIT LABORATORIES	LEAD AND COPPER	88.00	111567
590-546.000-801.000	LEAD AND COPPER	MERIT LABORATORIES	LEAD AND COPPER	176.00	111567
590-546.000-801.000	AMR EFFLUENT INFLUENT	MERIT LABORATORIES	AMR EFFLUENT INFLUENT	773.00	111567
590-546.000-801.000	LEAD AND COPPER	MERIT LABORATORIES	LEAD AND COPPER	616.00	111567

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 590 SEWER FUND					
Dept 546.000 OPERATIONS					
590-546.000-920.000	504756735 - W GALLOWAY GR	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - W GALLOWAY GR	43.91	1234
590-546.000-920.000	505161747 - 91 MARION	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 91 MARION ST	40.77	1239
590-546.000-920.000	505161747 - 3879 W CARLETON RD	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 3879 W CARLETON F	26.61	1243
590-546.000-920.000	505161747 - 3879 W CARLETON RD	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 3879 W CARLETON F	43.16	1244
590-546.000-920.000	505161747 - 3879 W CARLETON RD	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 3879 W CARLETON F	43.67	1245
590-546.000-920.000	505161747 - 3879 W CARLETON RD	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 3879 W CARLETON F	45.42	1246
590-546.000-930.000	REPAIR ADA RAMP AT WWTP	DRY MAR TRUCKING & DIRTWOF	REPAIR ADA RAMP AT WWTP	7,916.80	111540
590-546.000-930.000	MEGA LUGS AND PIPE SECTION FOR W	FERGUSON WATERWORKS	MEGA LUGS AND PIPE SECTION FOR WTP VALV	7,141.90	111545
590-546.000-930.000	WALL SWITCH AND COVER	GELZER HJ & SON INC	WALL SWITCH AND COVER	6.58	111547
590-546.000-930.000	MARKING PAINT	GELZER HJ & SON INC	MARKING PAINT	11.79	111547
590-546.000-930.000	CHAIN GRABBER	KENNEDY INDUSTRIES	CHAIN GRABBER	249.20	111560
590-546.000-930.000	REPLACE TUBE IN BACKHOE	NORM'S TIRE & SERVICE	REPLACE TUBE IN BACKHOE	366.69	111572
590-546.000-930.000	O-RINGS	PERFORMANCE AUTOMOTIVE	O-RINGS	19.08	111575
590-546.000-930.000	SUBMERSIBLE TRANSDUCERS	USABLUEBOOK	SUBMERSIBLE TRANSDUCERS	935.00	111597
590-546.000-956.000	TRAINING & SEMINARS	CARD SERVICES CENTER	D. MACKIE CREDIT CARD	214.20	1249
590-546.000-956.200	HOTEL - WICKHAM	CARD SERVICES CENTER	D. MACKIE CREDIT CARD	275.63	1249
Total For Dept 546.000 OPERATIONS				26,178.29	
Total For Fund 590 SEWER FUND				28,013.43	
Fund 591 WATER FUND					
Dept 000.000					
591-000.000-123.000	MPSI REGISTRATION FOR CRAIG WICK	APWA MICHIGAN CHAPTER - MI	MPSI REGISTRATION FOR CRAIG WICKHAM FAI	825.00	111527
Total For Dept 000.000				825.00	
Dept 175.000 ADMINISTRATIVE SERVICES					
591-175.000-717.000	PAYROLL AUDIT 7/2023 - 7/2024	MML WORKERS' COMP FUND	PAYROLL AUDIT 7/2023 - 7/2024	125.83	111571
591-175.000-726.000	DESKTOP ADDING MACHINES	AMAZON CAPITAL SERVICES, I	DESKTOP ADDING MACHINES	36.89	111523
591-175.000-726.000	TN760 TONER 4 PACK	AMAZON CAPITAL SERVICES, I	TN760 TONER 4 PACK	8.98	111523
591-175.000-726.000	POSTAGE INK	AMAZON CAPITAL SERVICES, I	AIRPORT DESK AND POSTAGE INK	19.74	111523
591-175.000-726.000	PENS/RUBBERBANDS - 45 MONROE ST	CURRENT OFFICE SOLUTIONS	PENS/RUBBERBANDS - 45 MONROE STREET	10.20	111538
591-175.000-726.000	PAPER/STAPLES - 45 MONROE STREE	CURRENT OFFICE SOLUTIONS	PAPER/STAPLES - 45 MONROE STREET	36.10	111538
591-175.000-726.000	WREATHS FOR BPU OFFICE/WAREHOUSE	HILLSDALE GARDEN CLUB	WREATHS FOR BPU OFFICE/WAREHOUSE	43.75	111552
591-175.000-726.000	WATER 45 MONROE ST	RUPERT'S CULLIGAN	WATER 45 MONROE ST	6.75	111581
591-175.000-726.000	WATER 45 MONROE ST	RUPERT'S CULLIGAN	WATER 45 MONROE ST	6.75	111581
591-175.000-726.000	5000 #10 WINDOW ENVELOPOES - CLA	STOCKHOUSE CORPORATION	5000 #10 WINDOW ENVELOPOES - CLAMSHELL	118.12	111587
591-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	1.25	111536
591-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	1.25	111536
591-175.000-801.000	MATS - 45 MONROE ST	CINTAS CORPORATION	MATS - 45 MONROE ST	1.25	111536
591-175.000-801.000	ACCOUNTING SERVICES - AUG 2025	THE WOODHILL GROUP, LLC	ACCOUNTING SERVICES - AUG 2025	837.42	111590
591-175.000-802.000	ANNUAL MERIT INTERNET BILL 25/26	MERIT NETWORK INC	ANNUAL MERIT INTERNET BILL 25/26	388.12	111568
591-175.000-802.000	VIPRE EMAIL AND TRENDMICRO RECUR	SONIT SYSTEMS, LLC	VIPRE EMAIL AND TRENDMICRO RECUR (SEPT)	40.43	111582
591-175.000-802.000	WILDCARD CERT HILLSDALEBPU.COM 1	SONIT SYSTEMS, LLC	WILDCARD CERT HILLSDALEBPU.COM 1 YEAR	85.75	111582
591-175.000-956.000	MPSI REGISTRATION SPRING 2026 BJ	APWA MICHIGAN CHAPTER	MPSI REGISTRATION SPRING 2026 BJANES	103.12	111526
Total For Dept 175.000 ADMINISTRATIVE SERVICES				1,871.70	
Dept 543.000 OPERATIONS					
591-543.000-726.000	TOILET PAPER, HAND TOWELS, HAND	KSS ENTERPRISES	TOILET PAPER, HAND TOWELS, HAND CLEANEF	152.88	111562
591-543.000-726.000	WATER	CARD SERVICES CENTER	B. JANES CREDIT CARD	13.48	1249
591-543.000-726.008	SUPPLIES FOR SAFETY MEETING	HILLSDALE MARKET HOUSE, IN	SUPPLIES FOR SAFETY MEETING	5.87	111553
591-543.000-726.008	EAR PLUGS,GLOVES,SAFETY GLASSES	CARD SERVICES CENTER	K. KEASAL CREDIT CARD	217.37	1249
591-543.000-727.800	SODIUM HYPOCHLORITE	UNIVAR SOLUTIONS USA INC	SODIUM HYPOCHLORITE	4,573.78	111596
591-543.000-742.000	RUBBER BOOTS	FAMILY FARM & HOME	RUBBER BOOTS	109.99	111543

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 591 WATER FUND					
Dept 543.000 OPERATIONS					
591-543.000-742.000	RUBBER BOOTS	FAMILY FARM & HOME	RUBBER BOOTS	309.98	111543
591-543.000-742.000	CLOTHES FOR C. BURNS	POWERS CLOTHING, INC.	CLOTHES FOR C. BURNS	367.00	111578
591-543.000-742.000	CLOTHES FOR J. LUCE	POWERS CLOTHING, INC.	CLOTHES FOR J. LUCE	512.50	111578
591-543.000-801.000	WATER TESTING DBP / TTHA	STATE OF MICHIGAN EGLE	WATER TESTING DBP / TTHA	350.00	111586
591-543.000-801.588	ENGINEERING SERVICES BPU WATER	THE MANNIK & SMITH GROUP,	MANNIK & SMITH ENGINEERING SERVICES 202	470.25	111589
591-543.000-930.000	PEASTONE/TRUCKING BPU	DRY MAR TRUCKING & DIRTWOF	PEASTONE/TRUCKING BPU	572.00	111540
591-543.000-930.000	ANT KILLER	FAMILY FARM & HOME	ANT KILLER	7.49	111543
591-543.000-930.000	CABLE TIES	FAMILY FARM & HOME	CABLE TIES	26.98	111543
591-543.000-930.990	1" POLY COIL	AMERICAN COPPER AND BRASS,	1" POLY COIL	381.67	111524
591-543.000-930.990	CONTRACTED LSL REPLACEMENTS	RJT CONSTRUCTION CO.	FYE 2026 LEAD SERVICE LINE REPLACEMENTS	15,515.00	111579
591-543.000-930.990	CONTRACTED LSL REPLACEMENTS	RJT CONSTRUCTION CO.	FYE 2026 LEAD SERVICE LINE REPLACEMENTS	5,812.50	111579
591-543.000-930.990	CONTRACTED LSL REPLACEMENTS	RJT CONSTRUCTION CO.	FYE 2026 LEAD SERVICE LINE REPLACEMENTS	11,480.00	111579
591-543.000-956.000	DRINKING WATER OPERATING TRAININ	CARD SERVICES CENTER	D. MACKIE CREDIT CARD	70.00	1249
591-543.000-956.200	HOTEL - WICKHAM	CARD SERVICES CENTER	D. MACKIE CREDIT CARD	275.62	1249
Total For Dept 543.000 OPERATIONS				41,224.36	
Total For Fund 591 WATER FUND				43,921.06	
Fund 633 PUBLIC SERVICES INV. FUND					
Dept 000.000					
633-000.000-101.000	GRAVEL - 22A	DRY MAR TRUCKING & DIRTWOF	15 YD 22A AND 15 YDS TOPSOIL	960.00	111540
Total For Dept 000.000				960.00	
Total For Fund 633 PUBLIC SERVICES INV. FUND				960.00	
Fund 640 REVOLVING MOBILE EQUIP. FUND					
Dept 443.000 MOBILE EQUIPMENT MAINTENANCE					
640-443.000-726.000	RMEF	CINTAS CORPORATION	DPS MATS, RAGS, FENDER SKIRT, MOP	9.27	111536
640-443.000-726.000	MATS, RAGS, FENDER COVER	CINTAS CORPORATION	MATS, RAGS, FENDER COVER	9.27	111536
640-443.000-726.000	RAGS, FENDER COVER	CINTAS CORPORATION	DPS MATS, RAGS, FENDER COVER, MOP	9.27	111536
640-443.000-726.000	STAR BIT KIT	PERFORMANCE AUTOMOTIVE	STAR BIT KIT	7.19	111575
640-443.000-730.000	FILTERS #16,#154	GREENMARK EQUIPMENT	FILTERS #16,#154	220.66	111549
640-443.000-730.000	OIL PAN PUGS #'S 40,42,43	JACKSON TRUCK SERVICE INC	OIL PAN PUGS #'S 40,42,43	103.23	111556
640-443.000-730.000	CALIPER CREDIT	PERFORMANCE AUTOMOTIVE	CALIPER CREDIT	(60.00)	111575
640-443.000-730.000	CALIPER,HOSE,BRAKE FLUID #27	PERFORMANCE AUTOMOTIVE	CALIPER,HOSE,BRAKE FLUID #27	179.31	111575
640-443.000-730.000	PWR PLU LIGIHTER #27	PERFORMANCE AUTOMOTIVE	PWR PLU LIGIHTER #27	5.49	111575
640-443.000-730.000	BATTERY CORE CREDIT	PERFORMANCE AUTOMOTIVE	BATTERY, BATTERY CORE CREDIT, STEERING	(18.00)	111575
640-443.000-730.000	HYDRAULIC 40,42,43	PERFORMANCE AUTOMOTIVE	HYDRAULIC 40,42,43	283.35	111575
640-443.000-730.000	HYDRAULIC FLUID, AIR FILTER , OI	PERFORMANCE AUTOMOTIVE	HYDRAULIC FLUID, AIR FILTER (DART) , OI	57.98	111575
640-443.000-730.000	HONDA ENGINE FOR COMPACTOR	CARD SERVICES CENTER	J. BLAKE CREDIT CARD	399.99	1249
640-443.000-740.000	PROPANE	BAKER'S GAS & WELDING SUPI	PROPANE	15.21	111530
640-443.000-740.000	3 PAILS SYNDURANC	WATKINS OIL COMPANY, INC.	3 PAILS SYNDURANC	652.05	111602
640-443.000-801.000	DOT INSPECTION #154	HILLSDALE COMMUNITY SCHOOI	DOT INSPECTION #154	112.50	111551
640-443.000-801.000	DOT INSPECTION #42	HILLSDALE COMMUNITY SCHOOI	DOT INSPECTION #42	75.00	111551
640-443.000-920.000	505153845 - 149 WATERWORKS - RME	MICHIGAN GAS UTILITIES	NATURAL GAS UTILITY - 149 WATERWORKS	45.82	1235
Total For Dept 443.000 MOBILE EQUIPMENT MAINTENANCE				2,107.59	
Total For Fund 640 REVOLVING MOBILE EQUIP. FUND				2,107.59	

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
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Fund Totals:

Fund 101 GENERAL FUND	117,352.98
Fund 202 MAJOR ST./TRUNK	8,924.89
Fund 203 LOCAL STREET FUND	12,779.55
Fund 204 MUNICIPAL STREET	26.23
Fund 208 RECREATION FUND	437.81
Fund 252 CONTRIBUTIONS & GRANTS	2,631.91
Fund 265 DRUG FORFEITURE	9.99
Fund 271 LIBRARY FUND	4,995.59
Fund 481 AIRPORT IMPROVEMENT	27,686.21
Fund 582 ELECTRIC FUND	1,470,276.31
Fund 588 DIAL A RIDE	1,470.66
Fund 590 SEWER FUND	28,013.43
Fund 591 WATER FUND	43,921.06
Fund 633 PUBLIC SERVICES	960.00
Fund 640 REVOLVING MOBILITY	2,107.59

Total For All Funds:	<u>1,721,594.21</u>
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CITY COUNCIL MINUTES

City of Hillsdale
October 6, 2025
7:00 P.M.

Regular Meeting

Call to Order and Pledge of Allegiance

Mayor Pro Tem Joshua Paladino opened the meeting with the Pledge of Allegiance.

Roll Call

Mayor Pro Tem Josh Paladino called the meeting to order. Clerk Price took roll call.

Council Members present:	Joshua Paladino, Ward 4 Mayor Pro Tem R Greg Stuchell, Ward 1 Jacob Bruns, Ward 1 William Morrissey, Ward 2 Matthew Bentley, Ward 2 Gary Wolfram, Ward 3 Bob Flynn, Ward 3 Robert Socha, Ward 4
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Council Members absent:	None
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Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Jason Blake (DPS Director), Scott Hephner (HCPD/HCFD), Sam Fry (Economic Development), Brandon Janes (IT Dept), Rob Stiverson, Mark Nichols, Scott Sessions, Nick Fox, Sally Clark, Susan Smith, Larry Walworth, Sheri Ingles, Nancy McCarty, Howard Spence, Leon Rodgers, Melissa DesJardin, Brian DesJardin, Keri Stewart, Gerry Brown and James Edward Thomas.

Approval of Agenda

Mayor Pro Tem Paladino requested to remove Planning Commission appointment- Jeff Fazekas from agenda and removed Communication item F. Code Enforcement Email for Hallett St and move to Public Safety committee.

Motion by Councilman Socha, support by Councilman Flynn, to remove appointment for Planning Commission and remove Communication item F from the agenda.

Voice vote, approved unanimously.

Motion by Councilman Socha, supported by Councilman Morrissey to accept the amended agenda.

Voice vote, approved unanimously.

Public Comment

Sally Clark, EDP, commented in favor of the IFE Support for Cobra Moto LLC.

Scott Cress, ward 4, commented on promotion of Sam Fry to Assistant Manager and MSCPA appointment.

Howard Spence, Apple Run Apt., commented on Camp Hope its violation(s) to ordinances and rezoning of property.

Gerry Brown, Hope Harbor board member, commented on homeless situation and Camp Hope.

James Thomas, Barr St., commented on Camp Hope and read history of extensions, citations and inspections etc.

Leon Rodgers, commented on Camp Hope/Hope Harbor and homeless.

Missy DesJardin, ward 3, commented on Camp Hope; Hope Harbor blue prints drawn up and permits needed.

Consent Agenda

- A. Approval of Bills
 - 1. City and BPU Claims of September 11, 2025: \$1,678,796.16
 - 2. Payroll of September 11, 2025: \$200,466.05
- B. City Council Minutes of September 15, 2025
- C. Finance Minutes of September 15, 2025
- D. Planning Commission Minutes of September 24, 2025
- E. Public Services Committee Minutes of September 30, 2025
- F. TCO- Train Events
- G. MSCPA Alternate Appointment
- H. AMP Safety Training

Council Member Bruns requested G. MSCPA Appointment be moved to New Business F. for discussion.

Motion by Council Member Morrissey seconded by Council Member Flynn to approve the Consent Agenda.

Roll Call:

Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Morrissey	Aye

Motion passed 8-0

Communication/Petitions

- A. BPU Hydrant Flushing Notice
- B. Fall Brush & Leaf Collection Information
- C. Halloween- Trick or Treat Times
- D. Hillsdale Railroad Festival Flyer
- E. Chili Cook Off Event
- F. Hillsdale County Commissioner Verbal Update – Doug Ingles

Hillsdale Co. Commissioner Ingles gave a brief report on KFC restaurant progress and open interviews, Michigan Works Manufacturing event and jobs available.

The items of communications were received for informational purposes only.

Introduction and Adoption of Ordinances/Public Hearings

- A. Public Hearing – IFT- Cobra Moto LLC- 250 Industrial Dr.

Cobra Moto, LLC has submitted an application for an Industrial Facilities Tax Exemption Certificate for a new facility project, started August 11, 2025, with a projected completion date of August 11, 2030. The total cost of the real property improvements reported by the applicant is \$507,000. The facility is located within an Industrial Development District established January 13, 1975.

Mayor Pro Tem Paladino opened podium at 7:53p.m.

James Thomas, support of the project and Cobra Moto LLC.

No other comments Mayor Pro Tem closed podium at 7:55p.m.

Motion by Councilman Flynn, supported by Councilman Morrissey to accept and approve the IFE for Cobra Moto LLC as presented. **Resolution #3650.**

Roll Call:

Councilman Flynn	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Morrissey	Aye
Councilman Bruns	Aye

Motion passed 8-0

Old Business

A. Camp Hope

Kim Thomas, assessor/code enforcement reported BMAK Charity Thrifts, doing business as Hillsdale Community Thrift, began leasing the property at 390 W. Carleton, 386 W. Carleton and 388 W. Carleton Rd. in 2018 and, on January 25, 2021, entered into a land contract to purchase the property. According to the BMAK corporate filings, all proceeds of the store are used for charitable purposes, including but not limited to, “relief of the poor, the distressed and the underprivileged, along with donations to charities within the county where the facility is located.” Melissa DesJardin is listed as the resident agent and the incorporator.

*July 18, 2023 Branch-Hillsdale-St. Joseph Community Health Agency conducted an inspection, met with Mrs. DesJardin, and issued a letter to Hillsdale Community Thrift Store for violating Michigan Compiled Law Section 333.12501(1)(a), operating a temporary camping facility with 5 or more sites without a campground license. The letter ordered discontinuance of the campground within 60 days (September 16, 2023).

*October 3, 2023 BHSJ Health Department letter issued verifying that the property was in compliance with the state campground law (camping limited to no more than 4 sites so no campground license required). They did not address any other potential violations of state law or city ordinance (copies of both letters provided to the city assessor’s office on September 24, 2024).

*May 29, 2024 Hillsdale Daily News (HDN) reported 19 people living in the tent or occupying “office space” at the thrift store.

*September 19, 2024 Collegian article stated that there were at one time 17 tents and inaccurately stated, “To comply with state regulations, Desjardin obtained a camping license, enabling the site to legally host multiple tents and provide structured shelter.”

*October 30, 2024 code enforcement staff met with Mrs. DesJardin and issued a formal letter for construction without a zoning compliance permit, with a 90-day deadline to remove the tent structure (by January 28, 2025).

*November 20, 2024 HDN article reported 23 residents housed in the tent, including children.

*December 2, 2024 Council - members made it clear during discussion that they would not support forcible eviction and removal of the tent during the winter months.

*January 7, 2025 request submitted and approved to extend the deadline to April 30, 2025

*March 14, 2025 request was submitted to extend the deadline to December of 2025. The request stated, “We still have 11 people in the tent. We are still working on housing for them. Our goal is to have them all in housing before winter.” Request denied, letter issued March 27, 2025 reiterating the April 30, 2025 deadline.

*May 1, 2025 staff verified tent had not been removed and a civil infraction notice of violation was issued naming Melissa DesJardin as personally responsible.

*May 5, 2025 DesJardin reported to Council (according to HDN articles)

- o 11 residents at Camp Hope
- o Working on a plan to move the thrift store to a location in the downtown
- o Building at 390 to be renovated for transitional housing for up to 30 residents, with separate sleeping areas for men and women, a full kitchen and an on-site social worker.
- o “I can execute this plan in less than four months.”
- o Property would need to be rezoned.

*May 22, 2025 Public Safety Committee recommended “no leniency” after hearing complaints from residents of a neighboring apartment complex.

- o Councilman Socha reported that there had been 28 police calls and 42 fire calls to Camp Hope since its inception.

*June 26, 2025 tent still not removed, civil infraction citation issued to BMAK Charity Thrifts, with Melissa DesJardin named as the executive director.

*July 30, 2025 still not in compliance.

*August 7, 2025 Facebook post by Hillsdale Community Thrift looking for volunteers to help with transportation, paperwork, and meals for 24 Campers (more than twice the number reported at the May 5 council meeting).

*September 2, 2025 District Court Hearing

- o Staff verified and took pictures to document that the property was still not in compliance and was adversely affecting neighboring properties.

- o 3:04 pm Hillsdale Community Thrift made a Facebook post regarding the hearing, stating that they had 25 adults and 3 minors living at the camp.

- o The city attorney presented an option for DesJardin, as agent for BMAK, to sign a consent judgment agreeing to obtain zoning permits or remove the noncompliant structure within 14 days. The consent was signed by Melissa DesJardin as the authorized agent for BMAK Charity Thrifts. The judgment provided that if the property was not brought into compliance within the 14-day deadline, then the court would assess fines and costs (including the city’s attorney fees) and the city staff or their contractors would be authorized to enter the property to remove any noncompliant structures.

*September 11, 2025 Collegian article - DesJardin indicated that she was working on a plan to renovate the building at 386 for transitional housing. This plan was reiterated in person by DesJardin to code enforcement staff:

- o Would submit a formal request for an extension of the deadline.

- o Hired an engineer to prepare plans and would share when they were available.

- o Possibly county funding from opioid settlement.

*September 18, 2025 city attorney contacted code enforcement the assessor indicating that the district court was asking for verification whether or not the property was in compliance.

- o Staff inspection, pictures verified that tent was still present

- o Verified no formal applications filed for permits to bring the property into compliance.

- o No request submitted to extend the deadline.

- o Affidavit of noncompliance prepared by the attorney and signed by assessor.

*September 22, 2025 county building inspection contacted code enforcement with question regarding tentative plans that had been submitted to his office for renovation of 386 (engineer asked that the plans not be shared with the city until the county inspector approved).

*September 25, 2025 Hillsdale District Court issued default judgments for two separate violations of the Hillsdale zoning code:

- o 36-034, construction without a zoning compliance permit

- o 36-005, structure occupied as dwelling without meeting minimum standards

As of October 1, 2025 no applications for any permits have been filed with the city, despite the Collegian reporting on September 25 that, “After meeting the deadline to bring its facility up to code, Camp Hope is preparing to transition into a standalone nonprofit under the new name HOPE Harbor.” The article also indicates that they plan to keep the tent structure (388) for storage, and that the current structure at 386 is adequate to house 16 people but they plan to expand it to accommodate around 30.

Thomas requested Council give recommendation to either 1. Post the tent structure as unsafe for occupancy, begin eviction proceedings against the “campers,” and remove the noncompliant structure as authorized by the consent judgment; OR

2. Issue additional civil infraction notices for each day the violation continues (Ordinance #2023-01 – “Any person violating any provision of this chapter shall be deemed to have committed a separate municipal civil infraction for each day the violation continues.”)

Council discussed in depth the history of Camp Hope, its structure (tent), zoning, citations, court judgement and recommendations presented.

Melissa DesJardin, HCT Executive Director, spoke to County Building Inspector office, waiting on project to be in compliance before sent to City Planning Commission for approval on Hope Harbor which would be a non-transit board facility/transitional housing; Sober living. DesJardin has blue prints for 16 people which would include a kitchen, 2 bathrooms and living area. Stated the board was looking to expand to two story, to house more people.

She shared she had cameras on property and asked about compliant that came in. DesJardin stated she would pay the fines. She got homeless off trials and looked for housing, there was no housing.

Councilman Flynn asked about plan about moving downtown months ago.

DesJardin mentioned she received letters stating she wasn't welcomed downtown.

Councilman Bentley asked about the social media post on the longtime employee of six (6) years not being paid or having bad paychecks.

DesJardin specified disgruntled employee had a problem with the homeless and mentioned her daughter worked there as well. The daughter submitted a doctor's note that was forged. DesJardin stated she called the doctor's office and reported the doctor's office never wrote the note.

Councilman Bentley asked if the land contract payments were current. DesJardin stated yes.

Councilman Socha addressed the complaint that was received during the meeting from Mr. Spence.

Councilman Socha reviewed the many fire and police calls to the property and asked how DesJardin will overcome the objections for 2.5 years as Council overlooked ordinance in the beginning. There is no Use and Occupancy permit. Socha is concerned for all community members.

Back and forth between Socha and DesJardin occurred.

Motion by Councilman Socha, supported by Councilman Bruns to post the tent structure as unsafe for occupancy, begin eviction proceedings against the "campers," and remove the noncompliant structure as authorized by the consent judgment.

Councilman Bruns stated that if Council would have enforced the ordinance for years now, the situation wouldn't exist.

Roll Call:

Councilman Morrisey	Nay
Councilman Socha	Aye
Councilman Stuchell	Nay
Councilman Wolfram	Nay
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye

Motion passed 5-3

B. Keefer House Hotel, LLC OPRA Resolution Amendment

Nick Fox, Project Manager, gave a brief report on construction and permit update.

Motion by Councilman Morrisey, supported by Councilman Stuchell to amend resolution 3372 to extend the project competition date to December 31, 2025. **Resolution 3651.**

Roll Call:

Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Nay
Councilman Flynn	Aye
Councilman Morrisey	Aye

Motion passed 7-1

New Business

A. Appoint City Engineer

Motion by Council Member Flynn, seconded by Council Member Morrisey to approve the appointment of Rob Stiverson as City Engineer.

Roll Call:

Councilman Morrisey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye

Motion passed 8-0

B. Set Public Hearing – Hillsdale Renaissance – OPRA Certificate

Motion by Council Member Wolfram, seconded by Council Member Socha to set public hearing for Hillsdale Renaissance on October 20, 2025 at 7pm.

Voice vote, approved unanimously.

C. Set Public Hearing – MT Maier Properties LLC- OPRA Certificate

Motion by Council Member Flynn, seconded by Council Member Socha to set public hearing for MT Maier Properties LLC on October 20, 2025 at 7pm.

Voice vote, approved unanimously.

D. Land Division Request – 350 Hillsdale St.

Owner of 350 Hillsdale St requested the land division and submitted the application.

Motion by Council Member Morrisey, seconded by Council Member Flynn to approve the land division request for 350 Hillsdale St. as presented.

Roll Call:

Councilman Stuchell	Nay
Councilman Wolfram	Aye
Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Nay
Councilman Socha	Aye
Councilman Morrisey	Aye

Motion passed 8-0

E. Proposed 2026 Special Assessment Districts for Street Projects

Jason Blake, DPS Director reviewed the change in Small Urban funding. City staff presented an updated street reconstruction project list to the Public Service Committee reflecting Oak St. as a

proposed FY 2026 SAD project and Reading Ave as a FY 2027 SAD project. Lake & Willow Streets would be delayed to FY 2028, pending funding. The City Manager and Director of Public Services recommend the following streets for inclusion in the proposed SADs for street rehabilitation for projects and potential associated utility work during the 2026 construction season: Proposed SAD 2026-14 – Oak St. (0.53 miles): Oak St. from Willow St. to W. Fayette St.

Motion by Council Member Flynn, seconded by Council Member Morrissey to direct the City Engineer to prepare plans, specifications, and cost estimates for the listed project areas pursuant to City Ordinance Article V, Division 3, Section 2-333, and submit to Council no later than the first regular meeting of January 2026 for consideration of establishment of a Special Assessment District.

Roll Call:

Mayor Pro Tem Paladino	Aye
Councilman Bentley	Aye
Councilman Bruns	Aye
Councilman Flynn	Aye
Councilman Morrissey	Aye
Councilman Socha	Aye
Councilman Stuchell	Aye
Councilman Wolfram	Aye

Motion passed 8-0

F. MSCPA Alternate Appointment

Mr. Mackie gave an overview of the appointment position to the MSCPA. In his absence Mr. Fry would sit in, in his stead. No additional compensation given for this appointment as needed.

Motion by Council Member Socha, seconded by Council Member Flynn to approve Sam Fry as an alternate appointment to the MSCPA.

By a voice vote, the motion passed unanimously.

Miscellaneous Reports

- A. Proclamations – Public Power Week
Pregnancy & Infant Loss Awareness Day
Mayor Pro Tem read aloud.
- B. Appointments- LAC DART – Lori Rodgers, Reappointment – EDC - Nolan Sullivan
- C. Other - None

General Public Comment

Jack McLain, 1445 S. Bunn Rd., Spoke about Galloway Drive and migrants.

James Thomas, Barr St., commented on Camp Hope.

John Beckwith, commented on about ice cream and the city needing a shop.

Scott Cress, ward four, commented on Sam Fry promotion.

Larry Walworth, ward three, commented on code enforcement and animals at large.

City Manager Report

City Manager Mackie presented a written report which was in packet.

Council Comment

Mayor Pro Tem Paladino reviewed assistant manager position.

Councilman Flynn spoke on upcoming mayoral election and timeline for swearing mayor in.

Councilman Stuchell stated he had to leave at 10:00 p.m.

Councilman Bentley spoke on election and mayor pro tem.

Adjournment

Motion by Councilmember Flynn, seconded by Councilmember Socha to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting Adjourned at 10:02 p.m.

Joshua Paladino, Mayor Pro Tem

Katy Price, City Clerk

CITY OF HILLSDALE FINANCE COMMITTEE

Place: City Hall Second Floor Conference Room

Date: October 6, 2025

Time: 6:30 PM

PRESENT:

COMMITTEE: Will Morrissey Gary Wolfram, Matt Bentley, Jacob Bruns

STAFF: Jason Blake (Director of Public Services), David Mackie (City Manager),
Sam Fry (Assistant City Manager), Kim Thomas (City Assessor)

PUBLIC: None

BOARD OF PUBLIC UTILITIES AND CITY OF HILLSDALE ACCOUNTS PAYABLE

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE

Questions asked on Invoice Distribution Report by Finance Committee:

Fund 101

Department 336: Computer program for inspections by Fire Department

Fund 208

Department 271: Networking hardware for use of computers by public

Fund 582

Department 000: Building substation in industrial park

Department 000: College will reimburse the City

Department 175: Old large city ornaments need to be repaired

Fund 591

Department 543: Clothing City provides individuals per contract for use in water operations

Motioned by Wolfram and seconded by Bruns to approve

Motioned passed 4-0

Sam Fry discussed vehicle procurement for the City using Enterprise Fleet Management to lease vehicles. He discussed the fact that DPS vehicles are beyond their useful life and in need of repair and leasing vehicles would provide a mechanism to obtain new vehicles and save the City \$472,000 compared to the current system.

Motioned by Bruns and seconded by Bentley to adjourn

Motion passed 4-0

Adjournment 6:52 PM

Minutes prepared by Gary Wolfram



**Election Commission
Minutes**

**Hillsdale City Hall
97 N. Broad Street
Hillsdale, MI 49242**

Wednesday, October 8, 2025

Board members present: Ginger Novak
Bill Mullaly

Board members absent: Mike Hendershot

Also present was Katy Price, City Clerk.

Call to Order:

The meeting was called to order by Chairperson Novak at 1:07 P.M.

Public Comments

No public comments were offered.

MINUTES

Election Commission meeting minutes of July 10, 2025.

Motioned by Commissioner Novak, seconded by Commissioner Mullaly to approve the July 10, 2025 meeting minutes.

By a voice vote, the motion passed unanimously.

Communications

Clerk Hours for Saturday, November 1, 2025 were presented. Clerk Price will be in the office from 8am to 4pm.

NEW BUSINESS

A. Appointment of Election Inspectors & Receiving Boards for the November 4, 2025 General Election.

Clerk Price presented a proposed listing of election inspectors for the November 4, 2025 Election.

Commissioner Novak, seconded by Commissioner Mullaly, moved to appoint the following individuals to serve as poll workers for the November 4, 2025 election, pending any necessary changes and emergencies:

Poll Workers:

Ward 1: Elizabeth Wilds (Chair), Melani Matthews, Marcia Weyer Rec Bd- Wilds/Weyer
Ward 2: Susan Billings (Chair), Debra Reister, Kellie Hendershot Rec Bd- Billings/Reister
Ward 3: Tonya McCallister (Chair), Rebekah Dane, Jason Selph Rec Bd- McCallister/Selph
Ward 4: Hilary Plummer (Chair); Sheri Ingles, Cathy Kelemen, Grace Vancamp
Rec Bd- Plummer/Ingles

Poll Assistants: Maria Ansett

By a voice vote, the motion passed unanimously.

B. Public Accuracy Test for the November 4, 2025 General Election

The Elections Commissioners performed the accuracy test for ward 1-4 tabulators and Touchwriter that were to be used for the November 4, 2025 election. All tabulators and scan units tested out with out error.

Adjournment

Commissioner Novak seconded by Commissioner Mullaly, moved to adjourn, by voice vote, the motion passed unanimously.

The meeting adjourned at 1:54 p.m.

Planning Commission Meeting – Public Hearing
October 15, 2025 – 5:30 PM
Hillsdale City Hall, Council Chambers – 97 N Broad St, Hillsdale, MI 49242

Call to order

Roll Call

Winters- Present

Moore- present

Laycock- present

Kniffin- present

Morrisey- present

Shelley- Absent

Public Comment

Lisa Redmond- Camp Hope community health worker. Advocating for Missy and people being moved into the building. Bunk beds being ordered. Drug testing being done.

Consent Agenda

1. Approval of Agenda
2. Approval of minutes

Motion to approve -Morrisey

Laycock 2nd –

All in favor

Public hearing

Rezoning 124 S Howell st

Kevin Gerry- Neighbor to 124 S Howell.

Motion to forward to council and recommend approval:

First- Morrisey

Second- Laycock

All in favor

Old Business

Recreation Plan Update

New business

Commercial Site plan review – 190 Uran St

- a. Motion to approve Laycock
- b. Second winters
- c. All in favor

Zoning Administrator Report

Opening on Planning Commission board
Reviewing amending dwelling ordinance.

Commissioner's comments

Laycock wants to make note of attendance issues.

Public Comments

- Melissa Desjardin- Asking city for permission to keep tent up for storage. Not camping.
- James Thomas- Comments on trails. Comments on Camp Hope.
- Jerry Brown- Hope Harbor board of directors.
- Lisa Redmond- Community Health worker. Many community partners. The homeless problem is not going way.
- Carrie Stewart- Tent is for the thrift store not Hope Harbor.

Motion to adjourn. Winters

2nd Laycock.

All in favor.

TRAFFIC CONTROL ORDER
Temporary - 2025-47

Pursuant to the applicable provisions of the Uniform Traffic Code for Cities, Townships, and Villages this traffic control order is hereby issued. All traffic control devices shall comply with mandates set forth according to the Michigan Manual of Uniform Traffic Control Devices as issued by the Michigan Department of Transportation.

Temporary closure of the first four parking spaces on **North Howell St** on the east side of **North Howell**, north of **East Bacon St** on **October 25, 2025** from **2:00 PM** until **7:00 PM** for the Chili Event at the Courthouse.

This Traffic Control Order shall have immediate effect as a temporary Traffic Control Order and shall become a permanent Traffic Control Order upon approval by the Hillsdale City Council.



Chief

10/20/2025
Date

Received for filing in the office of the City Clerk at _____ a.m. on the _____ day of _____, 2025.

City Clerk

Date

RESOLUTION # _____

IT IS HEREBY RESOLVED that effective immediately the above Traffic Control Order is made permanent.

Passed in open Council this _____ day of _____, 2025.

Joshua Paladino, Mayor

Attest:

Katy B. Price, City Clerk

Received by _____
 Date _____
 Amount Rec' _____
 Check # _____
 Permit # _____



Please Note: Contractors must submit this permit application at least 72 hours in advance of work to avoid additional fees. Event permit applications must be submitted at least 90 days in advance of the event to avoid additional fees.

CITY OF HILLSDALE

City Hall
 97 N. Broad St.
 Hillsdale, Michigan 49242
 (517) 437-6490
 www.cityofhillsdale.org

**APPLICATION FOR PERMIT
 OCCUPANCY OF OR WORK WITHIN STREET RIGHT-OF-WAYS**

TYPE:

- APPLICATION FOR PERMIT
- APPLICATION FOR BLANKET ANNUAL PERMIT
- REQUEST TO COMMENCE WORK

**Post a copy of the
 Permit on-site**

Applicant's Name <i>St. Joe's Pizza, LLC</i>		Date	Contractor's Name		Date
Mailing Address <i>92 N Broad St</i>		Mailing Address			
City <i>Hillsdale</i>	State <i>MI</i>	Zip Code <i>49242</i>	City	State	Zip Code
Telephone Number <i>951 316 8962</i>		Telephone Number			

DESCRIPTION OF WORK OR USE:

Parking spaces on Howell on the ^{east} corner closest to Bacon for use as alcohol sales tent
 LOCATION: (Drawing to be provided)

Pop up tent
FACILITIES, STRUCTURES, OR EQUIPMENT TO BE INSTALLED:

October 25, 2025
TIME PERIOD:

COMMENCING DATE: *10/25* TIME: *2pm* ENDING DATE: *10/25* TIME: *1pm*

THE FOLLOWING MUST BE SUBMITTED PRIOR TO PERMIT ISSUANCE:

- Certificate of Insurance
- Performance Bond \$ _____
- Construction Plan
- Subcontractor's Names
- Other

NOTE: THIS APPLICATION BECOMES A VALID PERMIT ONLY UPON APPROVAL BY THE DIRECTOR, DEPARTMENT OF PUBLIC SERVICES AND/OR CHIEF OF CITY POLICE.

Staff Use Only

Recommendation for Issuance

Approved Denied

Director Comments:

Director, Department of Public Services

Recommendation for Issuance

Approved Denied

Chief of Police Comments:



Chief of Police

Bond Received \$ _____

Fee Received \$ _____

City Clerk

Note: All payments must be received and recorded before permit is valid.

Return Application to:
Department of Public Services
149 Waterworks Drive
Hillsdale, MI 49242
or
City of Hillsdale Clerk
97 N. Broad St.
Hillsdale, MI 49242
Or email to: jblake@cityofhillsdale.org

**INSPECTIONS MUST BE SCHEDULED
MINIMUM 2 HOURS PRIOR TO
COMMENCEMENT OF WORK.**

CITY OF HILLSDALE

**RULES AND REGULATIONS
PERMITS FOR OCCUPANCY OF AND WORK WITHIN STREET RIGHT-OF-WAYS**

SECTION 1 – AUTHORITY

- A. These rules and regulations are promulgated pursuant to the provisions of Section 30-55 of Chapter 30 of the Hillsdale Municipal Code.

SECTION 2 – APPLICATION PROCEDURES

- A. Applicants for permits shall complete the permit form provided by the Department of Public Services and shall return the completed form to the **Public Services Building, 149 Waterworks Drive** or the **Clerk's Office, City Hall, 97 N. Broad Street**, together with such additional information which is required pursuant to Chapter 30 of the Hillsdale Municipal Code and these rules and regulations.
- B. Each application shall be reviewed by the Director of Public Services, or his designee, for compliance with the provisions of Chapter 30 and these rules and regulations. In addition, the following persons shall receive written notification that an application has been received and they shall be provided an opportunity to review the application prior to its approval: Director of Utilities, Police Chief, Fire Chief, and City Forester.
- C. If, in the opinion of the Director of Public Services, the application complies with the applicable provisions of Chapter 30 and these rules and regulations, then he shall notify the applicant that the application has been approved. If the application fails to comply with Chapter 30 and these rules and regulations, then the Director shall notify the applicant that the application has been denied. The Director may permit the applicant to submit additional information or to revise information previously submitted so as to cause the application to comply with Chapter 30 and these rules and regulations.
- D. If an application is approved, the Director shall prepare the necessary permit and shall determine the amount of any fees which the applicant must pay. The permit and the statement of fees shall be delivered to the City Clerk.
- E. Upon payment of the fees as determined by the Director of Public Services, the City Clerk shall deliver the permit to the applicant and shall notify the Director of Public Services that the permit has been issued.

SECTION 3 – REQUEST TO COMMENCE WORK

- A. Any person, firm, or corporation to whom an annual blanket permit has been issued shall apply to the Director of Public Services for permission to commence work pursuant to the annual blanket permit by submitting a request to commence work on the forms provided by this purpose. Such request to commence work shall be submitted in accordance with applicable provisions of Chapter 30.
- B. Each request to commence work shall be reviewed by the Director of Public Services to determine its compliance with the provisions of Chapter 30, these rules and regulations, and the annual blanket permit. The Director shall notify the following persons and shall provide them an opportunity to comment upon the request to commence work: Director of Utilities, Police Chief, Fire Chief, and City Forester.
- C. If, in the opinion of the Director, the request to commence work is in compliance with the applicable provisions of Chapter 30, these rules and regulations, and the annual blanket permit, then he shall approve the request and notify the applicant of such approval. If the request is not in compliance, then the request shall be denied and the applicant shall have the opportunity to submit a request to commence work which is in compliance. The Director may permit the applicant to submit additional information or to revise information previously submitted so as to cause the application to comply with Chapter 30 and these rules and regulations.

SECTION 4 – STREET CLOSINGS AND STREET OCCUPANCIES

- A. If an application or request to commence work approved pursuant to these rules and regulations requires the closing of a street to vehicular traffic, then the applicant shall notify the Chief of Police not less than twenty-four (24) hours prior to commencing the work which will necessitate the closing of the street of the dates and times when such street is required to be closed.
- B. Streets shall be closed only pursuant to directives issued by the Chief of Police in accordance with the provisions of the Uniform Traffic Code and shall be evidenced by temporary traffic control orders and/or by the Police Chief's endorsement on the permit, or, in the case of an annual blanket permit, on the request to commence work form.
- C. The Director may issue permits for the temporary occupancy or use of portions of the street right-of-way when such occupancy or use does not significantly impair the utilization of such right-of-way for vehicular or pedestrian traffic or when such occupancy or use is for a short duration. In reviewing applications for such permits, the Director shall consider the public safety and aesthetic considerations associated with such occupancy or use as well as the public benefit which such occupancy or use provides. If such occupancy or use involves a significant restriction on vehicular traffic, other than closing, the permit, or, in the case of an annual blanket permit, the request to commence work form, shall be endorsed by the Police Chief prior to issuance.

SECTION 5 – STREET OPENINGS AND RIGHT-OF-WAY CONSTRUCTION

- A. It shall be the responsibility of the applicant to contact "Miss Dig" prior to commencing any construction activities within the right-of-way so that all public utilities and other facilities can be located.
- B. It shall be the responsibility of the applicant to provide all necessary warning signs, barricades, flagmen and the like in accordance with the current Manual on Uniform Traffic Control Devices (MUTCD) Part 6 to insure that the public is safe from injury or damage to vehicles as a result of the construction activities.
- C. The applicant, upon completion of any construction, shall restore the right-of-way areas to a condition which is as good as or better than the condition which existed prior to the commencement of construction activities.
- D. The applicant shall provide and place the necessary sheeting, shoring and bracing required to prevent caving, loss or settlement of foundation material supporting the pavement, or any other street installation such as sewers, culverts, etc. the applicant shall assume the full responsibility for this protection and shall not proceed with construction or excavation activities prior to receiving the approval of the Department of Public Services for the methods to be used. The applicant shall dispose of all surplus or unsuitable material outside of the limits of the streets.
- E. All trenches, holes and pits shall be filled with gravel, placed in successive layers not more than nine inches in depth, loose measure, and each layer shall be thoroughly compacted by mechanical tamping. Restoration shall be such that it will provide a condition equal to or better than the original condition.
- F. Street openings will be properly maintained by the applicant until the street surface is replaced.
- G. Bituminous surfaces must be replaced with bituminous materials compacted at a minimum of two lifts. Concrete surfaces must be replaced with concrete materials flush with the existing surface and properly finished.
- H. Materials used in construction, backfilling and repair operations shall comply with the State of Michigan, Department of Transportation specifications. These include the following:
 - 1. Aggregate types for backfilling..... 22A and 23
 - 2. Asphalt type for replacement of street surface.....20AA
 - 3. Concrete type for replacement of concrete surface....Type 35P
- I. All vegetative areas shall be restored using top soil which is free of weeds and shall be seeded and protected from erosion.
- J. Street openings shall be made in such manner and with such tools as to produce straight edges. All such openings shall be rectangular in shape unless conditions warrant an irregular shape.

SECTION 6 – SIDEWALK CONSTRUCTION REPAIR AND REPLACEMENT

- A. All sidewalk work shall consist of constructing the sidewalk in a single course on a prepared subgrade.
- B. All sidewalks shall project one inch above finished grade and shall slope one quarter inch per foot toward the drainage side. Sidewalks shall be four inches thick except at driveway crossings which shall be six inches thick. Sidewalks shall be a minimum of five feet wide and a maximum of six feet wide. All walks shall meet the requirements of the Americans with Disabilities Act (ADA).
- C. All unstable subgrade material shall be removed and replaced with a minimum of four inches granular material or sand, compacted.
- D. Forms shall be clean and straight, composed of wood or metal. The forms shall be staked to line and grade in a manner that will prevent deflection or settlement. Forms shall be oiled before placing concrete. If the line of the sidewalk conflicts with trees adjacent to the sidewalk, the applicant shall notify the City Forester and Director prior to proceeding with the installation of forms.
- E. The base shall be thoroughly wetted and the concrete deposited thereon to the proper depth. It shall be spaded along the forms compressed and struck-off flush with the top of the forms. The surface shall be floated, edges and joints properly tooled, and finished with a brush to provide a non-slip surface.
- F. The applicant shall insure the use of appropriate materials which shall comply with the following specification:
- G. Expansion joints shall be placed every fifty feet or more often if required to prevent cracking of the sidewalk. Grooved joints a minimum of on-half inch in depth shall be placed every five feet.
- H. Sidewalks and sidewalk ramps shall be constructed in accordance with the standard specifications of the Michigan Department of Transportation (MDOT).
- I. Driveway approaches shall be a minimum of ten feet in width and shall be constructed of concrete a minimum of six inches thick. Expansion joints shall be placed where the approach meets a sidewalk or street. Approaches shall be constructed in accordance with standards provided in Section 6E.

SECTION 7 – INSPECTIONS

- A. It shall be the responsibility of the applicant to contact the Department of Public Services at such times as inspections are required pursuant to these rules and regulations and in accordance with sound construction practices.
- B. At a minimum inspections shall be required at the following times"
 - 1. Sidewalks
 - a) After installing forms and prior to pouring concrete.
 - b) Upon completion of work and restoration of the area.
 - 2. Street Openings
 - a) Prior to commencing backfilling.
 - b) Prior to commencing restoration of the street surfaces.
 - c) Upon completion of work and restoration of the area.
 - 3. Other Construction
 - a) Upon completion of work and restoration of the area.
 - b) At such other times as determined by the Director of Public Services.

SECTION 8 – TREES

- A. The applicant shall not remove, trim, cut roots from, or otherwise damage any tree growing within the street right-of-way without first having obtained the endorsement of the City Forester on the permit or, in the case of an annual blanket permit, on the request to commence work form.
- B. If during the course of any activities conducted pursuant to a permit granted in accordance with these rules and regulations the applicant finds that there is the possibility of interference with trees growing in the street right-of-way, the applicant shall immediately contact the Director of Public Services and the City Forester.

SECTION 9 – INSURANCE AND BONDS

- A. Any applicant proposing to conduct any activities involving construction within the right-of-way of streets in the City of Hillsdale shall provide evidence of liability insurance covering personal injury and property damage in the amount of not less than \$1,000,000 combined single limit. The applicant shall provide an endorsement naming the City of Hillsdale as an additional insured.
- B. The applicant shall keep such insurance in effect during all times that the applicant is conducting activities within the street right-of-ways.
- C. If the applicant is self-insured for personal injury and/or property damage risks, the applicant shall provide documentation of such self-insurance program and shall further agree to indemnify and hold the City harmless from any and all liability arising out of any activities conducted pursuant to the permit.
- D. If an applicant utilizes subcontractors in performing some or all of the work which is covered by a permit, each such subcontractor shall be required to comply with the provisions of this Section.
- E. Pursuant to the provisions of Section 30-37 of the Hillsdale Municipal Code, the Director shall determine the amount of the performance bond or cash deposit which shall be provided by the applicant prior to the issuance of the permit. In no case shall the amount of such performance bond or cash deposit required for a permit for construction activities within the traveled portion of any street be less than \$10,000.
- F. If an applicant provides a blanket bond to cover all bond requirements during a specified period of time, the amount of such bond shall be maintained at least equal to the amount required to satisfy the terms of all permits issued during that period of time.

SECTION 10 – FEES

A. The following schedule shall be the fees as established for permits issued pursuant to these rules and regulations:

Application Fee.....	\$75.00
Commence work prior to obtaining permit (ATF Fee = after the fact fee).....	\$100.00
Annual Blanket Permit.....	\$500.00
Sidewalk under 25 square feet.....	\$50.00 with terrace
Sidewalk over 25 square feet.....	\$75.00 with terrace
Driveway Approach Permit.....	\$75.00 with terrace
Street Opening.....	\$150.00, plus \$10,000 bond
Terrace Preparation.....	\$35.00
Storm Sewer Connection fee.....	\$160.00
Use of Traffic Control.....	\$25.00 min., up to 3 days

(Example: 2 ADA panels or 10 cones or 6 class 1)

(Traffic control fee will be based on number of days required, above 3 days, and amount required)

Curb Cut/Repair/Extension.....	\$60.00 < than 20 linear feet
	\$100.00 > than 20 linear feet

Events

Dumpster in Right-of-Way*.....	\$25.00 plus traffic control
Parking Lot Closure*.....	\$150.00 traffic control
Single Block Closure*.....	\$200.00 traffic control
Greater Than Single Block Closure*.....	\$325.00 traffic control

Traffic control map, for vehicle and pedestrian closures, to be supplied by applicant. Pending availability DPS will deliver and/or set up required temporary traffic control for the total of 100% of the labor and vehicle rates required for the task.

Labor per hour*		Vehicle rental per hour*			
DPS	\$33.97	Pickup Truck	\$19.39	Trailer	\$13.42
BPU Water	\$37.19	Pickup Truck	\$19.39		
BPU Electric	\$60.61	Pickup Truck	\$19.39		
Police	\$44.95	Squad Car	\$50/hour or \$200/day		
Fire Dept.	\$28.09	Fire Truck	\$75/hour or \$300/day		

\$500 Up front deposit required for special events. Once application, permit, temporary traffic control, deliver/setup and any other additional charges have been covered the applicant will be refunded the remaining balance or be sent an invoice for any charges the deposit didn't cover. This includes going towards covering the cost of any lost or damaged temporary traffic control devices used for the event.

*If available

- B. In addition to the fees indicated above, all work requiring inspections after 3:00 p.m. or on Weekends shall be subject to an additional fee of \$75.00 per hour (Minimum 2 hour charge) or portion thereof with personnel availability.
- C. All permit fees are non-refundable.



Tent with ropes and signage to sell alcoholic beverages in approved social district containers

City to approve right of way permit for parallel parking spot closure

City of Hillsdale Agenda Item Summary

Meeting Date: **October 20, 2025**

Agenda Item: **Consent Agenda**

SUBJECT: **EDP of Hillsdale County Sponsorship**

BACKGROUND PROVIDED BY: City Manager / BPU Director Mackie

Annually for over 10 years the BPU has sponsored the Economic Development Partnership (EDP) of Hillsdale County in the amount of \$15,000. Given the Board has a number of new members, I thought it would be nice for the EDP's Representatives Sally Clark and Sue Smith to attend our BPU meeting and give a brief presentation about the EDP. Attached is some information about the EDP and our 2026 Sponsorship Invoice for your consideration.

RECOMMENDATION:

Hillsdale BPU Board recommend to the City Council approval of the payment of the 2026 EDP of Hillsdale County sponsorship invoice.

INVOICE

**ECONOMIC DEVELOPMENT
PARTNERSHIP OF HILLSDALE
COUNTY**
181 Simpson Dr
Litchfield, MI 49252-9601

asands@hillsdaleedp.org
+1 (517) 437-3200
www.hillsdaleedp.org



Hillsdale BPU *

Bill to
Hillsdale BPU
Mr. David Mackie
45 Monroe Street
Hillsdale, MI 49242

Invoice details

Invoice no.: 530
Invoice date: 10/01/2025

Product or service	Description	Amount
sponsorship	2026 Economic Development Sponsorship	\$15,000.00
Federal Tax Identification Number for the EDP as a non-profit corporation: 20-8088576		
Total		\$15,000.00

Note to customer

Thank you for your support!

Please note the EDP change of address to:
181 Simpson Drive, Litchfield MI 49252

City of Hillsdale
Agenda Item Summary

MEETING DATE: **October 20th, 2025**
AGENDA ITEM #: **Consent Agenda**
SUBJECT: **Distribution Line Clearance (South West)**
BACKGROUND PROVIDED BY STAFF: **Randy Borders, Electric Foreman**

Project Background:

The Hillsdale Board of Public Utilities solicited bids from vegetation management companies for clearance of approximately 23 miles of distribution line running located in the south west of our service area.

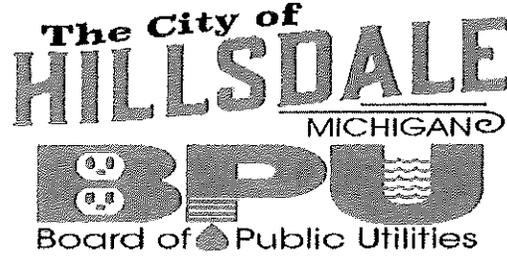
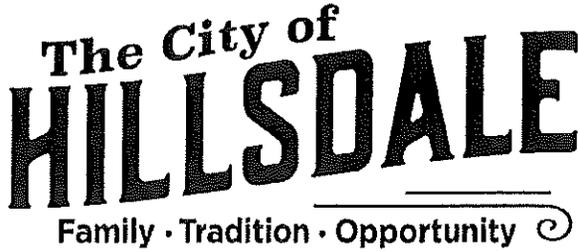
The project consists of vegetation clearance work to 30' width (15 ft. each side). Tree removal, trimming, and herbicide application to cut stumps for prevention of regrowth is required. Trees along outer boundaries will be trimmed to maintain a clear space around the line for at least a 3-year period. A total of 4 bids were received.

Chop Tree (lowest bidder) has a proven track record of completing projects on time and precisely according to specifications.

RECOMMENDATION:

Hillsdale BPU Board recommends approving bid for vegetation trimming and removal to Chop Tree Service in the amount of \$278,743.76.

VENDOR	BID PRICE
Chop Tree Service	\$ 278,743.76
Integrity Tree Service	\$ 704,240.00
Treeworks Inc.	\$ 760,728.75
Grid Guards LLC.	\$ 508,516.54



**CITY OF HILLSDALE, MICHIGAN
ADVERTISEMENT FOR BIDS**

The City of Hillsdale and the Board of Public Utilities (BPU) is requesting proposals for the following project(s):

Distribution Line Clearance (South West)

All work shall be in accordance with the project maps, project specifications and any applicable sections of the 2012 MDOT Standard Specifications for Construction.

RFP due date/ Public Opening:

Sealed proposals are due by 2:00 pm (local time) on October 7th, 2025 at the following location:

Hillsdale City Hall
Office of the City Clerk
97 N. Broad Street
Hillsdale, MI 49242

Project Location:

South West Hillsdale: Hallett Rd, Bankers Rd, Cambria Rd, Lake Wilson Rd, South Hillsdale Rd, and West Reading Rd– see Appendix A, Map A-J

Scope of Work:

Project consists of ~23.1 miles of power line vegetation clearance work to 30' width (15 ft. each side). Trimming, tree removal, and herbicide application to cut stumps for prevention of regrowth will be required. Trees along outer boundaries shall be trimmed to maintain a clear space around the line for at least a 3-year period. Work shall include trimming of all primary lines: regardless of number of phases (single phase maps are included).

Proposed Project Schedule:

BPU Board Presentation:	October 14 th , 2025
City Council Anticipated Award of Contract:	October 21 st , 2025
Project Completion:	June 30 th , 2026

Instructions to proposers:

- All bidders **MUST** complete a site visit to ensure scope of work is properly understood.
- Proposals must be typewritten or clearly printed in ink and signed by a duly authorized representative of the firm submitting the proposal.
- Proposals must be submitted in sealed envelopes, clearly marked on the outside, "South West Distribution Line Clearance Project – City of Hillsdale"
- Proposals will be received by the City Clerk, City Hall, 97 N. Broad Street, Hillsdale, Michigan 49242, at the above required time. All proposals will be date stamped and time marked upon receipt. Proposals may not be faxed or e-mailed.
- No proposal will be accepted after the time designated for the receipt of proposals set forth above. Each bidder shall and will be fully and solely responsible for delivery of the proposal prior to the appointed date and hour designated for the receipt of all proposals, and shall assume the risk of late delivery or non-delivery regardless of the manner the bidder employs for the proposal's delivery or the reason for such late delivery or non-delivery.
- The City of Hillsdale reserves the right to reject any and all proposals and to waive any defects or informalities in proposals, to accept the bid that it determines to be the lowest competitive bid from a competent bidder meeting specifications and to negotiate with the bidder or bidders who, in the judgment of the Hillsdale City Manager, are deemed the most advantageous for the public and the City.
- The City of Hillsdale reserves the right to take other action before a contract is signed or a purchase order is approved; even after City Council accepts or approves the proposal.
- Proposals submitted in response to this invitation shall become the property of the City of Hillsdale and be a matter of public record and available for review.
- Contractors shall submit an anticipated schedule with their bid.
- Communications regarding this proposal may be directed to:
Randy Borders
Forman
City of Hillsdale
Hillsdale, MI 49242
517-610-6106
rborders@cityofhillsdale.org

Conditions applicable to proposal:

- Applicable Laws: The Ordinances and Charter of the City of Hillsdale and laws of the State of Michigan concerning competitive bidding, contracts and purchases will be employed.
- The City of Hillsdale hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full opportunity to submit bids to this invitation and will not be discriminated against on grounds of sex, race, color, age, weight, height, marital status, religion or national origin in the consideration for an award.
- This request for proposal does not commit the City of Hillsdale to award a contract, to pay any costs incurred in the preparation of a response to this request, or to procure or contract for services.
- The City is exempt from the payment of any federal excise or any Michigan sales tax (State of Michigan Sales Tax Exemption number: 38-6004621). The price must be net, exclusive of taxes.



MDOT Prequalification # 06505

REFERENCE LIST

Aero Communications 2012 – Present (Merged with Kanaan Communications in 2018)

40665 Koppernick Rd Canton, MI 48187

Dave Rickert Ph (740)225-0755 david.rickert@kanaancomm.com

Respond to normal trim requests and emergency tree related issues across southwest Michigan, requiring contact and coordination with property owners for backyard easement work.

City of Ecorse 2021 – Present

3869 W Jefferson Ave Ecorse, MI 48229

Timothy Sadowski Ph (313)294-3740 finance@ecorsemi.gov

Tree Trimming, Tree Removal, Stump Removal and Brush Clearing contract

City of Wyoming 2009 – Present

1155 28th St SW Wyoming, MI 49509

Joe Wahlfeld Ph (616)890-0581 wahlfeldj@wyomingmi.gov

Tree Trimming and Removal contract. Respond to normal trim and removal requests as well as emergency tree related issues.

City of Dearborn 2022 – Present

16901 Michigan Ave Ste 2 Dearborn, MI 48126

Mike Shooshanian Ph (313)283-9218 mshooshanian2@dearborn.gov

Tree Removal and Tree Trimming contracts

City of Rochester Hills 2022 – Present

1000 Rochester Hills Dr Rochester Hills, MI 48309

Gerry Pink Ph (248)656-4685 pinkg@rochesterhills.org

Tree Maintenance contract

City of Fenton 2021 – Present

301 South Leroy St Fenton, MI 48430

Scott (Bull) Gordon Ph (810)629-4605 sgordon@cityoffenton.org

Homeworks Right of Way Herbicide Treatment 2022 - Present

7973 E Grand River Ave, Portland, MI 48875

Nick Rusnell Ph (989)506-9630 nrusnell@homeworks.org

BP Weed Spraying 2022 - Present

Adewale Olubodun (312)933-1703 adewale.olubodun@bp.com

City of Hillsdale BPU 2024 - Present

Randy Borders (517)610-6106 rborders@cityofhillsdale.org

Transmission Line clearance work, trimming, removals, and right-of way mowing

BIDDER'S QUALIFICATIONS STATEMENT

THE INFORMATION SUPPLIED IN THIS DOCUMENT IS CONFIDENTIAL TO THE EXTENT PERMITTED BY LAWS AND REGULATIONS

The following information shall be submitted with the completed bid proposal.

1. SUBMITTED BY:

Official Name of Firm: CHOP TREE

Address: 1505 STEELE AVE SW

GRAND RAPIDS, MI 49507

2. SUBMITTED TO:

CITY OF HILLSDALE BPU - RANDY BORDERS

3. SUBMITTED FOR:

CHOP TREE

Owner: DIRK AND KYLE BAKHUYZEN

Project Name: DISTRIBUTION LINE CLEARANCE (SW)

4. CONTRACTOR'S CONTACT INFORMATION:

Company Contact: JOHN HUIZENGA

Title: SUPERVISOR

Phone: 616-648-4704

Email: john@we-chop.com

PROPOSAL:

All bids will be paid utilizing Unit Prices in accordance with the submitted proposal for each part of the bid. Map section refers to the labeled sections within Appendix, map 1A.

NOTE: Bidders should provide pricing for all items listed, even those with zero quantity. Zero quantity items will result in a \$0.00 total cost amount and not affect the overall bid. "General tree removal" refers to street trees and not distribution vegetation.

BID TABLE

MAP SECTION	ITEM DESCRIPTION	QUANT	UNIT	UNIT COST	TOTAL COST
N/A	Mobilization, Max, 5% Max	1	LS	\$ 13,500	\$ 13,500
A	W Bacon Rd & N Bunn Rd - Spring Rd to 1111 N Bunn Rd	1	LS	\$ 27,874	\$ 27,874
B	W Hallett Rd - Hidden Meadow Dr. to S Lake Wilson Rd	1	LS	\$ 10,609	\$ 10,609
C-1	Bankers Rd - 1360 Bankers Rd to John A Halter Shooting Sports Center	1	LS	\$ 45,091	\$ 45,091
C-2	Cambria Rd - Bankers Rd to 2940 Cambria Rd	1	LS	\$ 10,609	\$ 10,609
C-3	S Lake Wilson Rd - 1609 S Lake Wilson to 3351 W Card Rd Plus all off shoots from S Lake Wilson Rd	1	LS	\$ 88,836.76	\$ 88,836.76
D	S Hillsdale Rd - 1611 S Hillsdale Rd to W Card Rd	1	LS	\$ 37,134	\$ 37,134
E-1	S Hillsdale Rd - W Card Rd to 8011 S Hillsdale Rd	1	LS	\$ 34,481	\$ 34,481
E-2	W Reading Rd - S Hillsdale Rd to 2030 W Reading Rd	1	LS	\$ 10,609	\$ 10,609
N/A	General tree removal, 12-22 inches DBH	0	EA	\$ 600	\$ -----
N/A	General tree removal, 22-36 inches DBH	0	EA	\$ 1600	\$ -----
N/A	General tree removal, 37+ inches DBH	0	EA	\$ 2700	\$ -----
TOTAL BID AMOUNT:				\$ 278,743.76	

Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we **Procure Tree Service LLC dba CHOP, 1505 Steele Avenue SW, Grand Rapids, MI 49507** as the Principal, and the **Nationwide Mutual Insurance Company, Des Moines, Iowa**, a corporation duly organized under the laws of the State of Iowa, as Surety, are held and firmly bound unto **City of Hillsdale, 97 N Broad St., Hillsdale, MI 49242** as Obligee, in the penal sum of **five percent DOLLARS**, lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS the said Principal is herewith submitting a bid or proposal for **Distribution Line Clearance (South West)**.

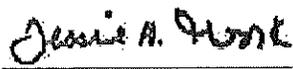
NOW THEREFORE, the condition of the above obligation is such, that if the said Principal shall execute a contract and give bond for the faithful performance thereof, if required by the contract, or if the Principal or Surety shall pay the Obligee the difference, not exceeding the penal sum hereof, between the amount of the contract entered into in good faith to perform the work to which the bid or proposal relates and the amount bid or proposed by the Principal, then this obligation shall be void; otherwise it shall remain in full force and effect.

SIGNED this 7th day of October, 2025.

**Procure Tree Service LLC
dba CHOP
Principal**

By: 

**Nationwide Mutual Insurance
Company**

By: 
Jessie A. Tworck, Attorney-In-Fact

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:

BRADLEY J BALDER; CARRIE BRANDT; CASEY LAKARI; JESSIE A TWORK; JODI SPENCER; MARC J LENZ;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

TWO MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS(\$2,500,000.00)

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 1st day of April, 2024.

[Handwritten Signature]

Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF KINGS: ss

On this 1st day of April, 2024, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Sharon Laburda
Notary Public, State of New York
No. 01LA5427697
Qualified in Kings County
Commission Expires January 3, 2026

[Handwritten Signature]

Notary Public
My Commission Expires
January 3, 2026

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 7th day of October 2025

[Handwritten Signature]

Assistant Secretary

5. ORGANIZATION INFORMATION:

Type of Organization: LLC

Name of Owner/Partners/Executive Officers:

DIRK BAKHUYZEN

KYLE BAKHUYZEN

State of Organization: MI

Date of Organization: 2008

6. Licensing:

License Type/Number: _____

Jurisdiction of License: _____

License Type/Number: _____

Jurisdiction of License: _____

7. OTHER INFORMATION:

Disadvantage Business Enterprise: Y N

Minority Business Enterprise: Y N

Women Owned Enterprise: Y N

Small Business Enterprise: Y N

Other: _____

8. BONDING INFORMATION:

Bonding Company: _____

Address: _____

Bonding Agent: PLEASE SEE

Address: ATTACHED

BOND

Contact Name: _____

Phone: _____

Aggregate Bonding Capacity: \$2,500,000

Available Bonding Capacity (as of date of this submittal):

9. UTILITY VEGETATION MANAGEMENT EXPERIENCE:

Provide the following information:

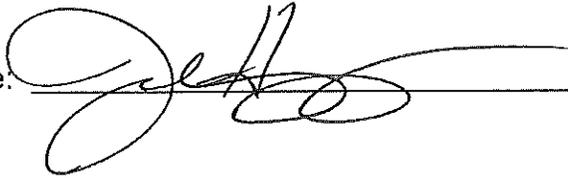
1. Current Experience: List all uncompleted projects currently under contract with estimated completion dates. *see attached*
2. Previous Experience: List all project completed within the last 5 years.
midwest, consumers LVO, Homeworks, Hillside BPU
3. Provide detailed information, including owner's contact information, for any projects that the listed firm has failed to complete. Include projects not completed by any owner, officer, partner, joint venture participant or proprietor of the listed firm. *none*
4. Any judgements, claims, disputed or litigation pending or outstanding involving the listed firm or any owner, officer, partner, joint venture participant or proprietor. *none*

TOTAL BID AMOUNT: TWO HUNDRED SEVENTY EIGHT THOUSAND

Use words

SEVEN HUNDRED FORTY THREE AND 76/100 Dollars

Contractor Signature: _____



Printed Name and Title: JOHN HUIZENGA, SUPERVISOR

Quantities are estimated in Table A-1. Final payment is based upon the Contractor's Base Bid unit prices.

The undersigned, having familiarized (himself/herself) with the Request for Proposal, the bidder shall examine the scope of work to be completed and shall completely familiarize (himself/herself) with existing conditions to be encountered, the difficulties and limitations involved in completing the project and all other factors affecting the work proposed with this project. The Contractor shall provide all necessary labor, transportation, meals, etc. to perform all the work and furnish all necessary material to complete plans outlined in the proposal.

In submitting this proposal, it is understood and agreed by the undersigned that the right is reserved by the City to reject any or all proposals. It is further understood and agreed by the same undersigned that any qualifying statements, or conditions made to the above proposal, as originally published, as well as any interlineations, erasures, omissions, or entered wording obscure as to its meaning, may cause the bid to be declared irregular and may be cause for rejection of the bid.

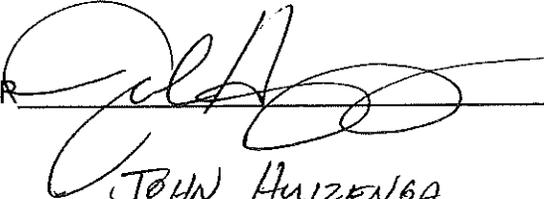
Bidder has examined and carefully studied the Bidding Documents, other related data identified in the Bidding Documents, and the following Addenda, receipt of all which is hereby acknowledged:

<u>Addendum No.</u>	<u>Addendum Date</u>
<u>None</u>	_____
_____	_____
_____	_____

Certification Regarding Debarment, Suspension and Other Responsibility Matters—
Primary Covered Transaction

- I. The prospective primary participant certifies to the best of its knowledge and belief, that it and all its principals: (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or committee; (b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification and (d) Have not within a three-year period preceding this application/proposal had one or more public transaction (Federal, State or local) terminated for cause or default.

II. Where the prospective primary participant is unable to certify to any the statements in this certification, such prospective participant shall attach an explanation to this proposal.

SIGNATURE NAME OF PROPOSER  _____

PRINTED NAME OF PROPOSER JOHN HUIZENGA

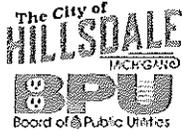
TITLE SUPERVISOR

NAME OF COMPANY CHOP

ADDRESS 1505 STEELE AVE SW

CITY/STATE/ZIP GRAND RAPIDS, MI 49507 TELEPHONE 616/648-4704

EMAIL JOHN@WE-CHOP.COM DATE 10/1/2025



HILLSDALE ELECTRIC BPU

Line Clearance Standards

When performing work for Hillsdale Electric BPU, you represent the Board of Public Utilities, and thus must work as stewards of the natural environment along rights-of-way. The following standards establish best practices for lowering the overall impact of clearance operations.

1. SUMMARY

- 1.1. All tree pruning and maintenance shall be done pursuant to the pruning practices of the ANSI 300 STANDARDS and the practices set forth by Dr. Alex L. Shigo in his *Field Pocket Guide for Qualified Line Clearance Tree Workers*.
- 1.2. These practices avoid topping (when able), tipping, removing branch collars, and leaving long stubs. Each worker who performs line clearance for Hillsdale Electric BPU has read and understands *ISA Utility Pruning Best Management Practices*, follows its recommendations, and has a copy available for quick reference.
- 1.3. Only a qualified line clearance arborist or line clearance arborist trainee shall be assigned to line clearance work in accordance with ANSI Z133.1, 29 CFR 1910.331 – 335, 29 CFR 1910.268 or CFR 1910.269.
- 1.4. All personnel working along lines operated by Hillsdale Electric BPU are familiar with the contract terms and scope of the work. The foreman or onsite supervisor has read the contract, and must recall any special considerations outlined in the project specifications when performing clearance operations.
- 1.5. Contractor shall contact the City Forester immediately should any issues or questions arise with the work. The City Forester shall designate a backup contact in the event of an absence.

2. PRUNING METHODS AND PRACTICES

- 2.1. Pruning tools used in making pruning cuts shall be sharp.

2.2. Pruning Decurrent Trees: Trees, where possible, will be pruned in accordance with ANSI A300 pruning standards Section 5.9: Utility Pruning. Trees will be pruned to maintain a clear space around the line for at least a **three year period** and, as much as possible, retain the natural appearance of the tree.

2.3. Pruning Excurrent Trees: Where excurrent trees (individuals with a central leader, see image) are located underneath a primary conductor the trees shall be topped or removed in order to achieve an adequate clearance from high-voltage lines.

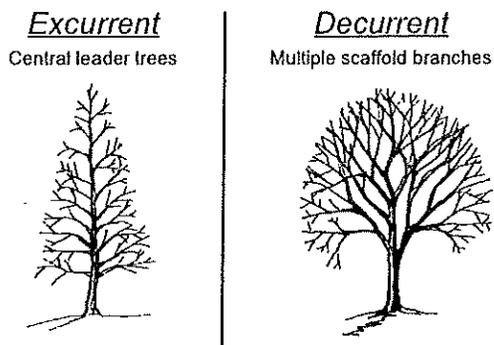


Figure 1. Excurrent vs. decurrent trees

2.4. The branch bark collar shall be respected. Flesh cuts and stub cuts are not allowed. Heavy branches shall be removed via the “three cut” method so that the bark of the parent branch is not torn.

2.5. Directional pruning shall be used in conjunction with the aforementioned clearance pruning specifications to minimize future conflicts with overhead conductors.

2.6. The use of climbing spurs is prohibited, except in the case of an emergency aerial rescue.

2.7. Pruning **Oak** trees:

2.7.1. From April 1 through October 15 of each year, no pruning or cutting of live branches of any species of oak tree is permitted except in emergencies, due to oak wilt.

2.7.2. If pruning is done during this time, latex paint or tree wound dressing must be applied to the fresh wound.

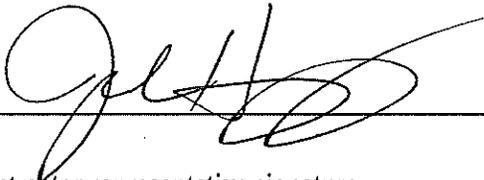
2.7.3. Cutting and removal of the entire tree for all species of oak is permitted provided that: 1) no standing oak trees of any species are damaged in the process and 2) stumps are cut as low to the ground as possible.

3. CERTIFICATION

Statement: I have read, understand, and agree to abide by the Hillsdale Electric BPU Line Clearance Standards if awarded this bid. I agree to implement the pruning methods and practices outlined above to the best of my ability.

JOHN HUIZENOR

Contractor representative (print name)

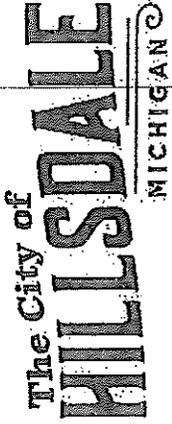


Contractor representative signature

10/1/2025

Date

2025 - BPU
DISTR. LINE



City of Hillsdale, Michigan BID SHEET

Project: BPU - DISTRIBUTION LINE CLEARANCE
(SOUTH WEST)
Date: OCT. 7, 2025 2PM

Company	Base	TOTAL:
INTERIM TREE SERVICES -		704,240.00
TREEMOR INC		760,798.75
GRID GUARDS, LLC		508,516.54
CHOP TREE		378,743.76

City of Hillsdale

Agenda Item Summary

Meeting Date: Monday, October 20, 2025

Agenda Item #: Public Hearing

SUBJECT: Obsolete Property Rehabilitation Act Certificate for Hillsdale Renaissance, LLC for 16 S. Howell Street

BACKGROUND PROVIDED BY STAFF (Sam Fry, Assistant City Manager/Economic Development Coordinator):

The Hillsdale City Clerk's Office is in receipt of an Application for Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate for property located at 16 S. Howell Street, Hillsdale, owned by Hillsdale Renaissance, LLC. The application is for tax abatement on the rehabilitation of the building. The total cost of the project reported by the applicant is \$947,003.08. The property is located within an OPRA district created in 2013.

RECOMMENDATION:

Staff recommends that the OPRA application be approved for 12 years, with the certificate to expire on December 30, 2036, and Council approve the resolution as presented. The City of Hillsdale's Economic Development Corporation reviewed the OPRA application at its October 14, 2025 meeting and also recommends Council approval.

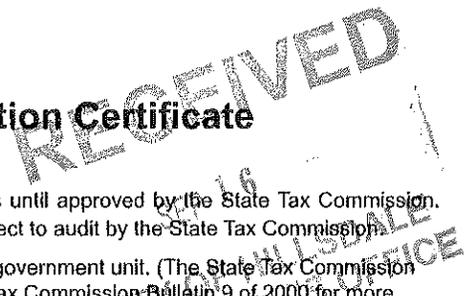
Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

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

Applicant (Company) Name (applicant must be the OWNER of the facility)		
HILLSDALE RENAISSANCE, LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)		
45 E BACON ST, HILLSDALE, MI 49242		
Location of obsolete facility (Number and Street, City, State, ZIP Code)		
16 S HOWELL ST, HILLSDALE, MI 49242		
City, Township, Village (indicate which)		County
HILLSDALE, CITY OF		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)
04/01/2025	10/05/2025	HILLSDALE COMM PUBLIC SCHOOLS 30020
Estimated Cost of Rehabilitation	Number of years exemption requested	
\$ 947,003.08	12	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input checked="" type="checkbox"/> Increase commercial activity	<input checked="" 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 checked="" 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. <u>30</u>		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		
APPLICANT CERTIFICATION		
The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.		
The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.		
It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.		
Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
COLM MAINES	(577) 297-3073	—
Mailing Address	E-mail Address	
45 E BACON ST, HILLSDALE, MI 49242	colm@hillsdalerenaissance.com	
Signature of Company Officer (no authorized agents)	Title	
	CHIEF OPERATIONS OFFICER	
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	
	9/16/25	
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 31 of the year approved by the STC)

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

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

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

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

(a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage)

16 S Howell is a two story brick building with approximately 3800 square feet of interior space. No exact records of the time of the building's construction have been located, but some of the earliest maps specifying the buildings of that section of downtown would suggest the building was erected sometime between 1860 and 1888. 16 S Howell served a number of purposes; according to Sanborn Fire maps from 1888-1922, 16 S Howell was used for "Music" (1888, 1893), a "Business School"(1900), a "Music S. (possibly for 'store' or 'school')"(1907) and "Moving Pictures" (1913). A map of downtown Hillsdale in 1939 lists it as "Shoes". Its most recent formal use was a legal office for Parker, Hayes, and Lovinger, PC. before it became a dilapidated storage unit for construction tools and supplies. The historic maps have been included for reference.

(b) General description of the proposed use of the rehabilitated facility

The building was purchased with the intent to rehabilitate it for commercial use, corresponding with the historic purpose of the building and the current use of similar buildings in the area. The idea behind rehabilitation is to create a two-story, office space; keeping in mind the modern requirements for safety and functionality, we hope to respect the historic facade of the building, while making it a comfortable working environment. Our goal in completing this renovation is to create a more welcoming atmosphere in the overall downtown area and to increase economic opportunity by drawing businesses into a historic yet updated work space.

(c) Description of the general nature and extent of the rehabilitation to be undertaken

A complete renovation is required to bring this property up to modern standards while maintaining its historic essence. When Hillsdale Renaissance purchased the building, the exterior facade had clearly been adjusted, given the installation of a glass garage door and a metal railing delineating an outdoor seating area. The stairs to the second floor were structurally unsound. Both the first and second floors deflected a concerning amount, the HVAC system was defunct, and what remained of the electrical and plumbing systems was inoperable. Joists in the rear of the building had extensive fire damage. Joists in both floors had to be replaced due to being undersized for their span. The window panes were falling out of their frames onto the sidewalk, creating a danger to passers-by. Downtown should be a place where people want to wander; this building created an inhospitable atmosphere.

In summary, major updates were necessary to both the interior and exterior of the building. The stone rubble walls of the foundation were reinforced, and a new concrete pad was laid. A reworked facade with new brickwork to match the neighboring downtown structures was added, as well as new glass for a storefront. Improvements were made to the roof for durability and fireproofing. The interior of the building had both floor structures and stairs replaced. New insulation and drywall were installed, along with new plumbing, electrical, and HVAC systems. Two previously bricked-in windows and a closed

skylight have been reopened, providing more natural light to the future tenants. New windows were installed to provide increased energy efficiency and safety.

(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility

See attachment.

(e) Time Schedule for undertaking and completing the rehabilitation of the facility

Building stabilization and selective demolition occurred between July and November, 2024. Major reconstruction commenced in April, 2025, and is scheduled to be completed before Nov. 1, 2025. Cost included in attachment is only inclusive of work performed after April 1, 2025.

(f) A statement of the economic advantages expected from the exemption

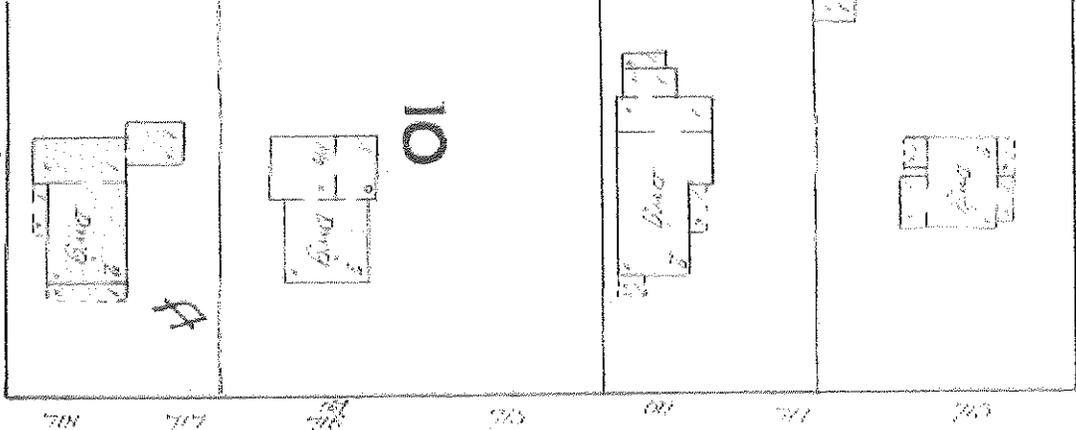
There is a high vacancy rate and a lack of economic activity in the downtown area. The proposed renovation will bring in walking patrons to support local restaurants and act as a catalyst for new growth in the area. Bringing another tenant into downtown will contribute to the overall vibrancy of the district through the creation of jobs and the presence of more individuals who might participate in the broader Hillsdale community. Furthermore, the livelier a commercial area feels, the more interested citizens of the area will be in spending time there, which creates higher potential for those individuals to stop in other stores or restaurants.

(g) Legal description of obsolete property - from Summer 2025 Tax Bill

. W3 COM 76.84 FT N OF THE SE COR LOT 56, TH W 123.75 FT. TH S 21 FT, TH E 123.75 FT, TH N TO POB. ALSO USE OF 10 FT ALLEY ALGW SIDE OF LOT 55. PART LOTS 55 & 56 SOUTH ADDN THIRD WARD AS OF 12/31/2018 - WARD 4

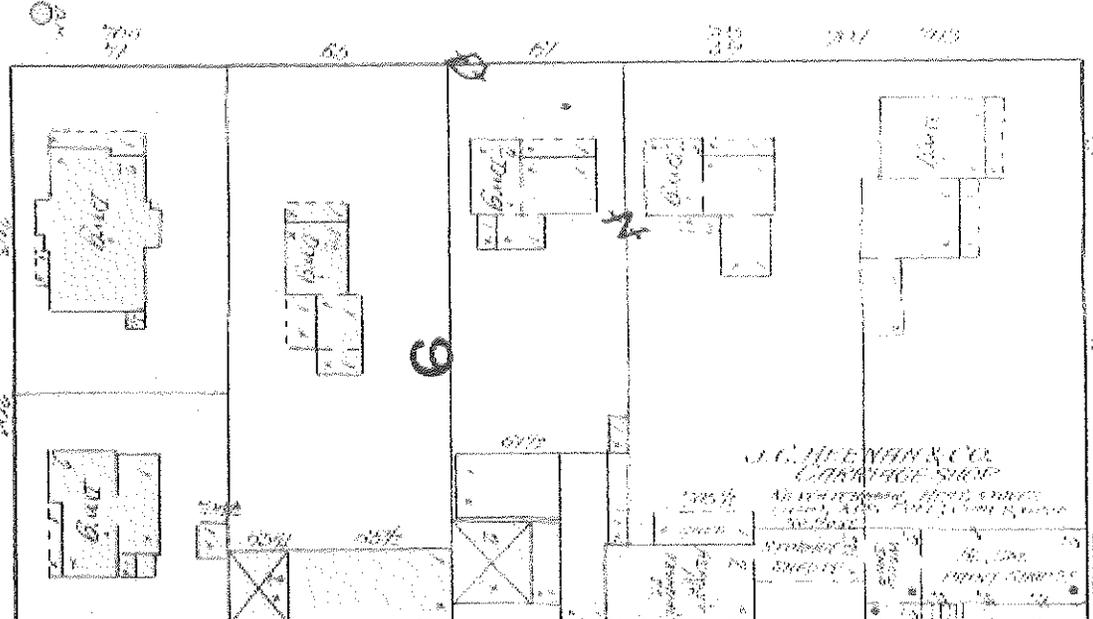
BACON

(22)



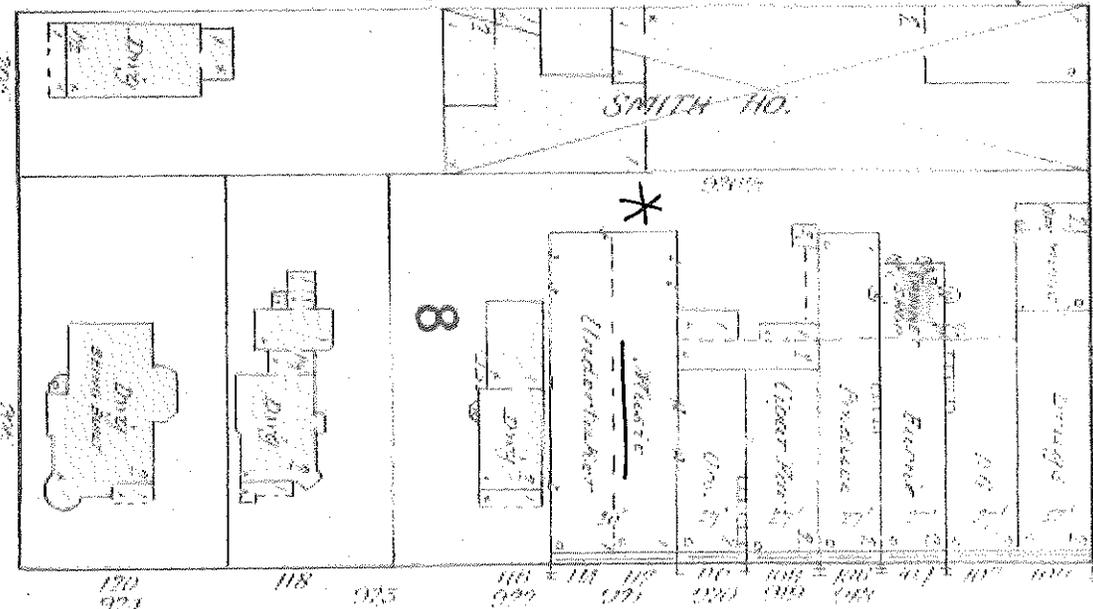
MANNING

N.W. 1/4



J.C. JENNINGS & CO.
 CARRIAGE SHOP
 125 ft. x 100 ft. x 100 ft. x 100 ft.
 100 ft. x 100 ft. x 100 ft. x 100 ft.
 100 ft. x 100 ft. x 100 ft. x 100 ft.
 100 ft. x 100 ft. x 100 ft. x 100 ft.

SMITH HO.



HOWELL

(25)

R.W.P.

SEE

SHEET

WALDRON

(24)

Sauborn Fire Maps, Sept. 1888
* Music

June 1893

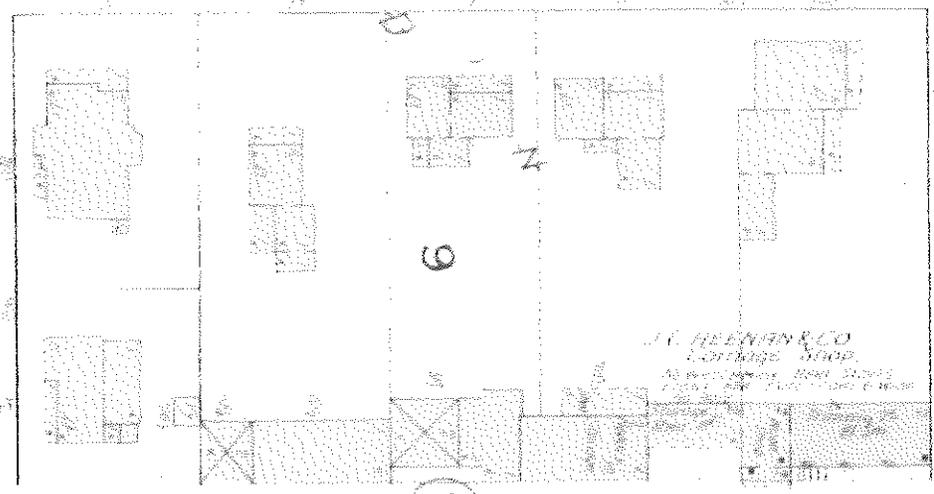
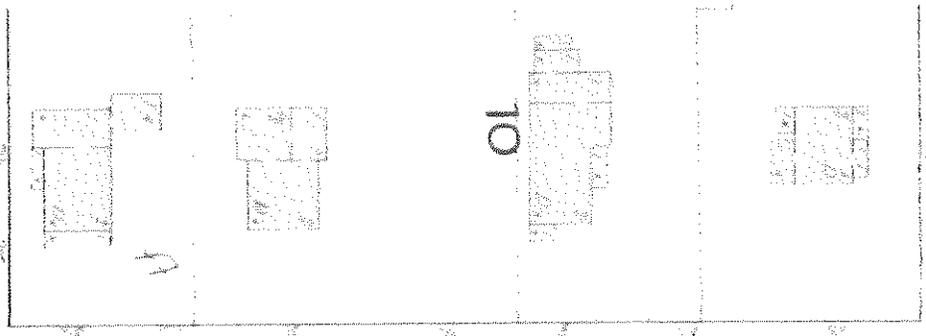
Sarboorn Fire Map

* Music

BACON

S. MANNING

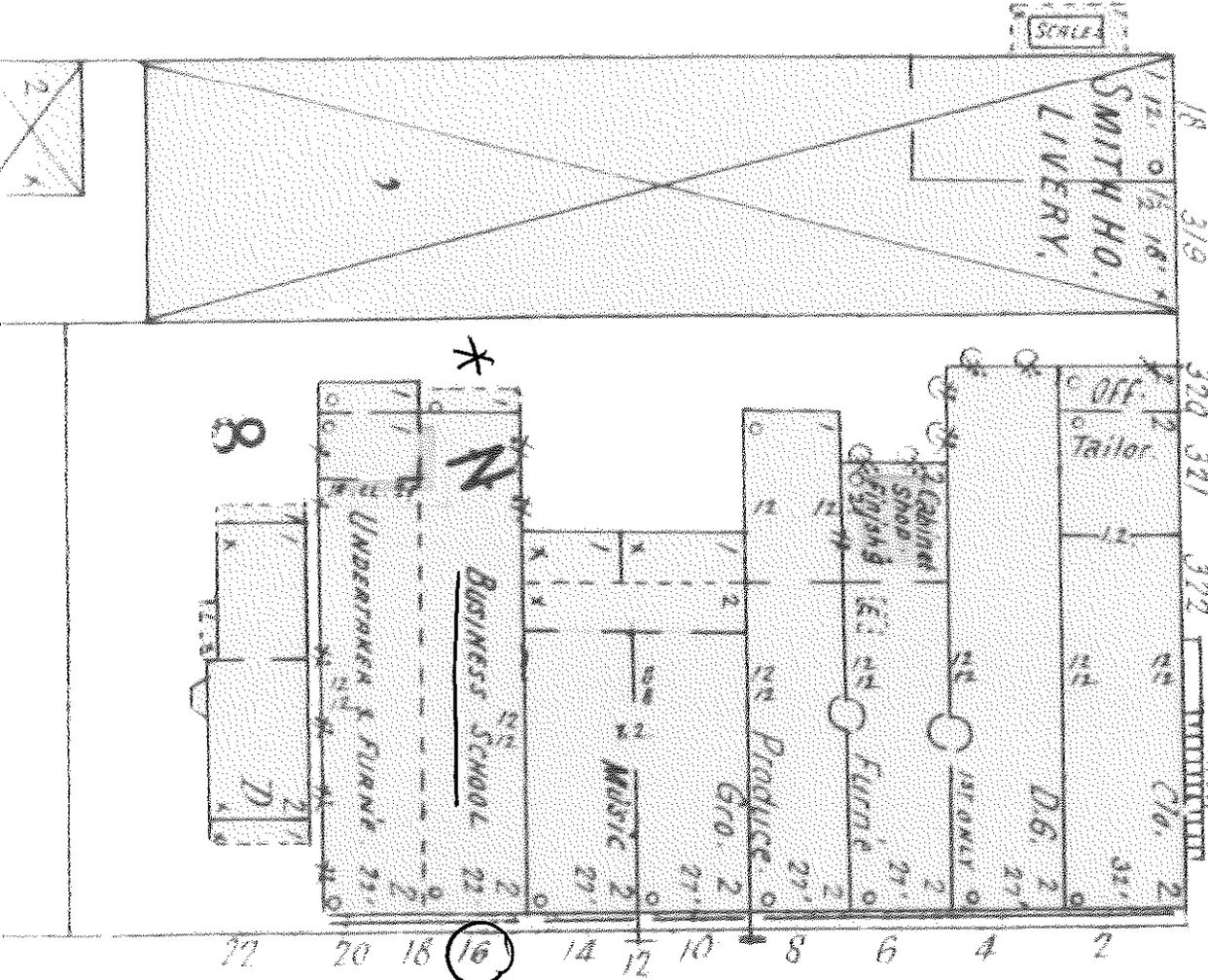
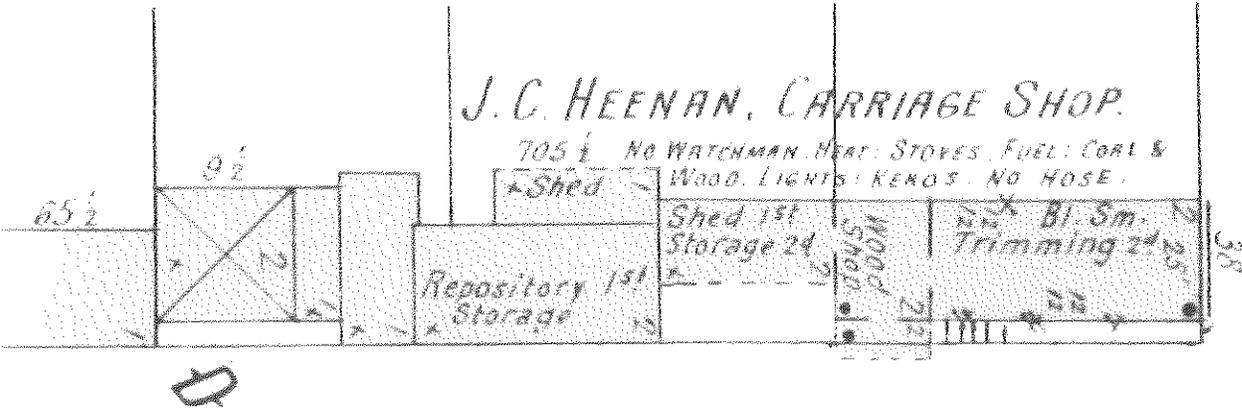
S. HOWELL



5

J. C. HEENAN, CARRIAGE SHOP.

705 1/2 NO WATCHMAN. HEAT: STOVES. FUEL: COAL & WOOD. LIGHTS: KERO. NO HOSE.



S. HOWELL

March 1900
 Scarborough Fire Maps
 * Business School

5

49

304 305 308

10" W.P.

D.H.

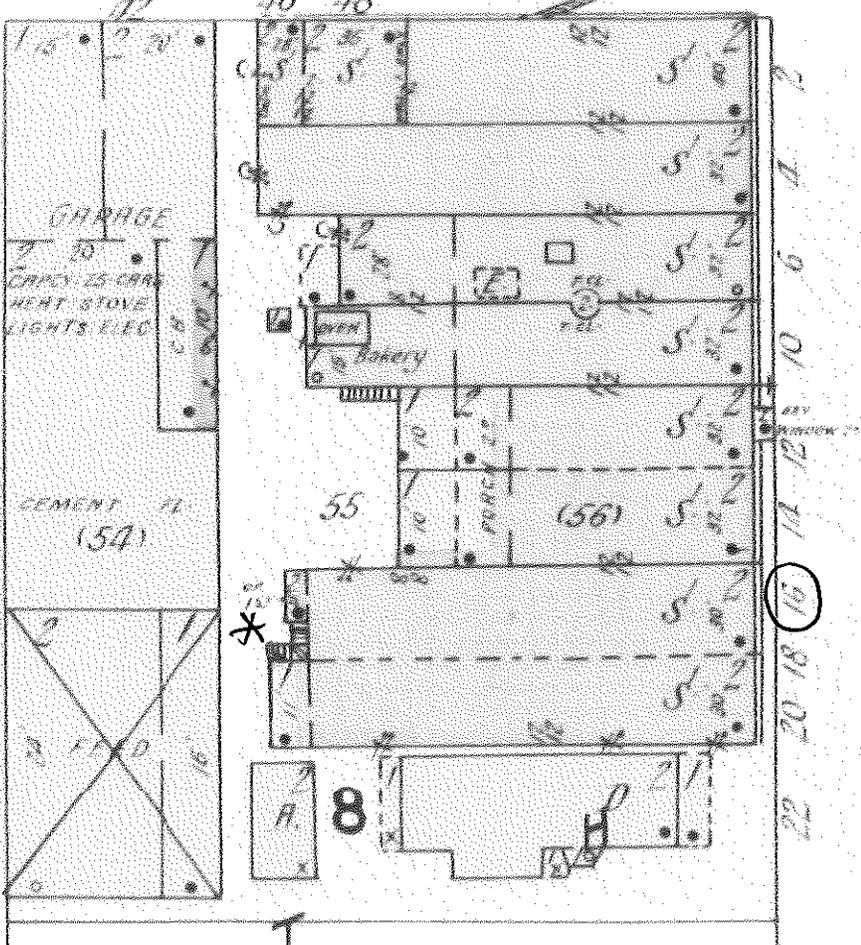
D.H.

E. BACON

10' W.P.

8' W.P.

AND GAR. CASES
□ 1/2" BOARDED



HOWELL

* no purpose listed on map

Sept 1922
Sanborn Fire Insurance
Map

Fixed Building Equipment

Project: 16 S Howell Street, Hillsdale, MI 49242

Applicant: Hillsdale Renaissance, LLC

The following represents the fixed building equipment included in the rehabilitation of 16 S Howell Street. All items listed are permanently affixed to the property and are intended to remain with the building as part of its taxable real property improvements.

1. Mechanical, Electrical & Plumbing (MEP)

- Dual forced-air heating and cooling systems with ductwork
- Minisplit HVAC unit for private office
- Sanitary and feed plumbing lines serving all restrooms and kitchens
- Sump pumps and drain systems
- Hose bibb and mop sink in mechanical room
- Navien tankless water heater
- 400 Amp upgraded electrical service with feeder and sub-panels
- Hardwired interior and exterior lighting fixtures
- Electrical outlets, switches, and receptacles (including floor outlets)
- Building access control system (wired for multiple entry points)
- Smoke detectors and related code-required life safety wiring

2. Fire Protection & Safety

- Fireproofing systems, including drywall per code
- Fire-rated insulation and roof fireproofing
- Emergency lighting and alarms (hardwired)
- Permanently installed security system wiring

3. Structural & Building Envelope

- 50 mil Duro-Last roofing membrane system with skylight replacement, flashings, and box gutter
- Dark bronze exterior windows and storefront glazing system
- Glass security doors with crash bars and keycard-ready access
- Reinforced concrete basement pad (750 sq. ft.)
- Concrete entrance and rear exterior pads
- Structural joist replacements, subflooring, stairwells, and crawlspace access hatches

4. Interior Systems & Built-in Fixtures

- Bathrooms: toilets, sinks, faucets, vanities, partitions, and associated plumbing fixtures
- Built-in cabinetry and quartz countertops (kitchens, meeting spaces, conference room, and coffee bar)
- Drop ceiling grid system throughout, with custom coffered ceiling in President's Office
- Hardwood flooring throughout and matching stair treads with integrated lighting
- Cellulose wall insulation and closed-cell spray foam roof insulation

Exclusions

This list does not include movable furniture, appliances, décor, or tenant-owned equipment. Such items are not considered fixed building equipment for OPRA purposes.

Timeline & Cost, 16 S Howell Renovation

08/25/2025

Prepared for: Hillsdale Renaissance, LLC

Prepared by: Hillsdale Handyman

Table 1: Cost of Project (for application)*

Item	Date began/Permit pulled	Inspection/Finished	Cost
Electrical	3/19/2025	9/26/2025**	\$102,090
General/Framing	4/1/2025	6/4/2025	\$33,000 (floor plan)
Concrete (all)	4/9/2025	5/21/2025	\$26,800
Insulation	5/12/2025	5/30/2025	\$28,750
Plumbing	5/13/2025	9/26/2025**	\$67,800
Mechanical/HVAC	5/13/2025	9/26/2025**	\$53,900
Cabinetry	5/28/2025	9/9/2025**	\$83,775
Drywall/Fireproofing	6/3/2025	9/5/2025 or 9/8/2025**	\$49,175
Roof	6/10/2025	6/20/2025	\$44,125.28
Flooring	6/16/2025	9/12/2025**	\$55,360
Paint/Stain	7/14/2025	9/12/2025*	\$70,411
Bathrooms	7/21/2025	9/26/2025**	\$35,000
Drop Ceiling (all)	7/23/2025	9/29/2025 -10/3/2025**	\$48,700
Finish Carpentry (all)	7/28/2025	9/19/2025	\$118,550
Glass (all)	8/18/2025	9/8-19/2025**	\$45,266.80
Rear Stairs	8/18/2025	9/15-19/2025**	\$31,000
Railing	9/30/2025	10/1/2025	\$5,300
Fixtures	9/1/2025	10/1/2025	\$15,000
Brickwork	2/20/2025	8/1/2025	\$33,000
			Total: \$947,003.08

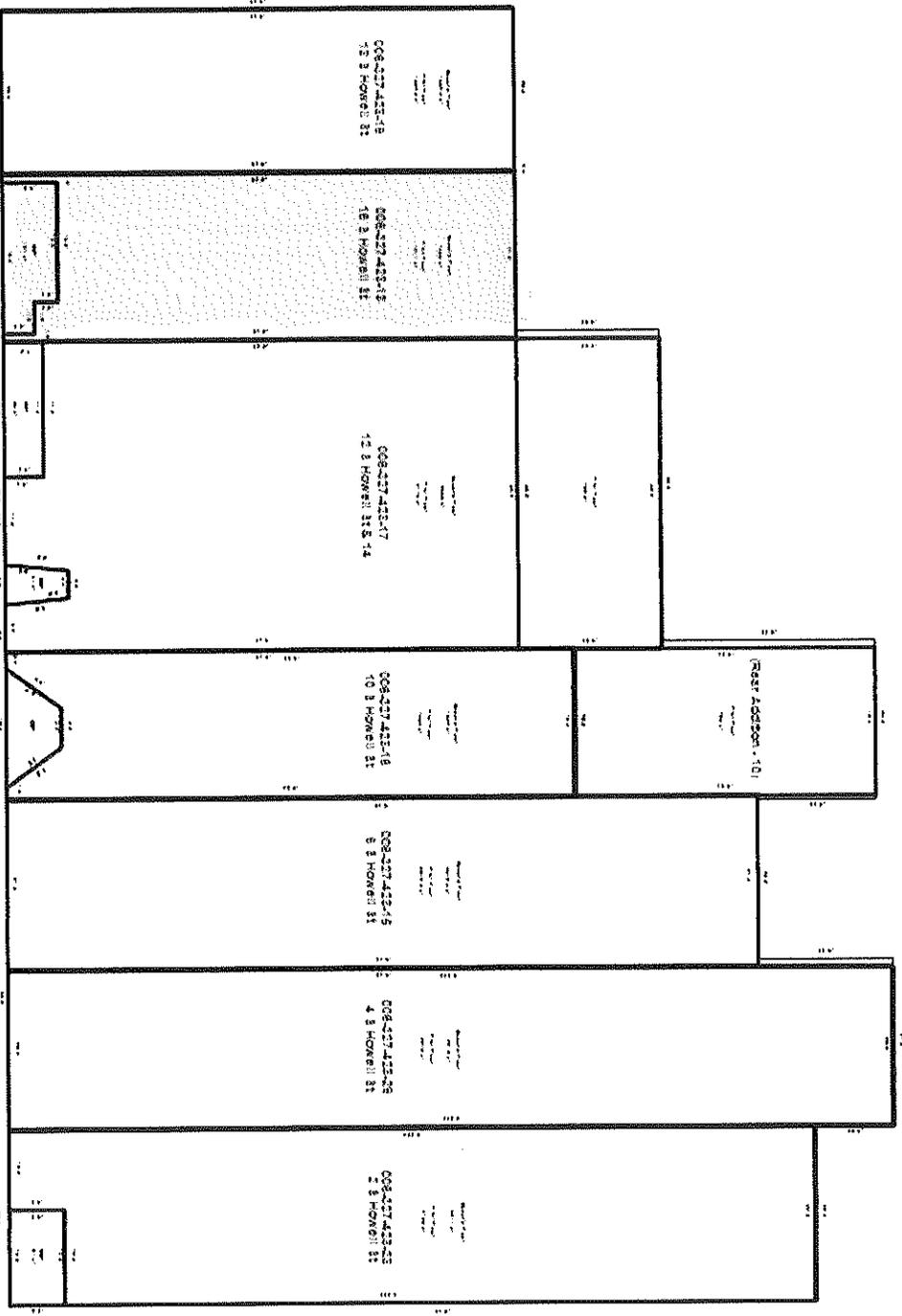
*Table 2 (second page) includes costs of items put into the project, but omitted from this application

**delays in construction causes these dates to be not as exact as renovation timeline and scope initially thought

Table 2: Cost Omitted from Application

Item	Date Began/Permit Pulled	Inspection/Finished	Cost
Demolition	7/1/2024	8/31/2024	\$95,695.77
Structural framing (basement)	4/1/2025	2/28/2025	\$113,000
			Total: \$208,695.77

Image/Sketch for Parcel: 006-327-428-18



****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data
compiled as of
May 1, 2025

Aerial Imagery: March 2024



Parcel ID: 30 006-327-428-18
Property Address: 16 S HOWELL ST
City/Township: CITY OF HILLSDALE
Village (If Applicable):

Property Class Code: 201
Property Class Desc: COMMERCIAL-IMPROVED
School District Code: 30020
School District Name: HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %: 0%	Last Recorded Deed/Document		State Equalized	Taxable
Assessed Acres: 0.06	Liber/Page: 1842/449	Document Date: 1/9/2023	Value (S.E.V.)	Value
Land Value: 89,316	Recorded Plat: 0002/0017	Click the link below to view recorded plat: https://hillsdalecounty.gov/inaue/Equalization/GIS/Plats/0002/0002_0017.pdf	*2025: 54,500	54,500
Land Imp Value: 0			2024: 59,400	59,400
Building Value: 19,795			2023: 48,300	37,202
True Cash Value: 109,111			2022: 40,100	35,431

Tax Description

. W3 COM 76.84 FT N OF THE SE COR LOT 56, TH W 123.75 FT. TH S 21 FT, TH E 123.75 FT, TH N TO POB. ALSO USE OF 10 FT ALLEY ALGW SIDE OF LOT 55. PART LOTS 55 & 56 SOUTH ADDN THIRD WARD

	Summer Taxes *** 2024	Winter Taxes *** 2024	Village Taxes *** 2024
Base Tax:	\$2,562.59	\$914.53	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$25.63	\$9.15	\$0.00
Total Tax:	\$2,588.22	\$923.68	\$0.00
Amount Paid:	\$2,588.22	\$923.68	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	9/3/2024	1/30/2025	
Balance Due:	\$0.00	\$0.00	\$0.00

** Total Delinquent Tax: \$0.00
** PRE Denial Amount Due: \$0.00

* 2025 Values are considered Tentative until Final State Equalization on May 27, 2025

** The amount of Delinquent Tax/PRE Denials above is as of: May 1, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

*** Contact the appropriate City/Village/Township Treasurer for up to date information.

Building Department
Phone:(517) 437-4130

33 McCollum St.
Fax: (517) 437-3233

Hillsdale, MI 49242

16 S HOWELL ST Location
006-327-428-18 Parcel Number

HILLSDALE RENAISSANCE LLC Owner
45 E BACON ST
HILLSDALE MI 49242

Issued: 03/19/25 Expire Date: 03/19/26
PLEASE CALL (517) 437-4130
FOR AN INSPECTION 24 HOURS IN ADVANCE

POSITIVE ELECTRIC LLC Contractor
3731 MERIDIAN RD
ADDISON MI 49220
(517) 260 2742

HILLSDALE RENAISSANCE LLC Occupant
45 E BACON ST
HILLSDALE MI 49242

Work Description: NEW/REMODEL

Item		No. of Items	Item Total
Additional Inspection	Standard Item	2.00	\$150.00
ADMINISTRATION FEE	Standard Item	1.00	\$75.00
Circuit	Standard Item	60.00	\$480.00
Lighting Fixture	Standard Item	3.00	\$42.00
Furnace (Unit Heater)	Standard Item	2.00	\$18.00
Power Outlet	Standard Item	3.00	\$27.00
Feeder/Bus Duct	Standard Item	2.00	\$28.00
SUB-PANEL	Standard Item	2.00	\$28.00
Final Inspection	Standard Item	1.00	\$75.00
Service	Standard Item	1.00	\$15.00
Fee Total:			\$938.00

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. _____ |
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| 3. _____ | 6. _____ |

This permit has been reviewed and issued for compliance with State, County, and local jurisdiction laws, codes, rules and standards. If your property is within an area bound by recorded deed restrictions, be aware that failure to comply with deeded restrictions may subject you to private legal action. CONTACT YOUR LOCAL ASSOCIATION OR DEVELOPMENT AUTHORITY PRIOR TO CONSTRUCTION.

Building Department
Phone:(517) 437-4130

33 McCollum St.
Fax: (517) 437-3233

Hillsdale, MI 49242

16 S HOWELL ST Location
006-327-428-18 Parcel Number

HILLSDALE RENAISSANCE LLC Owner
45 E BACON ST
HILLSDALE MI 49242

Issued: 05/13/25 Expire Date: 05/13/26
PLEASE CALL (517) 437-4130
FOR AN INSPECTION 24 HOURS IN ADVANCE

HILLSDALE RENAISSANCE LLC Occupant
45 E BACON ST
HILLSDALE MI 49242

STALLING, CLIFF Contractor
8251 SPRUCE DR
READING MI 49274
(517) 425 3184

Work Description: REMODEL

Item		No. of Items	Item Total
ADMINISTRATION FEE	STANDARD	1.00	\$75.00
AIR CONDITIONING	STANDARD	3.00	\$105.00
GAS PIPING; EA. OPENING/NE	STANDARD	3.00	\$30.00
FINAL INSPECTION	STANDARD	1.00	\$75.00
DUCT	STANDARD	1.00	\$30.00

Fee Total: \$315.00

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

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Building Department

33 McCollum St.

Hillsdale, MI 49242

Phone:(517) 437-4130

Fax: (517) 437-3233

16 S HOWELL ST	Location
006-327-428-18	Parcel Number

HILLSDALE RENAISSANCE LLC	Owner
45 E BACON ST	
HILLSDALE	MI 49242

Issued: 05/13/25 Expire Date: 05/13/26
PLEASE CALL (517) 437-4130
FOR AN INSPECTION 24 HOURS IN ADVANCE

HILLSDALE RENAISSANCE LLC	Occupant
45 E BACON ST	
HILLSDALE	MI 49242

STALLING, CLIFF	Contractor
8251 SPRUCE DR	
READING	MI 49274
(517) 425 3184	

Work Description: REMODEL

Item		No. of Items	Item Total
ADMINISTRATION FEE	STANDARD	1.00	\$75.00
FINAL INSPECTION	STANDARD	1.00	\$75.00
FIXTURES, DRAINS	STANDARD	14.00	\$140.00
STACKS	STANDARD	1.00	\$15.00
WATER SERVICE--LESS THAN 2	STANDARD	1.00	\$15.00
WATER HEATER	STANDARD	1.00	\$15.00

Fee Total: \$335.00

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.

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Building Department
Phone:(517) 437-4130

33 McCollum St.
Fax: (517) 437-3233

Hillsdale, MI 49242

16 S HOWELL ST Location
006-327-428-18 Parcel Number

HILLSDALE RENAISSANCE LLC Owner
45 E BACON ST
HILLSDALE MI 49242

Issued: 06/10/25 Expire Date: 06/10/26
PLEASE CALL (517) 437-4130
FOR AN INSPECTION 24 HOURS IN ADVANCE

HILLSDALE RENAISSANCE LLC Occupant
45 E BACON ST
HILLSDALE MI 49242

DICE METAL ROOFING Contractor
280 SPRING ST
HILLSDALE MI 49242
(989) 246 4298

Work Description: REROOF

Item		No. of Items	Item Total
RE-ROOF	Standard Item	1.00	\$70.00

Fee Total: \$70.00

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.

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- 3. _____ 6. _____

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Building Department
Phone:(517) 437-4130

33 McCollum St.
Fax: (517) 437-3233

Hillsdale, MI 49242

16 S HOWELL ST Location
006-327-428-18 Parcel Number

HILLSDALE RENAISSANCE LLC Owner
45 E BACON ST
HILLSDALE MI 49242

Issued: 04/01/25 Expire Date: 04/01/26
PLEASE CALL (517) 437-4130
FOR AN INSPECTION 24 HOURS IN ADVANCE

HILLSDALE RENAISSANCE LLC Occupant
45 E BACON ST
HILLSDALE MI 49242

SOLI DEO GLORIA AQUISITION Contractor
6 N NORWOOD AVE
HILLSDALE MI 49242
(503) 446 7381

Work Description: RENOVATIONS

Item		No. of Items	Item Total
RENOVATIONS	Standard Item	3,831.00	\$1,053.00

Fee Total: \$1,053.00

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.

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Building Department

33 McCollum St.

Hillsdale, MI 49242

Phone:(517) 437-4130

Fax: (517) 437-3233

16 S HOWELL ST Location
006-327-428-18 Parcel Number

HILLSDALE RENAISSANCE LLC Owner
45 E BACON ST
HILLSDALE MI 49242

Issued: 11/21/24 Expire Date: 11/21/25
PLEASE CALL (517) 437-4130
FOR AN INSPECTION 24 HOURS IN ADVANCE

DANNY ROGNLIE & ELIAS MCC Occupant
16 S HOWELL
HILLSDALE MI 49242

AYERS BASEMENT SYSTEMS Contractor
2505 S. WAVERLY HWY
LANSING MI 48911
(866) 379 1669

Work Description: MY BSMT/MY CRAWL, STABILIZE FLOORS, RESTORE WALLS

Item		No. of Items	Item Total
RENOVATIONS	Standard Item	1.00	\$225.00

Fee Total: \$225.00

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.

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Inspection Record

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|----------|----------|
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LIBER 1842 PAGE 0449 1
 STATE OF MICHIGAN - HILLSDALE COUNTY
 Received 01/09/2023 03:45:32 PM 596109
 RECORDED 01/09/2023 03:51:43 PM 1 of 2
 BAMBI SOMERLOTT, REGISTER OF DEEDS



HILLSDALE COUNTY
 JANUARY 09, 2023
 RECEIPT # 233447



\$161.70 - CO
 \$1,102.50 - ST
 Stamp # 25669

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, on this 9th day of January 2023, Amy Zoll, a married woman, whose address is 1500 S. Hillsdale Road, Hillsdale, MI 49242,

✓
 Er CONVEY(S) and WARRANT(S) TO: Hillsdale Renaissance, LLC, a Michigan Limited Liability Company, whose address is 24632 Greenfield Road, Ste. 315, Southfield, MI 48075,

the following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan, to-wit:

SEE RIDER ATTACHED

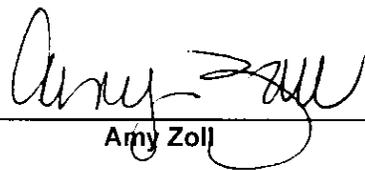
This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make all division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

for the full consideration of: One Hundred Forty Seven Thousand and 00/100 Dollars.....(\$147,000.00)

subject to: Easements, Right of Way's, Restrictions, Grants and Reservations, if any. "As is, Where Is"

Signed and Sealed:


 Amy Zoll

STATE OF MICHIGAN }
 }
 County of Hillsdale }

The foregoing instrument was acknowledged before me this 9th day of January 2023, by Amy Zoll.

Prepared by:

Luke Robson, Member
 c/o Hillsdale Renaissance LLC
 24632 Greenfield Road, Ste. 315
 Southfield, MI 48075

YVONNE FEDRICK
 Notary Public, State of Michigan
 County of Hillsdale
 My Commission Expires 04-23-2028
 Acting in the County of Hillsdale


 Notary Public, Hillsdale
 County Michigan.
 My Commission Expires:
 Acting in Hillsdale County.

Assisted by Agent: Public Title Company, 25 Budlong Street, Hillsdale, Michigan 49242. Parties to this instrument have appointed Public Title Company as agent to assist in the preparation hereof and approved of the language/content herein.

Tax ID No.: 30-006-327-428-18

Transfer Tax: \$1,264.20

LEGAL DESCRIPTION RIDER

Land in the City of Hillsdale, County of Hillsdale and State of Michigan, described as:

Part of Lots 55 and 56, South Addition to the village, now City of Hillsdale, according to the recorded Plat thereof, as recorded in Liber J of Deeds, Page 292 and Liber 2 of Plats, Page 17, Hillsdale County Records, describes as:

Commencing on the West side of Howell Street, in the City of Hillsdale, State of Michigan, at the center of the South Wall of the "Toby Block"; thence on a line Westward through the center of said wall 7 1/2 rods; thence South to the center of the partition through the "Palace Rink"; thence following the center of said partition wall Eastward to Howell Street; thence North along said street to the Point of Beginning. TOGETHER WITH and SUBJECT TO an easement across the West 10 feet of said Lot 55, in common with others, to and from Bacon Street.

Said premises further being described as: The South 21 feet of the North 146 feet of Lots 55 and 56, Block 8, South Addition to the City of Hillsdale, according to the recorded plat thereof, together with the right of way as hereinbefore set forth.

Said premises being now more particularly described by assessment as: Part of Lots 55 and 56, South Addition to the village, now City of Hillsdale, according to the recorded Plat thereof, as recorded in Liber J of Deeds, Page 292 and Liber 2 of Plats, Page 17, Hillsdale County Records, describes as:

Commencing 76.84 feet North of the Southeast corner of said Lot 56; thence West 123.75 feet; thence South 21 feet; thence East 123.75 feet; thence North to the Point of Beginning. TOGETHER WITH and SUBJECT TO an easement across the West 10 feet of said Lot 55, in common with others, to and from Bacon Street.

State of Mich. Co. Hillsdale S.S. No. 29 I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceeding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.

Dated January 9 2023
Kimberly Raw Tax Spec. Co. Treas.

Applicant:	Hillsdale Renaissance LLC				
Date Received:	September 16, 2025				
Current Parcel #:	006-327-428-18				
Property Address:	16 S Howell St				
Current SEV:	\$	54,500			
Current Taxable Value:	\$	54,500			
Taxable Value of Land:	\$	44,700			
Taxable Value of Building:	\$	9,800	To Be Frozen		
Estimated Cost of Rehabilitation:	\$	947,003			
	<u>Year 1</u>	<u>2026</u>		<u>Taxable Value***</u>	
				473,500	
	Without OPRA		With OPRA		
Tax	Millage Rate	Tax Amount without OPRA	Millage Rate*	Tax Amount (Part (b) of the "specific tax" under MCL 125.2790 Sec. 10(2)).	Taxes Foregone
Summer					
City General Operating	11.7525	\$ 5,564.81	0.00000	\$ -	\$ 5,564.81
City Street Maintenance	2.3504	\$ 1,112.91	0.00000	\$ -	\$ 1,112.91
City Sinking Fund	0.0000	\$ -	0.00000	\$ -	\$ -
City Public Safety Equipment	0.9452	\$ 447.55	0.00000	\$ -	\$ 447.55
City 2021 Streets	3.3343	\$ 1,578.79	0.00000	\$ -	\$ 1,578.79
City 2021 Leaf Collection	0.4763	\$ 225.53	0.00000	\$ -	\$ 225.53
Library	0.9401	\$ 445.14	0.00000	\$ -	\$ 445.14
County Operating	4.8074	\$ 2,276.30	0.00000	\$ -	\$ 2,276.30
Stated Education Tax*	6.0000	\$ 2,841.00	6.00000	\$ 2,841.00	\$ -
School Operating*	8.3971	\$ 3,976.03	8.39710	\$ 3,976.03	\$ -
School Building/Site SF	1.0694	\$ 506.36	0.00000	\$ -	\$ 506.36
ISD General	0.1303	\$ 61.70	0.00000	\$ -	\$ 61.70
ISD Special Ed	1.4623	\$ 692.40	0.00000	\$ -	\$ 692.40
ISD Vocational Ed	0.7312	\$ 346.22	0.00000	\$ -	\$ 346.22
Administration Fee	1%	\$ 200.75	1%	\$ 68.17	\$ 132.58
Total Summer	42.3965	\$ 20,275.49	14.39710	\$ 6,885.20	\$ 13,390.29
Winter					
County Medical Care Facility	0.5940	\$ 281.26	0.00000	\$ -	\$ 281.26
County Senior Services 2022	0.9888	\$ 468.20	0.00000	\$ -	\$ 468.20
County Ambulance 2024	0.9900	\$ 468.77	0.00000	\$ -	\$ 468.77
County Mental Health 2018	0.4851	\$ 229.69	0.00000	\$ -	\$ 229.69
County MCF Debt	0.2230	\$ 105.59	0.00000	\$ -	\$ 105.59
County Pub Sfty Communication Debt	0.9910	\$ 469.24	0.00000	\$ -	\$ 469.24
School Operating*	8.3971	\$ 3,976.03	8.39710	\$ 3,976.03	\$ -
School Building/Site	1.0693	\$ 506.31	0.00000	\$ -	\$ 506.31
ISD General	0.1303	\$ 61.70	0.00000	\$ -	\$ 61.70
ISD Special Ed	1.4626	\$ 692.54	0.00000	\$ -	\$ 692.54
ISD Vocational Ed	0.7312	\$ 346.22	0.00000	\$ -	\$ 346.22
Administration Fee	1%	\$ 76.06	1%	\$ 39.76	\$ 36.30
Total Winter	16.0624	\$ 7,681.60	8.39710	\$ 4,015.79	\$ 3,665.81
GRAND TOTALS	58.4589	\$ 27,957.09	22.79420	\$ 10,900.98	\$ 17,056.11

2025 tax rates verified from L-4029	*Applicant may request 1/2 rate additional exemption from school operating & state ed
*** 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.	
Current Year taxes for land: \$ 2,639.24 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.	
Current Year taxes for building: \$ 578.63 Frozen at current taxable value for length of the certificate.	
May fluctuate slightly based on changes in millage rate. Part (a) of the "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	Application Fee
2	1.05	497,175	\$ 6,310.44	\$ 11,875.25	\$ 17,908.91	\$ 34,965.02	\$ 300.00
3	1.05	522,034	\$ 6,625.97	\$ 18,501.22	\$ 18,804.36	\$ 53,769.38	\$ 300.00
4	1.05	548,135	\$ 6,957.26	\$ 25,458.48	\$ 19,744.58	\$ 73,513.96	\$ 300.00
5	1.05	575,542	\$ 7,305.13	\$ 32,763.61	\$ 20,731.81	\$ 94,245.76	\$ 300.00
6	1.05	604,319	\$ 7,670.38	\$ 40,433.99	\$ 21,768.40	\$ 116,014.16	\$ 300.00
7	1.05	634,535	\$ 8,053.90	\$ 48,487.89	\$ 22,856.82	\$ 138,870.97	\$ 300.00
8	1.05	666,262	\$ 8,456.60	\$ 56,944.49	\$ 23,999.66	\$ 162,870.63	\$ 300.00
9	1.05	699,575	\$ 8,879.43	\$ 65,823.92	\$ 25,199.64	\$ 188,070.27	\$ 300.00
10	1.05	734,554	\$ 9,323.40	\$ 75,147.32	\$ 26,459.62	\$ 214,529.89	\$ 300.00
11	1.05	771,282	\$ 9,789.57	\$ 84,936.89	\$ 27,782.60	\$ 242,312.49	\$ 300.00
12	1.05	809,846	\$ 10,279.05	\$ 95,215.94	\$ 29,171.73	\$ 271,484.23	\$ 300.00
Policy adopted September 21, 2015 calls for 10 year term for investments under \$500,000.							
**Assumes increases in property value greater than the rate of inflation and annual IRM increases at maximum allowable under MCL 211.27a							

For Assessor Certification:

TV - IFT Parcels (PA 198 of 1974)	1,217,513
TV - OPRA Parcels (PA 146 of 2000)	2,482,522
TV Property Proposed to be Exempt	473,500
Total TV IFT + OPRA exempt parcels	4,173,535
City Ad Valorem Taxable Value:	201,312,275
% Exempt TV of Total TV:	2.07%
2025 Values as Certified	

STATEMENT OF OBSOLESCENCE FROM ASSESSOR
Subject Property: 16 South Howell Street, Hillsdale, MI 49242
Current Owner: Hillsdale Renaissance LLC
Date of Inspection: June 13, 2025

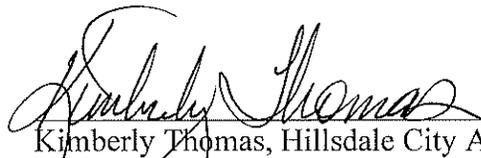
The building that is the subject of this request is a two-story brick building believed to have been constructed sometime between 1860 and 1888, possibly as a music school. It is located in the core downtown district across the street and one block south of the county courthouse. The most recent prior use was as a legal office.

The current owner purchased the property in 2023, after the prior owner submitted permits for “demolition,” partially gutted the building, and installed a garage door into the front façade opening onto the sidewalk.

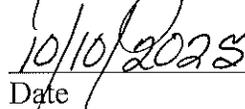
Emergency foundation repairs had been completed and the rehabilitation had been started at the time of inspection, but based on prior knowledge of the property and verification of the work in progress, the obsolescence was evident in the lack of adequate modern plumbing, electrical, telecommunications/internet, and mechanical systems. Virtually everything on the interior of the structure required rebuilding, including the foundation, basement floor, joists, walls and floors, utilities, stormwater control, insulation, and roof decking. The exterior façade also required extensive repairs, including all new windows and doors.

In the opinion of the assessor, this property suffered in excess of 50% functional obsolescence prior to this rehabilitation.

Signed:



Kimberly Thomas, Hillsdale City Assessor



Date

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION
PA 146 OF 2000 AS AMENDED**

Minutes of a regular meeting of the Common Council of the City of Hillsdale, held on October 20, 2025 at City Hall, 97 N Broad St, in Hillsdale, Michigan at 7:00 p.m.

PRESENT: _____

ABSENT: _____

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

**Resolution Number _____ Approving Obsolete Property Rehabilitation
Exemption Certificate Application for Hillsdale Renaissance, LLC for Property
Located at 16 S Howell Street, Hillsdale, Michigan**

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

WHEREAS, the City of Hillsdale legally established the Obsolete Property Rehabilitation District No. 2013-01 on July 15, 2013, after a public hearing held on July 15, 2013; and

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

WHEREAS, exceeding 5% would 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; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on October 20, 2025; and

WHEREAS, Hillsdale Renaissance, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the application was approved for 12 years; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant Hillsdale Renaissance, LLC has provided answers to all required questions under the application instructions to the City of Hillsdale; and

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

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

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

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, and revitalize urban areas; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hillsdale
Be and hereby is granted an Obsolete Property Rehabilitation
Exemption for the real property, excluding land, located in
Obsolete Property Rehabilitation District No. 2013-01 at 16 S Howell
Street for a period of 12 years, beginning
December 31, 2025, and ending December 30, 2036, pursuant to the
provisions of PA 146 of 2000, as amended.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Hillsdale, County of Hillsdale, Michigan at a regular meeting held on October 20, 2025.

Joshua Paladino, Mayor Pro Tem Date

Katy Price, City Clerk Date

City of Hillsdale

Agenda Item Summary

Meeting Date: Monday, October 20, 2025

Agenda Item #: Public Hearing

SUBJECT: Obsolete Property Rehabilitation Act Certificate for MT Maier Properties, LLC for 70-72 N. Howell Street

BACKGROUND PROVIDED BY STAFF (Sam Fry, Assistant City Manager/Economic Development Coordinator):

The Hillsdale City Clerk's Office is in receipt of an Application for Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate for property located at 70-72 N. Howell Street, Hillsdale, owned by MT Maier Properties, LLC. The application is for tax abatement on the rehabilitation of the building. The total cost of the project reported by the applicant is \$280,000. The property is located within an OPRA district created in 2013.

RECOMMENDATION:

Staff recommends that the OPRA application be approved for 10 years, with the certificate to expire on December 30, 2034, and Council approve the resolution as presented. The City of Hillsdale's Economic Development Corporation reviewed the OPRA application at its October 14, 2025 meeting and also recommends Council approval.

Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

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

Applicant (Company) Name (applicant must be the OWNER of the facility) MT Maier Properties LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code) 2091 Mechanic Rd Hillsdale MI 49242		
Location of obsolete facility (Number and Street, City, State, ZIP Code) 70 + 72 N. Howell Hillsdale MI 49242		
City, Township, Village (indicate which) Hillsdale	County Hillsdale	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 8/1/2025	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 11/1/2030	School District where facility is located (include school code) Hillsdale 30020
Estimated Cost of Rehabilitation \$280,000.00	Number of years exemption requested 10 yrs	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input checked="" type="checkbox"/> Increase commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input checked="" type="checkbox"/> Prevent a loss of employment	<input checked="" 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. 25		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

APPLICANT CERTIFICATION

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

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

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

Name of Company Officer (No authorized agents) MT Maier Properties LLC	Telephone Number (517) 490-5986	Fax Number
Mailing Address 2091 Mechanic Rd Hillsdale	E-mail Address schippas@gmail.com	
Signature of Company Officer (no authorized agents) [Signature]	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	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION

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

PART 1: ACTION TAKEN

Action Date

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

Date District Established

LUCI Code

School Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 3: ASSESSOR RECOMMENDATIONS

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

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

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

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

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

MT Maier Properties

OPRA Application for 70 – 72 N. Howell Hillsdale MI 49242

General Description of proposed use of the rehabilitation facility.

Phase 1 will be completed by November 1st 2025. Which will be the new location of Smiths Floral Boutique. Phase 2 will be completed by March 1st 2026 and be a small commercial rental space on the 1st floor for a local farmer who is FDA Certified to sell his frozen meat and eggs. Phase 3 will be completed by November 1st 2030 and will be two remodeled apartments on the second floor that will be for lease to the public.

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

Phase 1 – The main area of the first floor and the basement will have any and all old carpet, insulation and anything installed after 1950's removed. The original historical floor and historical ceilings will be repaired. The back half of the building is beyond repair and for safety reasons it will be removed. That area will be turned into parking with a handicap ramp and a rear entrance. A new roof will be installed on the 1st floor and the 2nd floor roof will be repaired. All the wood façade on the front of the building will be removed, and the historical windows will be replaced. Both front doors will be made handicap assessable. All of the Electrical and HVAC systems will be repaired and replaced as need. The plumbing was repaired as needed. All electrical, natural gas and commercial internet

Phase 2 – The Small commercial rental space on the 1st floor had all the drop ceilings, carpet and fake walls removed. The original tin ceilings will be repaired and painted. New floors will be installed. The HVAC system will be repaired and replaced as needed. New electrical will be installed. The bathroom will be updated.

Phase 3- In the upstairs we will remove any harmful items. An Architect with help us find the best design for a one bedroom apartment and a two bedroom appartement. Once that is completed I am sure we will remove several of the existing wall. All new electrical, plumbing and HVAC systems will be installed. We will need new floors, bathrooms, and floors. The exterior will receive new windows, roof and the back of the 2 nd floor will be updated.

Estimated Costs

Phase 1

Item	Cost
Electrical	\$20,000
Heating and Cooling	\$15,000
Demo in back of back of building install Handicap ramp	\$25,000
Plumbing	\$5,200
Drywall, Painting, Floors	\$42,800
Redo Façade, new windows, doors, entrance	\$35,000
Flooring in back room and bathrooms and shelves in back room	\$5,000
New Roof over back room	\$10,000
Light Fixtures	\$2,000

Total costs for Phase 1 - \$160,000

Phase 2

Item	Cost
Demo	\$2,000
Redo floors and walls and ceilings	\$5,000
Redo bathroom	\$1,500
Update electrical and Lighting	\$2,000
Update Heating and cooling	\$5,000

Total Costs for Phase 2 - \$15,500

Phase 3

Item	Cost
Demo	\$7,000
Windows/Roof	\$10,000
HVAC System	\$15,000
Electrical	\$18,000
Floors	\$12,000
Insultation	\$18,000
Plumbing	\$11,000
Dry wall	\$6,500
Finishing items	\$7,000

Total Costs for Phase 3 – \$104,500

City Bakery Building History

Information found at the Mitchal Research Center in Historical Hillsdale City Directory

1870 – Boag and Miller Bakers W. S. , Broad

David E. and Mary Boag, John Miller

1874 – Boag and Miller Bakery moved to N. Howell St. Opposite of Bank

1879 -Finished the building at the present location 68 N Howell St.

1887 – Cornerstone on the building reads 1887

1892 - Son David Elder Boag (3/27/1870 -2/7/1933)

Wife Sara Boag

Started Jonesville Bakery then moved to Bronson MI

1905 – Son David moved back to Hillsdale and joined his mother Mary at the Boag and Miller Bakery.

Daughter Leota Boag Wilson born Branch Co. (2/6/1898 – 4/24/1987)

1901 – 68 N. Howell Bakery and Lunch Mrs. D. E Boag

1902 – 1964 Western Union Telegraph occupied one of the commercial locations

1915 - 74 N Howell Boag Bakery D.E. Boag Bakery

1932 – The Building held Bortons Bakery

1932-1942 The business in the building was renamed the Dutch Kitchen and Restaurant

68 ½ N. Howell St (upstairs) – Held Elizabeths Beauty Shop until 1945 along with several apartments.

1943 – Vacant

1944-1958 Renter by Boag Family to C. Lewis Firestone

1959 – Vacant – Lewis Firestone moved to Lewis St.

1960-1986 – Rented to various Companies like Goodwill and the Hillsdale Family Food Co OP

1986 – Miland Assoc.

My historical research at the Mitchal Research was aided by a Mr. Richard Smith. He informed me that he lived in one of the upstairs apartments with his grandmother while he attended Hillsdale Public Schools. He was kind enough to stop by and take a tour of the building.

He was very excited to see that nothing has changed in the upstairs apartment since he moved out to join the army in 1954. This includes the electrical and the one bathroom closet which still contains the original toilet. He explained that he used to take baths in the kitchen area located at the back of the apartment and everyone shared the toilet. Mr. Smith remembers running the rent check to the Boag family home for his grandmother if they missed the morning mail. His grandmother remained in the apartment for many more years until the stairs became an issue for her to get up and down in her late 70's early 80's. There is not much information on the upstairs renters after the 1940's.

In most recent history the commercial downstairs was used for a Santa Clause letter distribution company and a Christian Reading Room. The last utility bill available was dated back to 2016. However, the utility bills in 2016 are considered to be very low usage which makes it hard to tell how long the building has actually been vacant.

Moving forward MT Maier Properties plans to work with Smiths Floral Boutique to convert the large lower commercial rental space into a Flower Boutique. Smiths Floral was established in 1894 and has been a staple in our community for over 130 years. It is extremely exciting the Flower shop will be able to occupy such a historical space.

The second commercial rental space/Smiths Floral Boutique classroom space will be updated as well and there are several local businesses excited to see the completed space and if it will work for them.

It is our goal in the next 2-4 years to remodel the upstairs to create one, two bedroom and another one bedroom apartment for rent.

Description of Rehabilitation

1st Floor Commercial Building (Phase 1/2)

1. Remove all old interior installed in 1960-1970's
2. Update all electrical throughout the building.
3. Update all plumbing throughout the building.
4. Install new heating and cooling system.
5. Install new electrical meters.
6. Install new gas lines.
7. Remove the area in the back of the building. The roof in that area is not stable and the retaining walls are no longer structurally sound.
8. Create parking in the back of the building where old structure was removed.
9. Create retaining wall and handicap ramp in the back of the building.

10. Remove wooden awning and all wooden structures from the front Façade. Exposing the original windows.
11. Replace all wooded doors at the front and rear of the building.
12. Replace all old inefficient windows with new windows.
13. Repair and paint historical tin ceiling in both locations.
14. Repair and restore historical Terrazzo tile floors.
15. Reconstruct front display windows in both store fronts.
16. Replace flooring in second commercial location.
17. Redo and replace bathroom in both commercial locations.
18. Replace roof at the back of the building.

2nd Floor Rental Properties (Phase 3)

1. Remove all hazardous materials.
2. Replace windows.
3. Repair and replace roof.
4. Repair the exterior wall at the back of the building.
5. Install new plumbing.
6. Install new electrical.
7. Install all new floors.
8. Install new walls and doors.
9. Install new heating and cooling systems.

Schedule/ Timeline

1st Floor Commercial Building (Phase 1)

We hope to have the 1^s Floor completed and ready for Smiths Floral Boutique by October 1st 2025 and the second rental section ready for use by February 1st 2026.

2nd Floor Rental Properties (Phase 3)

We hope to start on the second floor in 2028/2029 and have the project completed in 1 year ready for tenants to move in.

Economic Advantages

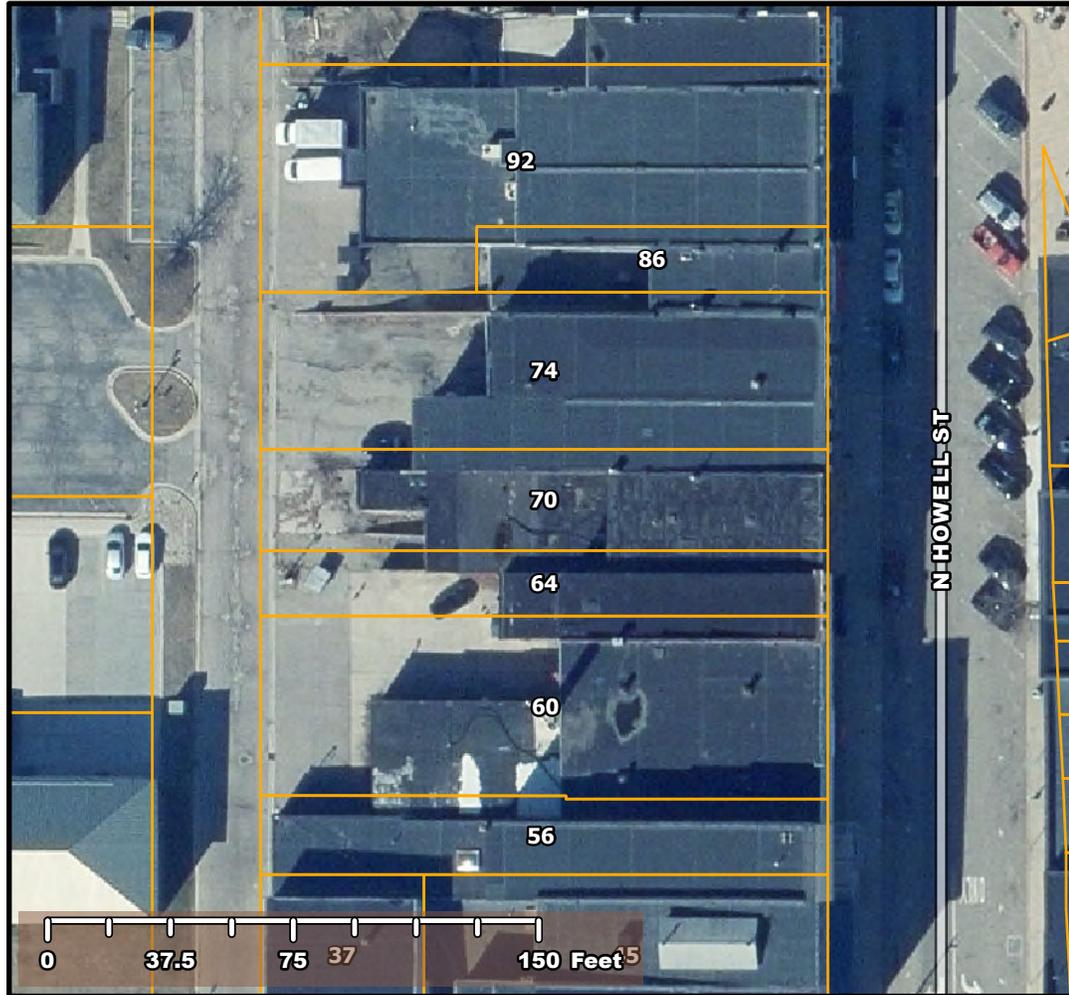
Our expected economic advantages of OPRA would be the ability to start on the second floor rehabilitation sooner rather than later. We would have the ability to do more energy efficient upgrades which will create more affordable housing in our community that is in a housing crisis.



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of October 10, 2025
Aerial Imagery: March 2024



Parcel ID: 30 006-227-282-10
Property Address: 70 N HOWELL ST
City/Township: CITY OF HILLSDALE
Village (If Applicable):

Property Class Code: 201
Property Class Desc: COMMERCIAL-IMPROVED
School District Code: 30020
School District Name: HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %:	Last Recorded Deed/Document		State Equalized Value (S.E.V.)	Taxable Value
0%	Liber/Page:	1885/1162		
Assessed Acres: 0.12	Document Date:	12/30/2024	2025: 63,300	63,300
Land Value: 115,793	Recorded Plat:	000E/0380	2024: 57,500	30,975
Land Imp Value: 0	Click the link below to view recorded plat:		2023: 29,500	29,500
Building Value: 10,720	https://hillsdalecounty.gov/images/equalization/GIS/Plats/000E/000E_0380.pdf		2022: 31,100	22,415
True Cash Value: 126,513				

Tax Description

S 31 FT LOT 54 0.12A M/L BLK G OLD PLAT (VILLAGE OF HILLSDALE) SEC 27 T6S R3W THIRD WARD (REDISTRICTED FROM SECOND WARD)

	Summer Taxes ** 2025	Winter Taxes ** 2024	Village Taxes ** 2025
Base Tax:	\$2,683.64	\$476.86	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$26.84	\$4.77	\$0.00
Total Tax:	\$2,710.48	\$481.63	\$0.00
Amount Paid:	\$2,710.48	\$481.63	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/28/2025	1/30/2025	
Balance Due:	\$0.00	\$0.00	\$0.00

* Total Delinquent Tax: \$0.00
* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: October 10, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That, on this 30 day of December, 2024,

Hillsdale Renaissance, LLC, a Michigan Limited Liability Company,

whose address is 45 E Bacon St, Hillsdale, MI 49242,

QUIT CLAIM(S) TO:

MT Maier Properties, LLC, a Michigan Limited Liability Company,

whose address is 2091 Mechanic Rd, Hillsdale, MI 49242,

the following described premises situated in the _____ City _____ of _____ Hillsdale _____ County of _____ Hillsdale _____ and State of Michigan, to-wit:

The South 31 feet wide of Lot 54, Block G of the Old or First Plat of the Village, now City, of Hillsdale, Michigan according to the recorded Plat thereof.

Commonly known as: 70 & 72 N Howell St., Hillsdale, MI 49242
Parcel ID No(s): 30 006 227 282 10

This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

The grantor grants to the grantee the right to make all division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967, as amended.

for the full consideration of: Zero and 0 /100 Dollars...(\$0.00)

subject to: Easements, Right of Way's, Restrictions, Grants and Reservations, if any. "AS IS, WHERE IS"

Signed and Sealed:
By: _____
Its: _____

Signed and Sealed:
By: Luke Robson
Its: Member

STATE OF MICHIGAN }
County of }
}

The foregoing instrument was acknowledged before me this 30 day of December, 2024, by Luke Robson.

Prepared by:
Luke Robson
45 E Bacon St
Hillsdale, MI 49242

YVONNE FEDRICK
Notary Public, State of Michigan
County of Hillsdale
My Commission Expires 04-23-2028
Acting in the County of Hillsdale

[Signature]
Notary Public,
County, Michigan.
My Commission Expires:
Acting in _____ County.

Tax ID No.: 30-006-227-282-10

Transfer Tax: 0.00

Applicant:	MT Maier Properties LLC				
Date Received:	October 1, 2025				
Current Parcel #:	006-227-282-10				
Property Address:	70 and 72 N Howell St				
Current SEV:	\$	63,300			
Current Taxable Value:	\$	63,300			
Taxable Value of Land:	\$	57,900			
Taxable Value of Building:	\$	5,400	To Be Frozen		
Estimated Cost of Rehabilitation:	\$	280,000			
	<u>Year 1</u>	<u>2026</u>		<u>Taxable Value***</u>	
				140,000	
	Without OPRA		With OPRA		
Tax	Millage Rate	Tax Amount without OPRA	Millage Rate*	Tax Amount (Part (b) of the "specific tax" under MCL 125.2790 Sec. 10(2)).	Taxes Foregone
Summer					
City General Operating	11.7525	\$ 1,645.35	0.00000	\$ -	\$ 1,645.35
City Street Maintenance	2.3504	\$ 329.06	0.00000	\$ -	\$ 329.06
City Sinking Fund	0.0000	\$ -	0.00000	\$ -	\$ -
City Public Safety Equipment	0.9452	\$ 132.33	0.00000	\$ -	\$ 132.33
City 2021 Streets	3.3343	\$ 466.80	0.00000	\$ -	\$ 466.80
City 2021 Leaf Collection	0.4763	\$ 66.68	0.00000	\$ -	\$ 66.68
Library	0.9401	\$ 131.61	0.00000	\$ -	\$ 131.61
County Operating	4.8074	\$ 673.04	0.00000	\$ -	\$ 673.04
Stated Education Tax*	6.0000	\$ 840.00	6.00000	\$ 840.00	\$ -
School Operating*	8.3971	\$ 1,175.59	8.39710	\$ 1,175.59	\$ -
School Building/Site SF	1.0694	\$ 149.72	0.00000	\$ -	\$ 149.72
ISD General	0.1303	\$ 18.24	0.00000	\$ -	\$ 18.24
ISD Special Ed	1.4623	\$ 204.72	0.00000	\$ -	\$ 204.72
ISD Vocational Ed	0.7312	\$ 102.37	0.00000	\$ -	\$ 102.37
Administration Fee	1%	\$ 59.36	1%	\$ 20.16	\$ 39.20
Total Summer	42.3965	\$ 5,994.87	14.39710	\$ 2,035.75	\$ 3,959.12
Winter					
County Medical Care Facility	0.5940	\$ 83.16	0.00000	\$ -	\$ 83.16
County Senior Services 2022	0.9888	\$ 138.43	0.00000	\$ -	\$ 138.43
County Ambulance 2024	0.9900	\$ 138.60	0.00000	\$ -	\$ 138.60
County Mental Health 2018	0.4851	\$ 67.91	0.00000	\$ -	\$ 67.91
County MCF Debt	0.2230	\$ 31.22	0.00000	\$ -	\$ 31.22
County Pub Sfty Communication Debt	0.9910	\$ 138.74	0.00000	\$ -	\$ 138.74
School Operating*	8.3971	\$ 1,175.59	8.39710	\$ 1,175.59	\$ -
School Building/Site	1.0693	\$ 149.70	0.00000	\$ -	\$ 149.70
ISD General	0.1303	\$ 18.24	0.00000	\$ -	\$ 18.24
ISD Special Ed	1.4626	\$ 204.76	0.00000	\$ -	\$ 204.76
ISD Vocational Ed	0.7312	\$ 102.37	0.00000	\$ -	\$ 102.37
Administration Fee	1%	\$ 22.49	1%	\$ 11.76	\$ 10.73
Total Winter	16.0624	\$ 2,271.22	8.39710	\$ 1,187.35	\$ 1,083.87
GRAND TOTALS	58.4589	\$ 8,266.09	22.79420	\$ 3,223.10	\$ 5,042.99

2025 tax rates verified from L-4029	*Applicant may request 1/2 rate additional exemption from school operating & state ed
*** 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.	
Current Year taxes for land: \$ 3,418.62 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.	
Current Year taxes for building: \$ 318.83 Frozen at current taxable value for length of the certificate.	
May fluctuate slightly based on changes in millage rate. Part (a) of the "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	Application Fee
2	1.05	147,000	\$ 1,865.81	\$ 3,511.16	\$ 5,295.14	\$ 10,338.13	\$ 206.76
3	1.05	154,350	\$ 1,959.10	\$ 5,470.27	\$ 5,559.89	\$ 15,898.02	\$ 300.00
4	1.05	162,068	\$ 2,057.06	\$ 7,527.32	\$ 5,837.89	\$ 21,735.91	\$ 300.00
5	1.05	170,171	\$ 2,159.91	\$ 9,687.23	\$ 6,129.78	\$ 27,865.70	\$ 300.00
6	1.05	178,679	\$ 2,267.91	\$ 11,955.14	\$ 6,436.27	\$ 34,301.97	\$ 300.00
7	1.05	187,613	\$ 2,381.30	\$ 14,336.44	\$ 6,758.09	\$ 41,060.06	\$ 300.00
8	1.05	196,994	\$ 2,500.37	\$ 16,836.81	\$ 7,095.99	\$ 48,156.05	\$ 300.00
9	1.05	206,844	\$ 2,625.39	\$ 19,462.19	\$ 7,450.79	\$ 55,606.84	\$ 300.00
10	1.05	217,186	\$ 2,756.65	\$ 22,218.85	\$ 7,823.33	\$ 63,430.17	\$ 300.00
11	1.05	228,045	\$ 2,894.49	\$ 25,113.34	\$ 8,214.50	\$ 71,644.67	\$ 300.00
12	1.05	239,448	\$ 3,039.21	\$ 28,152.55	\$ 8,625.22	\$ 80,269.89	\$ 300.00
Policy adopted September 21, 2015 calls for 10 year term for investments under \$500,000.							
**Assumes increases in property value greater than the rate of inflation and annual IRM increases at maximum allowable under MCL 211.27a							

For Assessor Certification:

TV - IFT Parcels (PA 198 of 1974)	1,217,513
TV - OPRA Parcels (PA 146 of 2000)	2,482,522
TV Property Proposed to be Exempt	140,000
Total TV IFT + OPRA exempt parcels	3,840,035
City Ad Valorem Taxable Value:	201,312,275
% Exempt TV of Total TV:	1.91%
2025 Values as Certified	

STATEMENT OF OBSOLESCENCE FROM ASSESSOR

Subject Property: 70 and 72 North Howell Street, Hillsdale, MI 49242

Current Owner: MT Maier Properties LLC

Date of Inspection: June 17, 2014 (complete); exterior only June 28, 2024

The building that is the subject of this request is a two-story brick building with two storefronts. It is believed to have been constructed in 1887. The words "City Bakery" are embedded into the façade above the 2nd floor windows over the south storefront, although there is no record of it ever being used as a bakery. It is located in the core downtown district across the street and one block north of the county courthouse. The most recent prior use was by Santa Claus Publishing Company, who operated a storefront on the south and a Church of Scientology reading room on the north. The upper floor was no longer used but had been a residential apartment. The store closed in 2014 and relocated to a neighboring county. The building has been vacant from then until now.

The property was sold in 2019, but the new owner's plans to rehabilitate were set aside for reasons unrelated to the property. It sold again in 2022 to an investor, who deeded it to the current owner in 2024 as part of an agreement for another property acquisition.

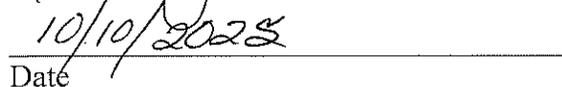
The assessor did a complete walk-through of the building in 2014 when that owner was considering a rehabilitation project for rental rehab. At that time, it was apparent that all fixed building equipment would need to be updated and the rear addition would need to be completely removed due to poor design and water damage. All finishes were dated and damaged. The mechanicals were over 30 years old and not to energy efficiency standards. All electrical was in need of upgrading. The Michigan basement had a dirt floor. The restroom facilities were dated and not ADA compliant. The apartment had water damage throughout, in addition to outdated finishes and facilities. Periodic exterior inspections by the assessor over the last ten years have verified that no improvements had been made from the prior complete inspection until 2025.

In the opinion of the assessor, this property suffered in excess of 50% functional obsolescence prior to this rehabilitation.

Signed:



Kimberly Thomas, Hillsdale City Assessor



Date

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION
PA 146 OF 2000 AS AMENDED**

Minutes of a regular meeting of the Common Council of the City of Hillsdale, held on October 20, 2025 at City Hall, 97 N Broad St, in Hillsdale, Michigan at 7:00 p.m.

PRESENT: _____

ABSENT: _____

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

**Resolution Number _____ Approving Obsolete Property Rehabilitation
Exemption Certificate Application for MT Maier Properties, LLC for Property
Located at 70 N Howell Street and 72 N Howell Street, Hillsdale, Michigan**

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

WHEREAS, the City of Hillsdale legally established the Obsolete Property Rehabilitation District No. 2013-01 on July 15, 2013, after a public hearing held on July 15, 2013; and

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

WHEREAS, exceeding 5% would 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; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 on October 20, 2025; and

WHEREAS, MT Maier Properties, LLC is not delinquent in any taxes related to the facility; and

WHEREAS, the application was approved for 10 years and Council may extend the certificate for two years if the total investment exceeds \$500,000; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000; and

WHEREAS, the applicant MT Maier Properties, LLC has provided answers to all required questions under the application instructions to the City of Hillsdale; and

WHEREAS, the City of Hillsdale requires that rehabilitation of the facility shall be completed by November 1, 2030; and

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

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

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, and revitalize urban areas; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hillsdale
Be and hereby is granted an Obsolete Property Rehabilitation
Exemption for the real property, excluding land, located in
Obsolete Property Rehabilitation District No. 2013-01 at 70 N Howell
Street and 72 N Howell Street for a period of 10 years, beginning
December 31, 2025, and ending December 30, 2034, pursuant to the
provisions of PA 146 of 2000, as amended.

AYES: _____

NAYS: _____

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Hillsdale, County of Hillsdale, Michigan at a regular meeting held on October 20, 2025.

Joshua Paladino, Mayor Pro Tem Date

Katy Price, City Clerk Date

Applicant: Precision Gage, LLC
Date Received: October 7, 2025
Property Address: 282 Industrial Dr
Cost of Investment: \$ 250,000.00

Tax	Year 1		2026		Taxable Value
	Without IFT		With IFT		
	Millage Rate*	Tax Amount	Millage Rate*	Tax Amount	
					123,750
Summer					
City General Operating	11.7525	\$ 1,454.37	5.87625	\$ 727.19	\$ 727.19
City Streets Maintenance	2.3504	\$ 290.86	1.17520	\$ 145.43	\$ 145.43
City Sinking Fund	0.0000	\$ -	0.00000	\$ -	\$ -
City Public Safety Equipment	0.9452	\$ 116.97	0.47260	\$ 58.48	\$ 58.48
City Streets/Leaf Collection	3.3343	\$ 412.62	1.66715	\$ 206.31	\$ 206.31
City Streets/Leaf Collection	0.4763	\$ 58.94	0.23815	\$ 29.47	\$ 29.47
Library	0.9401	\$ 116.34	0.47005	\$ 58.17	\$ 58.17
County Operating	4.8074	\$ 594.92	2.40370	\$ 297.46	\$ 297.46
Stated Education Tax	6.0000	\$ 742.50	6.00000	\$ 742.50	\$ -
School Operating	8.3971	\$ 1,039.14	4.19855	\$ 519.57	\$ 519.57
School Building/Site	1.0694	\$ 132.34	0.53470	\$ 66.17	\$ 66.17
ISD General	0.1303	\$ 16.12	0.06515	\$ 8.06	\$ 8.06
ISD Special Ed	1.4623	\$ 180.96	0.73115	\$ 90.48	\$ 90.48
ISD Vocational Ed	0.7312	\$ 90.49	0.36560	\$ 45.24	\$ 45.24
Administration Fee	1%	\$ 52.47	1%	\$ 29.95	\$ 22.52
Total Summer	42.3965	\$ 5,299.03	24.19825	\$ 3,024.48	\$ 2,274.55
Winter					
County Medical Care Facility 2024	0.5940	\$ 73.51	0.29700	\$ 36.75	\$ 36.75
County Senior Services 2022	0.9888	\$ 122.36	0.49440	\$ 61.18	\$ 61.18
County Ambulance 2024	0.9900	\$ 122.51	0.49500	\$ 61.26	\$ 61.26
County Mental Health 2018	0.4851	\$ 60.03	0.24255	\$ 30.02	\$ 30.02
County MCF debt 2006	0.2230	\$ 27.60	0.11150	\$ 13.80	\$ 13.80
County Public Safety Communications Debt	0.9910	\$ 122.64	0.49550	\$ 61.32	\$ 61.32
School Operating	8.3971	\$ 1,039.14	4.19855	\$ 519.57	\$ 519.57
School Building/Site	1.0693	\$ 132.33	0.53465	\$ 66.16	\$ 66.16
ISD General	0.1303	\$ 16.12	0.06515	\$ 8.06	\$ 8.06
ISD Special Ed	1.4626	\$ 181.00	0.73130	\$ 90.50	\$ 90.50
ISD Vocational Ed	0.7312	\$ 90.49	0.36560	\$ 45.24	\$ 45.24
Administration Fee	1%	\$ 19.88	1%	\$ 9.94	\$ 9.94
Total Winter	16.0624	\$ 2,007.60	8.03120	\$ 1,003.80	\$ 1,003.80
GRAND TOTALS	58.4589	\$ 7,306.63	32.22945	\$ 4,028.28	\$ 3,278.35

*2025 verified tax rates

2025 tax rates pending

Year	Standard Depreciation*	Taxable Value	City Operating Foregone Annually	Cumulative City Taxes Foregone	Total Taxes Foregone Annually	Cumulative Total Taxes Foregone
2	0.98	128,625	\$ 755.83	\$ 1,483.02	\$ 3,407.50	\$ 6,685.85
3	0.97	127,313	\$ 748.12	\$ 2,231.14	\$ 3,372.73	\$ 10,058.58
4	0.96	126,000	\$ 740.41	\$ 2,971.55	\$ 3,337.96	\$ 13,396.54
5	0.95	124,688	\$ 732.69	\$ 3,704.24	\$ 3,303.19	\$ 16,699.73
6	0.94	123,375	\$ 724.98	\$ 4,429.22	\$ 3,268.42	\$ 19,968.15
7	0.93	122,063	\$ 717.27	\$ 5,146.49	\$ 3,233.65	\$ 23,201.80
8	0.92	120,750	\$ 709.56	\$ 5,856.05	\$ 3,198.88	\$ 26,400.68
9	0.91	119,438	\$ 701.84	\$ 6,557.90	\$ 3,164.11	\$ 29,564.79
10	0.90	118,125	\$ 694.13	\$ 7,252.03	\$ 3,129.34	\$ 32,694.12
11	0.89	116,813	\$ 686.42	\$ 7,938.45	\$ 3,094.57	\$ 35,788.69
12	0.88	115,500	\$ 678.71	\$ 8,617.15	\$ 3,059.80	\$ 38,848.49

Maximum Tax Dollar Impact if approved for 12-year abatement:	\$ 8,617.15	\$ 38,848.49
	City Operating	Total All Entities

2025 TV - IFT Parcels (PA 198 of 1974)	1,217,513
TV Property Proposed to be Exempt	123,750
Total TV exempt parcels	1,341,263
2025 Ad Valorem City Taxable Value:	201,312,275
% Exempt TV of Total TV:	0.67%
2025 Values as Certified	

City of Hillsdale

Agenda Item Summary

MEETING DATE: October 20, 2025

AGENDA ITEM #: Public Hearing

SUBJECT: Industrial Facilities Tax Exemption Certificate for Precision Gage, LLC for 282 Industrial Drive

BACKGROUND PROVIDED BY STAFF (Sam Fry, Assistant City Manager/Economic Development Coordinator):

On January 13, 1975, Council adopted Resolution #574 to establish an Industrial Development District encompassing the property located at 282 Industrial Drive.

Precision Gage, LLC has submitted an application for an Industrial Facilities Tax Exemption Certificate for their expansion project, started August 1, 2025 with a projected end date of July 31, 2028. The total cost of the building and improvements reported by the applicant is \$250,000.

[Public Act 198 of 1974](#), as amended, sets requirements for the application process for Industrial Facilities Tax Exemption Certificates.

RECOMMENDATION:

Staff recommends that Council approve the resolution as presented for 10 years. The City of Hillsdale's Economic Development Corporation reviewed the IFE application at its October 14, 2025 meeting and also recommends Council approval.

RECEIVED

OCT 7 2025

CITY OF HILLSDALE
CITY CLERK'S OFFICE

Application for Industrial Facilities Tax Exemption Certificate

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

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

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) Precision Gage, LLC	1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 359903	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 282 Industrial Drive, Hillsdale, MI 49242	1d. City/Township/Village (indicate which) City	1e. County Hillsdale
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment	3a. School District where facility is located Hillsdale Community Schools	3b. School Code 30020
4. Amount of years requested for exemption (1-12 Years) 12 Years		

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.

Precision Gage is a CNC machine shop currently with 125+ CNC machines. Total spend includes the purchase of a new, larger building followed by specialized equipment that will result in additional operational capacity to meet current demand and open new markets. Only building improvements are included in the spend amounts below, however. We also expect this to create 40-70 new jobs.

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.	\$250,000 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	N/A Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	\$250,000 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

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	08/01/2025	07/31/2028	<input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements	08/01/2025	07/31/2028	<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. Yes No

9. No. of existing jobs at this facility that will be retained as a result of this project. All existing (~87)	10. No. of new jobs at this facility expected to create within 2 years of completion. 40-70
-------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

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)	N/A
b. TV of Personal Property (excluding inventory)	N/A
c. Total TV	N/A

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) 01/13/1975	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. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Tyler Henn	13b. Telephone Number (260) 572-1461	13c. Fax Number	13d. E-mail Address thenn@metal-technologie
14a. Name of Contact Person Same	14b. Telephone Number	14c. Fax Number	14d. E-mail Address
▶ 15a. Name of Company Officer (No Authorized Agents) Nick Heiny			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date 07/15/2025
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 1401 S. Grandstaff Dr, Auburn, IN 46706		15f. Telephone Number (260) 572-1446	15g. E-mail Address nheiny@metal-technologie

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

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

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

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

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

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

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

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

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

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

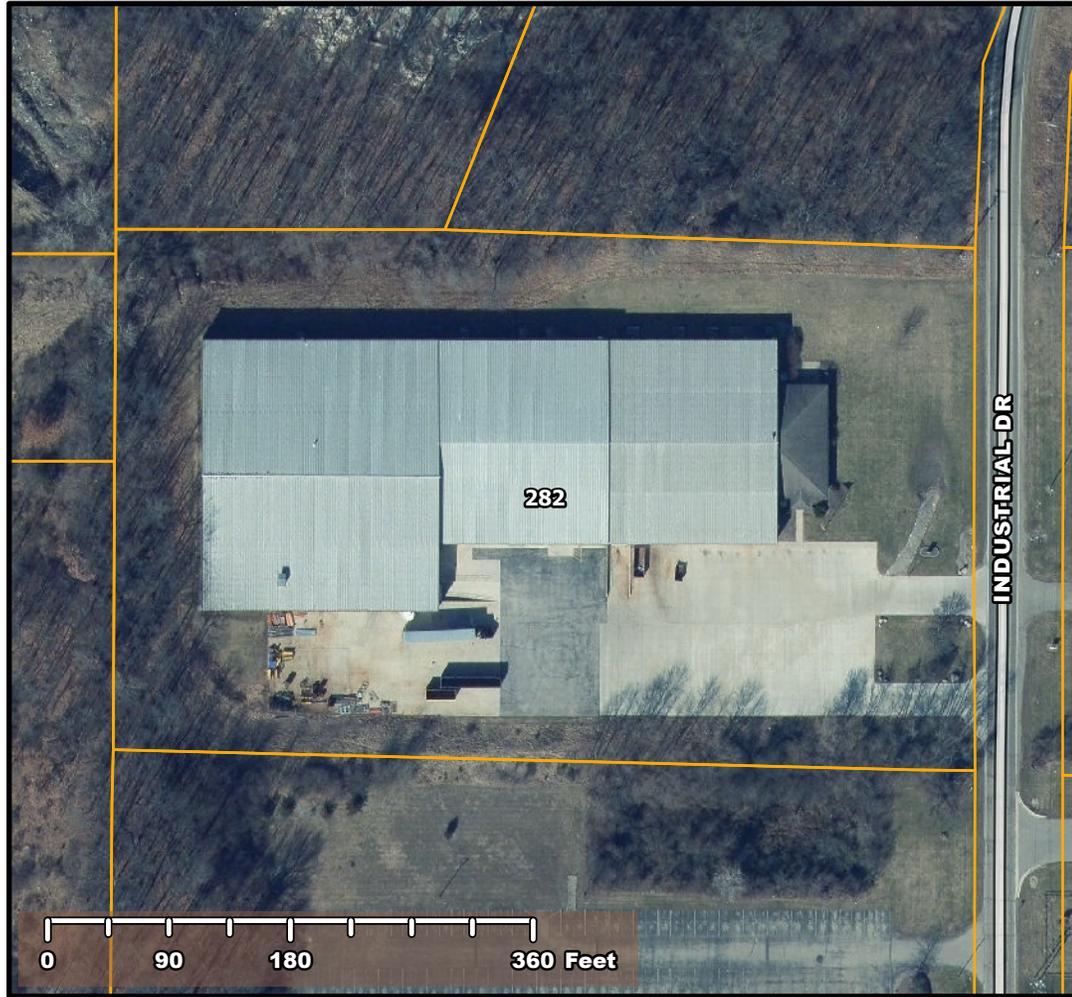
Description	Building Improvements (2025-2028)	
Misc Other	\$	35,000.00
New Sign	\$	10,000.00
Door/Wall Improvement	\$	30,000.00
AC	\$	100,000.00
Roof	\$	75,000.00
	\$	<u>250,000.00</u>



General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

Report and Property Data compiled as of October 10, 2025
Aerial Imagery: March 2024



Parcel ID: 30 006-221-226-11 **Property Class Code:** 301
Property Address: 282 INDUSTRIAL DR **Property Class Desc:** INDUSTRIAL-IMPROVED
City/Township: CITY OF HILLSDALE **School District Code:** 30020
Village (If Applicable): **School District Name:** HILLSDALE COMM PUBLIC SCHS

PRE/Qual Ag %:	Last Recorded Deed/Document		State Equalized Value (S.E.V.)	Taxable Value
0%	Liber/Page:	1900/934		
Assessed Acres: 5.53	Document Date:	8/8/2025	2025: 1,295,600	1,295,600
Land Value: 75,104	Recorded Plat:	0010/0036	2024: 1,332,400	1,332,400
Land Imp Value: 0	Click the link below to view recorded plat: https://hillsdalecounty.gov/images/equalization/GIS/Plats/0010/0010_0036.pdf		2023: 1,394,900	1,302,772
Building Value: 2,516,068			2022: 1,345,500	1,240,736
True Cash Value: 2,591,172				

Tax Description

LOT 36 ALSO VAC PRT INDUSTRIAL DR CUL DE SAC DESC RES #1499 PARCEL B BEG NE COR LOT 37 TH S89°42'26"W 45 FT ALG N LN SD LOT TH N00°17'34"W 150 FT ALG ELY LN LOT 36 TH N89°42'26"E 45 FT TH S00°17'34"E 150 FT TO POB EXC BEG NE COR SD LOT 36 TH S ALG ELY LOT LN 230 FT TO NLY R/W LN INDUSTRIAL DR TH WLY ALG SD NLY R/W LN 33 FT TH N 230 FT TO N LN SD LOT TH ELY ALG SD N LN TO POB 5.53A M/L PRT LOT 36 HILLSDALE INDUSTRIAL PARK NO 3 SEC 21 T6S R3W SECOND WARD

	Summer Taxes ** 2025	Winter Taxes ** 2024	Village Taxes ** 2025
Base Tax:	\$54,928.84	\$20,514.78	\$0.00
Special Asmt:	\$0.00	\$0.00	\$0.00
Admin Fee:	\$549.29	\$205.15	\$0.00
Total Tax:	\$55,478.13	\$20,719.93	\$0.00
Amount Paid:	\$55,478.13	\$20,719.93	\$0.00
Interest:	\$0.00	\$0.00	\$0.00
Last Date Paid:	8/22/2025	12/9/2024	
Balance Due:	\$0.00	\$0.00	\$0.00

* Total Delinquent Tax: \$0.00
* PRE Denial Amount Due: \$0.00

* The amount of Delinquent Tax/PRE Denials above is as of: October 10, 2025. For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

** Contact the appropriate City/Village/Township Treasurer for up to date information.

LIBER 1900 PAGE 0934 1
STATE OF MICHIGAN - HILLSDALE COUNTY
Received 08/08/2025 02:20:53 PM 616444
RECORDED 08/08/2025 02:21:49 PM 1 of 3
NICOLAS L. WHEELER, REGISTER OF DEEDS

MIDSTATE TITLE ✓
32 EAST BACON ST
HILLSDALE, MI 49242



HILLSDALE COUNTY
AUGUST 08, 2025
RECEIPT # 263013

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX

\$3,547.50 - CO
\$24,187.50 - ST
Stamp # 28517

WARRANTY DEED

30-25957417-HIL

KNOW ALL PERSONS BY THESE PRESENTS: That: Hillsdale Industrial Equities, LLC, a Michigan limited liability company, ("Grantor")

the address of which is: 3949 Sparks Dr. SE, Suite 102, Grand Rapids, MI 49546

convey(s) and warrant(s) to: Precision Gage, LLC, an Indiana limited liability company, ("Grantee")

the address of which is: 1401 S. Grandstaff Dr., Auburn, IN 46706

the following described premises situated in the City of Hillsdale, County of Hillsdale, State of Michigan, to wit:

SEE EXHIBIT A

also known as Property Address: 282 Industrial Dr., Hillsdale, MI 49242
Parcel ID No.: 30-006-221-226-11

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

The Grantor grants to the Grantee the right to make All division(s) under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of Three Million Two Hundred Twenty Five Thousand and 00/100 Dollars (**\$3,225,000.00**).

Subject to existing building and use restrictions, easements of record, and zoning ordinances, if any.

When Recorded return to:
Precision Gage, LLC
1401 S. Grandstaff Dr.
Auburn, IN 46706

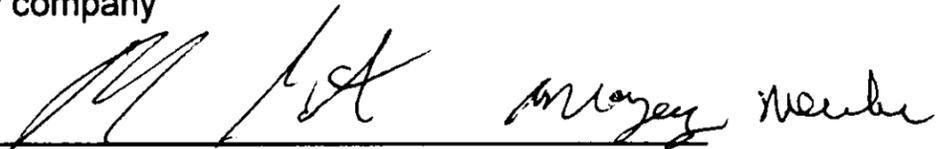
Send Subsequent Tax Bills To:
Grantee

Drafted By:
Rick Gates
Hillsdale Industrial Equities, LLC
3949 Sparks Dr. SE, Suite 102
Grand Rapids, MI 49546
Assisted by: ATA National Title Group,
LLC

Page 2 of 3 of Warranty Deed

Dated this August 08, 2025

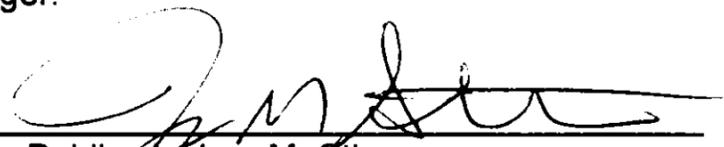
Signed by:
Hillsdale Industrial Equities, LLC, a Michigan limited liability company



By: Rick Gates, Manager

State of Michigan)
)SS.
County of Hillsdale)

The foregoing instrument was acknowledged before me on this 8th day of August, 2025 by Hillsdale Industrial Equities, LLC, a Michigan limited liability company by Rick Gates, Manager.



Notary Public: Joshua M. Stiverson
Notary County: Lenawee, State: MI
Commission Expires: 02-27-2026
Acting In: Hillsdale County, Michigan

Page 3 of 3 of Warranty Deed

State of Mich. Co. Hillsdale S.S. No 821 I hereby certify that there are no tax liens, tax titles or unpaid taxes against said lands for five years preceeding the date of said deed. This does not apply to taxes in process of collection by Twp., City or Village Officers.

Dated August 8, 2005
Ally Plm Tax Specialist Co. Treas.

EXHIBIT "A"

Land situated in the City of Hillsdale, County of Hillsdale, State of Michigan

Lot 36, Also Vacated Portion of Industrial Drive described as: Beginning at the Northeast corner of Lot 37; thence South 89°42'26" West 45 feet along North line of said Lot; thence North 00°17'34" West 150 feet along Easterly line of Lot 36; thence North 89°42'26" East 45 feet; thence South°17'34" East 150 feet to the Point of Beginning, of HILLSDALE INDUSTRIAL PARK NO. 3, according to the recorded plat thereof, as recorded in Liber 10 of Plats, Pages 36 and 37, Hillsdale County Records. EXCEPTING THEREFROM: Beginning at the Northeast corner of Lot 36, HILLSDALE INDUSTRIAL PARK NO. 3, according to the recorded plat thereof, as recorded in Liber 10 of Plats, Pages 36 and 37, Hillsdale County Records; thence South 00°03'30" East, along the Easterly line of said Lot 36, a distance of 230.00 feet to the Northerly right-of-way line of Industrial Drive; thence South 89°42'26" West, along the Northerly right-of-way line of Industrial Drive, 33.00 feet; thence North 00°03'30" West 230.00 feet to the North line of said Lot 36; thence North 89°42'26" East, along the North line of said Lot 36, a distance of 33.0 feet to the Point of Beginning.

Commonly Known as: 282 Industrial Dr.
Tax Parcel ID: 30-006-221-226-11

**INDUSTRIAL FACILITIES EXEMPTION APPLICATION
AFFIDAVIT OF PROJECT BEGIN DATES**

I swear and affirm by my signature below that the real property project beginning of construction date and/or personal property project installation begin date, associated with the application for Industrial Facilities Exemption Certificate under PA 198 of 1974, as amended, in the amount of \$250,000, filed with the City of Hillsdale for a facility located at 282 Industrial Drive, Hillsdale, MI 49242 is as follows:

Real Property Project Begin Date: August 1, 2025

Applicant Name: Precision Gage, LLC

Signature: 

Printed Name: ✓ Eric Lewis

Title: Plant Mgr.

Date: 10/16/25

**INDUSTRIAL FACILITIES EXEMPTION APPLICATION
AFFIDAVIT OF FEES**

In accordance with State Tax Commission Bulletin No. 3 dated January 1998, the Local Unit and Applicant for Industrial Facilities Exemption Certificate do hereby swear and affirm that no payment of any kind, whether they be referred to as "fees," "payments in lieu of taxes," "donations" or by other like terms, such payments are contrary to the legislative intent of Act 198 that exemption certificates have the effect of abating all ad valorem property taxes levied by taxing units with the unit of local government which approves the certificate.

We do swear and affirm by our signatures below that no payment of any kind in excess of the fee allowed, as amended by Public Act 323 of 1996, has been made or promised in exchange for favorable consideration of an exemption certificate application.

CITY OF HILLSDALE

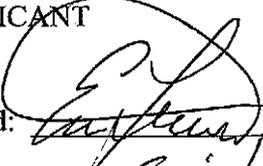
Signed: _____

Print Name: JOSEPH PARADINO

Title: MAYOR PRO TEM

Dated: _____

APPLICANT

Signed:  _____

Print Name: Eric Lewis

Company: Precision Gage, LLC

Title: Plant Mgr.

Dated: 10/16/25

**INDUSTRIAL FACILITIES EXEMPTION (IFE) CERTIFICATE – LETTER OF
AGREEMENT**
P.A. 334 OF 1993

This Agreement between Precision Gage, LLC (the Company) and the City of Hillsdale (Hillsdale) is for the purpose of fulfilling the requirements of P.A. 198, as amended, in P.A. 224, Section 22. In consideration of approval of the IFE requested by the Company's application received by the City Clerk on October 7, 2025, the Company understands that through its investment of \$250,000 in real property improvements, and the City of Hillsdale by its investment of the IFE, are mutually investing in and benefitting from this economic development project, and, furthermore, agree to the following:

1. The number of new jobs created or existing jobs retained by the Company will be no fewer than the number set forth in the application.
2. The Company will accomplish the creation and/or retention of such jobs through the construction and/or expansion project described in the Application.
3. The Company will pay all taxes on taxable personal or real property to which the IFE is applicable when and as due (which shall not be construed as a limitation or prohibition on the Company filing an appropriate challenge, claim or appeal as it relates to assessed value, taxable value, method of valuation, classification or any other matter as may be provided for under Michigan law).
4. The Company will provide Hillsdale with written reports verifying that the terms of the agreement have been and continue to be met until expiration of the Certificate. The report shall contain the following information:
 - a. In the first year following issuance of the certificate, if any existing jobs were identified on the application, the nature, number and extent, including pay rates and benefits of the existing jobs as of the date of application.
 - b. Upon completion of the project, the actual cost of the project. If the actual project costs differ substantially from the project costs represented or projected in the application, a statement detailing and explaining the divergence and setting forth the reasons and cash amount thereof. [NOTE: FOR PURPOSES OF THIS SUBSECTION "DIFFER SUBSTANTIALLY" SHALL MEAN A DIVERGENCE OF 10% OR MORE.]
 - c. Annually by January 31 of each year for which the Certificate remains in effect, the nature, number and extent, including pay rates and benefits, of existing jobs as of December 31 of the prior year. If the projection for the creation and/or retention of jobs was not reached, a detailed statement of the shortfall or failure and the reasons for such shortfall or failure shall be included.
5. Each of the parties to this agreement acknowledge that certain economic conditions beyond the control of the Company might impair the Company's ability to meet or maintain its

promised increased employment levels within the Company's Hillsdale facility and/or the maintenance of its present employment levels in said facility, or its ability to meet its other promises and covenants to Hillsdale under this Agreement.

- a. In the event such conditions exist at the time of any reports required to be provided by the Company to Hillsdale pursuant to this Agreement, the Company shall provide detailed information and documentation of the circumstances claimed to account for any default in or other failure to meet any of its promises or covenants to Hillsdale under this Agreement.
 - b. After receipt of such information, Hillsdale shall notify the Company in writing as to whether Hillsdale intends to find the Company in default under this Agreement.
 - c. Upon receipt of written notice of any alleged default under this Agreement delivered to the Company in person or by certified mail, return receipt requested, at the address set forth above, Company shall have not less than thirty (30) days to cure the default.
6. As specific inducement to Hillsdale to grant the IFE and as part of the consideration therefore, the Company agrees to maintain the facility as identified in the Application for which the IFE is requested within the industrial development district or plant rehabilitation district in which it is located at the time the IFE is granted, unless such industrial development district or plant rehabilitation district is expanded, in which case the facility, or any portion thereof, may be maintained within that expanded district. If the Company relocates the facility during the period the IFE is in effect to a location that is outside of the industrial development district or plant rehabilitation district in which it is located at the time the IFE is granted, the Company acknowledges and agrees that it shall be liable to and shall forthwith pay Hillsdale an amount that is equal to the difference between the industrial facilities tax to be paid by the Company for the tax years remaining under the IFE that is in effect and the general ad valorem property tax that the Company would have paid if the Company did not have the IFE in effect for those years; provided, however, that the Company shall only be liable for payment of taxes on personal property in those tax years that the ad valorem personal property tax is in effect in the State of Michigan; provided, further, that in the event of the Company's relocation of the facility outside of the industrial development district or plant rehabilitation district in which it is located at the time the IFE is granted, Hillsdale may forgive the Company's tax liability if Hillsdale determines that it is in its best interest to do so.
7. Should the Company default under this Agreement or fail to remain in operation in Hillsdale, Hillsdale may, but shall not be required to, request that the State Tax Commission revoke the remaining term of the IFE and seek to enforce all remedies at law that Hillsdale may have available to it.
- a. In the event the State Tax Commission revokes the IFE prior to the IFE expiring, the Company agrees to reimburse Hillsdale and all affected taxing jurisdictions the full amount, if any, of the taxes, whether real or personal property in nature, that had been abated in the years of the term of the IFE during which the Company was in default of this Agreement, plus interest of 1% over the adjusted prime rate as determined by the Michigan Department of Treasury under MCL 205.737, section 37(4) of the Tax Tribunal Act PA 186 of 1973; to wit: After June 30, 2012, interest shall accrue at 1 percentage point above the adjusted prime rate. As used in this section, "adjusted prime rate" means the average predominant prime rate quoted by

not fewer than 3 commercial banks to large businesses, as determined by the Department of Treasury. The Company shall be liable for reimbursement of taxes on personal property only for those years that the ad valorem personal property tax is in effect in the State of Michigan.

- b. The transfer to another entity of the facility, or a portion thereof, alone shall not constitute failure to remain in operation under this Agreement so long as the transfer certificate transferring all or a portion of the IFE to the other entity is approved by Hillsdale and the State Tax Commission.
8. Hillsdale agrees to supply the Company at the Hillsdale location described in its application for an IFE during the term of such IFE with the full range of municipal services as are offered by it to its industrial citizens on such rates and terms as are then approved and declared effective by Hillsdale's City Council.

This agreement is assignable and transferable by either party with advance written consent. The agreement may only be altered upon mutual consent of both parties.

IN WITNESS WHEREOF the parties hereto have set their hands and seals.

Witnessed by:

CITY OF HILLSDALE

By: Joshua Paladino, Mayor Pro Tem

By: Katy Price, Clerk

STATE OF MICHIGAN)
) ss:
County OF Hillsdale)

On this _____ day of _____ 2025 before me a Notary Public within and for said County and State, personally appeared Joshua Paladino, Mayor Pro Tem of the City of Hillsdale, and Katy Price, Clerk of the City of Hillsdale, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

_____, Notary Public
Commissioned and Acting in

_____ County, Michigan
My commission expires:

Witnessed by:

Peter K. Minatt

PRECISION GAGE, LLC

[Signature]

(signature)

By:

ERIC LEWIS

(print name)

Its:

PLANT MGR.

(print title)

STATE OF MICHIGAN)

) ss:

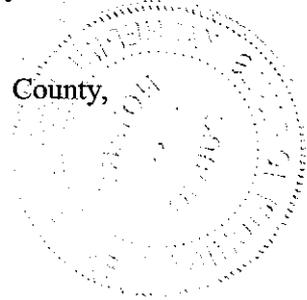
County of Hillsdale)

On this 14 day of October 2025 before me a Notary Public within and for said County and State, personally came the above named ERIC LEWIS to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

[Signature]

KATHERINE BONNEY PRICE Notary Public
Commissioned and Acting in

HILLSDALE
Michigan



My commission expires:

KATHERINE BONNEY PRICE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF HILLSDALE

My Commission Expires June 01, 2026
Acting in the County of Hillsdale

RESOLUTION NO. 574

RE: CALLING FOR THE ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT DISTRICT
IN THE CERTIFIED HILLSDALE INDUSTRIAL PARK

WHEREAS, pursuant to Act 198, Public Act of 1974, this Council has the authority to establish industrial development districts within the boundaries of the City of Hillsdale, and

WHEREAS, a proposal was made regarding the establishment of an industrial development district within the boundaries of the certified Hillsdale Industrial Park, and

WHEREAS, written notice has been given by certified mail to each land owner located within the proposed industrial development district of the Council's pending action on this resolution and of their right to a hearing on the establishment of the proposed industrial development district, and

WHEREAS, on January 13, 1975, a Public Hearing was held concerning the establishment of an industrial development district within the boundaries of the certified Hillsdale Industrial Park at which time property owners and manufacturers located within the proposed district and other residents and taxpayers of the City of Hillsdale had an opportunity to be heard; therefore,

BE IT RESOLVED, that this Council, pursuant to Act 198, Public Act of 1974, establish an industrial development district within the following area of the City of Hillsdale:

Hillsdale Industrial Park Plat except Lot 11 thereof, City of Hillsdale. Also a parcel of land described as commencing 665.4' East and 1331.5' North of West $\frac{1}{4}$ post of Section 22, T6S R3W, thence East 537.7'; thence South 132'; thence West 537.7'; thence North 132' to the point of beginning being contiguous thereto. Also a parcel of land described as the East one-half of northeast $\frac{1}{4}$ of Section 21 T6S R3W (also known as the Industrial Park Plat No. 2).

Passed in open Council meeting this 13th day of January, 1975.


Herbert H. Hine, Mayor

ATTEST:


Ruth K. Ladd, Deputy City Clerk

Applicant: Precision Gage, LLC
Date Received: October 7, 2025
Property Address: 282 Industrial Dr
Cost of Investment: \$ 250,000.00

Tax	Year 1		2026		Taxable Value
	Without IFT		With IFT		
	Millage Rate*	Tax Amount	Millage Rate*	Tax Amount	
					123,750
Summer					
City General Operating	11.7525	\$ 1,454.37	5.87625	\$ 727.19	\$ 727.19
City Streets Maintenance	2.3504	\$ 290.86	1.17520	\$ 145.43	\$ 145.43
City Sinking Fund	0.0000	\$ -	0.00000	\$ -	\$ -
City Public Safety Equipment	0.9452	\$ 116.97	0.47260	\$ 58.48	\$ 58.48
City Streets/Leaf Collection	3.3343	\$ 412.62	1.66715	\$ 206.31	\$ 206.31
City Streets/Leaf Collection	0.4763	\$ 58.94	0.23815	\$ 29.47	\$ 29.47
Library	0.9401	\$ 116.34	0.47005	\$ 58.17	\$ 58.17
County Operating	4.8074	\$ 594.92	2.40370	\$ 297.46	\$ 297.46
Stated Education Tax	6.0000	\$ 742.50	6.00000	\$ 742.50	\$ -
School Operating	8.3971	\$ 1,039.14	4.19855	\$ 519.57	\$ 519.57
School Building/Site	1.0694	\$ 132.34	0.53470	\$ 66.17	\$ 66.17
ISD General	0.1303	\$ 16.12	0.06515	\$ 8.06	\$ 8.06
ISD Special Ed	1.4623	\$ 180.96	0.73115	\$ 90.48	\$ 90.48
ISD Vocational Ed	0.7312	\$ 90.49	0.36560	\$ 45.24	\$ 45.24
Administration Fee	1%	\$ 52.47	1%	\$ 29.95	\$ 22.52
Total Summer	42.3965	\$ 5,299.03	24.19825	\$ 3,024.48	\$ 2,274.55
Winter					
County Medical Care Facility 2024	0.5940	\$ 73.51	0.29700	\$ 36.75	\$ 36.75
County Senior Services 2022	0.9888	\$ 122.36	0.49440	\$ 61.18	\$ 61.18
County Ambulance 2024	0.9900	\$ 122.51	0.49500	\$ 61.26	\$ 61.26
County Mental Health 2018	0.4851	\$ 60.03	0.24255	\$ 30.02	\$ 30.02
County MCF debt 2006	0.2230	\$ 27.60	0.11150	\$ 13.80	\$ 13.80
County Public Safety Communications Debt	0.9910	\$ 122.64	0.49550	\$ 61.32	\$ 61.32
School Operating	8.3971	\$ 1,039.14	4.19855	\$ 519.57	\$ 519.57
School Building/Site	1.0693	\$ 132.33	0.53465	\$ 66.16	\$ 66.16
ISD General	0.1303	\$ 16.12	0.06515	\$ 8.06	\$ 8.06
ISD Special Ed	1.4626	\$ 181.00	0.73130	\$ 90.50	\$ 90.50
ISD Vocational Ed	0.7312	\$ 90.49	0.36560	\$ 45.24	\$ 45.24
Administration Fee	1%	\$ 19.88	1%	\$ 9.94	\$ 9.94
Total Winter	16.0624	\$ 2,007.60	8.03120	\$ 1,003.80	\$ 1,003.80
GRAND TOTALS	58.4589	\$ 7,306.63	32.22945	\$ 4,028.28	\$ 3,278.35

*2025 verified tax rates 2025 tax rates pending

Year	Standard Depreciation*	Taxable Value	City Operating Foregone Annually	Cumulative City Taxes Foregone	Total Taxes Foregone Annually	Cumulative Total Taxes Foregone
2	0.98	128,625	\$ 755.83	\$ 1,483.02	\$ 3,407.50	\$ 6,685.85
3	0.97	127,313	\$ 748.12	\$ 2,231.14	\$ 3,372.73	\$ 10,058.58
4	0.96	126,000	\$ 740.41	\$ 2,971.55	\$ 3,337.96	\$ 13,396.54
5	0.95	124,688	\$ 732.69	\$ 3,704.24	\$ 3,303.19	\$ 16,699.73
6	0.94	123,375	\$ 724.98	\$ 4,429.22	\$ 3,268.42	\$ 19,968.15
7	0.93	122,063	\$ 717.27	\$ 5,146.49	\$ 3,233.65	\$ 23,201.80
8	0.92	120,750	\$ 709.56	\$ 5,856.05	\$ 3,198.88	\$ 26,400.68
9	0.91	119,438	\$ 701.84	\$ 6,557.90	\$ 3,164.11	\$ 29,564.79
10	0.90	118,125	\$ 694.13	\$ 7,252.03	\$ 3,129.34	\$ 32,694.12
11	0.89	116,813	\$ 686.42	\$ 7,938.45	\$ 3,094.57	\$ 35,788.69
12	0.88	115,500	\$ 678.71	\$ 8,617.15	\$ 3,059.80	\$ 38,848.49

Maximum Tax Dollar Impact if approved for 12-year abatement:
City Operating **Total All Entities**
\$ 8,617.15 **\$ 38,848.49**

2025 TV - IFT Parcels (PA 198 of 1974)	1,217,513
TV Property Proposed to be Exempt	123,750
Total TV exempt parcels	1,341,263
2025 Ad Valorem City Taxable Value:	201,312,275
% Exempt TV of Total TV:	0.67%
2025 Values as Certified	

CITY OF HILLSDALE, MICHIGAN
RESOLUTION NO. _____

**RESOLUTION APPROVING AN APPLICATION OF PRECISION GAGE, LLC
FOR INDUSTRIAL FACILITIES TAX EXEMPTION CERTIFICATE FOR A
NEW FACILITY**

Minutes of a regular meeting of the City Council of the City of Hillsdale, held on October 20, 2025, at City Hall Council Chambers, 97 North Broad Street, in Hillsdale, Michigan, at 7:00 p.m.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Council Member _____ and seconded by Council Member _____.

**Resolution _____ Approving Application of Precision Gage, LLC for Industrial
Facilities Tax Exemption Certificate for a New Facility**

WHEREAS, pursuant to P.A. 198 of 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on January 13, 1975, this Council by resolution No. 574 established City of Hillsdale Industrial Development District No. 1, encompassing the lands described as HILLSDALE INDUSTRIAL PARK PLAT EXCEPT LOT 11 THEREOF, CITY OF HILLSDALE. ALSO A PARCEL OF LAND DESCRIBED AS COMMENCING 655.4' EAST AND 1331.5' NORTH OF WEST 1/4 POST OF SECTION 22, T6S R3W, THENCE EAST 537.7'; THENCE SOUTH 132'; THENCE WEST 537.7'; THENCE NORTH 132' TO THE POINT OF BEGINNING BEING CONTINUOUS THERETO. ALSO A PARCEL OF LAND DESCRIBED AS THE EAST ONE-HALF OF NORTHEAST 1/4 OF SECTION 21 T6S R3W (ALSO KNOWN AS THE INDUSTRIAL PARK PLAT NO. 2); and

WHEREAS, Precision Gage, LLC has filed an application for an Industrial Facilities Exemption Certificate with respect to a new facility within the City of Hillsdale Industrial Development District No.1; and

WHEREAS, before acting on said application, the City of Hillsdale held a hearing on October 20, 2025 at the City Hall Council Chambers, 97 North Broad Street, in Hillsdale, Michigan, at 7:00 p.m., at which hearing the applicant, the Assessor and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility had not begun earlier than six (6) months before October 7, 2025, the date of acceptance of the application for the Industrial Facilities Exemption Certificate; and

WHEREAS, completion of the facility is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in the City of Hillsdale; and

WHEREAS, the aggregate SEV of real and personal property exempt from ad valorem taxes within the City of Hillsdale, after granting this certificate, will not exceed 5% of an amount equal to the sum of the SEV of the unit, plus the SEV of personal and real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of the City of Hillsdale that:

1. The Council finds and determines that the granting of the Industrial Facilities Exemption Certificate considered together with the aggregate amount of certificates previously granted and currently in force under Act No. 198 of the Public Acts of 1974, shall not have the effect of substantially impeding the operation of the City of Hillsdale, or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Hillsdale.
2. The application from Precision Gage, LLC for an Industrial Facilities Exemption Certificate, with respect to a New Facility on the following described parcel of real property situated within the City of Hillsdale Industrial Development District No. 1, to wit:

LOT 36, ALSO VACATED PORTION OF INDUSTRIAL DRIVE DESCRIBED AS: BEGINNING AT THE NORTHEAST CORNER OF LOT 37; THENCE SOUTH 89°42'26" WEST 45 FEET ALONG NORTH LINE OF SAID LOT; THENCE NORTH 00°17'34" WEST 150 FEET ALONG EASTERLY LINE OF LOT 36; THENCE NORTH 89°42'26" EAST 45 FEET; THENCE SOUTH 0°17'34" EAST 150 FEET TO THE POINT OF BEGINNING, OF HILLSDALE INDUSTRIAL PARK NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 10 OF PLATS, PAGES 36 AND 37, HILLSDALE COUNTY RECORDS. EXEMPTING THEREFROM: BEGINNING AT THE NORTHEAST CORNER OF LOT 36, HILLSDALE INDUSTRIAL PARK NO. 3, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 10 OF PLATS, PAGES 36 AND 37, HILLSDALE COUNTY RECORDS; THENCE SOUTH 00°03'30" EAST, ALONG THE EASTERLY LINE OF SAID LOT 36, A DISTANCE OF 230.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF INDUSTRIAL DRIVE; THENCE SOUTH 89°42'26" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF INDUSTRIAL DRIVE, 33.00 FEET; THENCE NORTH 00°3'30" WEST 230.00 FEET TO THE NORTH LINE OF SAID LOT 36; THENCE NORTH 89°42'26" EAST, ALONG THE NORTH LINE OF SAID LOT 36, A DISTANCE OF 33.0 FEET TO THE POINT OF BEGINNING.

Property Tax Identification Number 30-006-221-226-11

Commonly Known As: 282 Industrial Drive

be and the same is hereby approved.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force for a period of 10 years after completion.

AYES: _____

NAYES: _____

RESOLUTION DELCARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Hillsdale, County of Hillsdale, Michigan, at a regular meeting held on October 20, 2025

Joshua Paladino, Mayor Pro Tem

Katy Price, Clerk

City of Hillsdale Agenda Item Summary

Meeting Date: **October 20, 2025**

Agenda Item: **Introduction and Adoption of Ordinances/Public Hearing**

SUBJECT: **Amendment to Section 36-143, Rezoning of 124 S Howell St**

BACKGROUND PROVIDED BY STAFF (Olivia Smith, Zoning Administrator):

On July 8, 2025, Hospice of Hillsdale County, owner and occupant of 124 S Howell St, submitted a rezoning application to the Planning Commission. The property is currently zoned RD-1 (One and Two Family Residential District). However, having been utilized as an office for many years prior, it is legal nonconforming. The adjacent parcels are zoned RD-1 (One and Two Family Residential). The rezoning application requests the parcel be rezoned to B-1 (Local Business District). The B-1 district is an appropriate classification since it specifically allows for “offices for any of the following occupations; executive, administrative and professional,” (Code of Ordinances, Chapter 36, Article 3, Division 6-Local Business District) which corresponds with the property’s current and proposed use.

The Planning Commission held a public hearing at their October 15, 2025 meeting. The Commission moved to recommend the rezoning of the property as requested by the Hospice of Hillsdale County.

RECOMMENDATION:

It is the recommendation of the City Planning Commission that the City Council adopt the resolution as presented.

ORDINANCE #2025-_____

AN ORDINANCE TO AMEND SECTION 36-143 OF DIVISION 1, OF ARTICLE III OF CHAPTER 36 OF THE CODE OF THE CITY OF HILLSDALE.

THE CITY OF HILLSDALE ORDAINS that the zoning classification of the following described property should be and is hereby changed from R-1, One Family Residential District, to B-1, Local Business District:

124 S Howell Street – Parcel No. 006-327-480-24

Commencing at a point on the West line of Howell Street in the City of Hillsdale, Hillsdale County, Michigan, that is 17 rods, 6 feet, 8 inches due South of the South line of Sharp Street, said point being the Southeast corner of land owned by MacNeal and running thence West along the South line of said MacNeal land 130 feet to land belonging to the Episcopal Church; thence South along the East line of the Episcopal Church land 77 feet; more or less, to the North line of the Elm Court roadway; thence East along the North line of said Elm Court roadway to the West line of Howell Street 78.87 feet to the Place of Beginning, being part of Out Lot “A” of Cook’s Addition to the City of Hillsdale.

THE CITY OF HILLSDALE FURTHER ORDAINS that Section 36-143 of Division 1 of Article III of Chapter 36 of the Code of the City of Hillsdale and zoning boundaries of R-1, One Family Residential District, and B-1, Local Business District, referenced herein should be and are hereby amended so as to comport with and reflect the changes in the zoning classification above provided.

Except as hereinbefore specifically amended, Chapter 36 of the Code of the City of Hillsdale and all articles, divisions, and sections contained therein are hereby ratified and affirmed.

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 twentieth day of October 2025.

CITY OF HILLSDALE

By: _____
Joshua Paladino – Mayor Pro Tem

By: _____
Katy Price – Clerk

Date Proposed: 09/24/2025

Date Published as Proposed: 09/27/2025

Date Passed:

Date Published as Passed:

Effective Date:

City of Hillsdale Agenda Item Summary

Meeting Date: **October 20, 2025**

Agenda Item: **Old Business**

SUBJECT: **Camp Hope Demolition**

PREPARED BY: (Kimberly Thomas, Assessor/Code Official)

Property History: The property in question is located at the southwest corner of West Carleton Road (M-99) and Mechanic Street. The primary structure (390 W Carleton Rd) was constructed in 1966 as an Elias Brothers Big Boy Restaurant. An accessory structure (now known as 386 W Carleton Rd) was constructed in 2005 as an “outdoor garden center,” and was converted in 2009 to office space. BMAK Charity Thrifts, doing business as Hillsdale Community Thrift, began leasing the property in 2018 and, on January 25, 2021, entered into a land contract to purchase the property. Melissa DesJardin is listed as the resident agent and the incorporator.

Camp Hope (identified as 388 W Carleton Rd for code enforcement purposes only) – 2023 20’x80’ arched tent structure constructed and occupied as a residence by somewhere between 11 and 30 individuals without permits. Mrs. DesJardin told the Collegian for their September 19, 2024 article, “We eventually put two big wedding tents together and my husband insulated it and ran electricity through it. It’s equipped with a sleeping area and a living area.” Refer to the report submitted October 6, 2025 for a more thorough enforcement history. After the owner failed to remove the structure as agreed to in the consent judgment signed by their agent on September 2, Council voted at their October 6 meeting for city staff to move forward with removal of the noncompliant structure.

- The building was posted “condemned” and unsafe for human occupancy on October 8, 2025 with a deadline for the occupants to vacate of October 15, 2025. The posting also specified that city staff would remove the structure October 16-17, 2025.
- A letter signed by Melissa DesJardin on Hillsdale Community Thrift letterhead was emailed to the zoning administrator on October 15 indicating that all occupants had vacated the tent.
- 8:00 a.m. October 16, 2025, the code official, assisted by the department of public services, arrived on site to disassemble the structure. City police officers were present to keep the peace, BPU electric workers verified that all utilities were safely disconnected, and an inspector from the fire department did a pre-demolition walk-thru to try to identify any potentially hazardous conditions. Due to obstructions preventing the use of heavy equipment for the demolition, the structure was disassembled by hand and taken to the transfer station for disposal. Work on-site was completed by 11:30 a.m., with the final loads taken to the transfer station after they reopened from lunch.

All city staff members involved in the demolition and removal of the structure are to be commended for their professionalism and hard work.



22-326-03

386 W CARLETON RD & 390

2025-10-16 CAMP HOPE CLEA22-326-03



22-326-03

386 W CARLETON RD & 390

2025-10-16 CAMP HOPE CLEA



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City of Hillsdale

Agenda Item Summary

MEETING DATE: **October 20, 2025**

AGENDA ITEM #: **New Business**

SUBJECT: **Liquor Control Commission Temporary Authorization for St. Joe's Pizza, LLC, 92 N. Broad Street, Hillsdale**

BACKGROUND PROVIDED BY: Sam Fry, Economic Development Coordinator

St. Joe's Pizza, LLC, dba St. Joe's Café, 92 N. Broad Street, Hillsdale, is seeking Temporary Authorization by the Michigan Liquor Control Commission to allow outdoor sales/consumption of alcohol on municipally-owned property during a special event. St. Joe's Pizza, LLC desires to participate in the Chili Cook-Off community event on Saturday, October 25, 2025 by operating a tented and cordoned off area with seating where alcoholic beverages will be served. St. Joe's Café would like to set up a service area on public right-of-way on N. Howell Street, between E. Bacon Street, and McCollum Street, in downtown Hillsdale. They propose to set up the service area using four parking spaces on the south side of N. Howell Street, adjacent to the Hillsdale County Courthouse block. This would allow the street to remain open.

When seeking Temporary Authorization by the MLCC, if the location of the proposed area is located on municipally-owned property, the licensee must submit written permission from the City with the application.

RECOMMENDATION:

Staff recommend granting permission for St. Joe's Pizza, LLC, to serve alcohol on municipally-owned property during the Chili Cook-Off community event on October 25, 2025, contingent upon receiving Temporary Authorization by MLCC, as well as a Right-of-Way Permit, and providing a valid certificate of insurance naming the City of Hillsdale as an additional insured.



CITY OF HILLSDALE

97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6441 FAX: (517) 437-6448
cityofhillsdale.org

What Board/Commission would you like to serve? Planning Commission

Name: Eric Coykendall

Address: XXXXXXXXXXXXX Hillsdale 49242
XXXXXXXXXXXXX Street City Zip

Phone: Home XXXXXXXXXX Work XXXXXXXXXX

E-Mail XXXXXXXXXXXXX

Residency is required for most Boards & Commissions.

Are you a resident of City of Hillsdale? Yes No If so, for how long? 10.5 years

Occupation: (if retired, former occupation) Education

Please check the expertise and skills you can contribute:

- Accounting
- Fund Raising
- Marketing
- Advocacy
- Human Resources
- Planning
- Computers
- Knowledge of the Cause
- Public Relations
- Legal
- Community Relations
- Public Speaking
- Finance
- Management
- Other _____

Brief Educational Background:

BA in Politics from Hillsdale College; MA and PhD in American Politics from Claremont Graduate University

What charitable or community activities have you **actively** participated in? Please describe any leadership role(s) you have (had) in the organization(s):

I am actively involved in my church, Holy Trinity Parish, including a 3-year service as Junior Warden.

On what other volunteer boards/committees have you served? _____

Describe any previous activities related to government: _____

Please explain why you would be interested in serving on the council or committee: _____

I am interested in the future of Hillsdale and want to make it a better, safer place for my kids and neighbors.

Please explain your understanding of the City of Hillsdale:

Hillsdale is one of the greatest places to raise a family: we have some excellent resources available to us in historic neighborhoods, a world-class college, and nice natural resources like Baw Beese. The town is recovering from some hard times economically with much of the local industry leaving town in the 1990s and early 2000s, but with a growing college and hospital community to help fill that vacuum. Our best years are ahead of us, but only with careful planning and a little luck.

Additional comments: _____

Please send your completed application to City of Hillsdale, City Manager at 97 North Broad Street, Hillsdale, MI 49242.



Applicant Signature

10/15/2025

Date



CITY OF HILLSDALE

RECEIVED
10/16/2025
clerk

97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6441 FAX: (517) 437-6448
cityofhillsdale.org

What Board/Commission would you like to serve? Library Board

Name: Elyse Apel

Address: ~~XXXXXXXXXX~~ Hillsdale 49242
Street City Zip

Phone: Home ~~XXXXXXXXXX~~ Work _____

E-Mail ~~XXXXXXXXXX~~

Residency is required for most Boards & Commissions.

Are you a resident of City of Hillsdale? Yes _____ No _____ If so, for how long? 5 years

Occupation: (if retired, former occupation) Journalist

Please check the expertise and skills you can contribute:

- Accounting
- Fund Raising
- Marketing
- Advocacy
- Human Resources
- Planning
- Computers
- Knowledge of the Cause
- Public Relations
- Legal
- Community Relations
- Public Speaking
- Finance
- Management
- Other _____

Brief Educational Background:

Graduated from high school in Oklahoma. Attended Hillsdale College.

What charitable or community activities have you **actively** participated in? Please describe any leadership role(s) you have (had) in the organization(s):

Volunteer at Helping Hands PRC in Hillsdale

Volunteer for Domestic Harmony (graphic design, writing)

On what other volunteer boards/committees have you served? _____

Stillwater Public Library Student Advisory Board

Mossey Library Student Advisory Board

Describe any previous activities related to government: None

Please explain why you would be interested in serving on the council or committee: I've been involved in libraries my whole life and would love to get involved again, all while serving the Hillsdale community.

Please explain your understanding of the City of Hillsdale: To me, Hillsdale is a town that deeply values community. People care about each other and the town deeply. They are invested in its history and ensuring that it continues to thrive. The library plays such an important role in nurturing that, while also providing many critical services to everyone.

Additional comments: I would be honored to help support the library and its mission as a member of the board.

Please send your completed application to City of Hillsdale, City Manager at 97 North Broad Street, Hillsdale, MI 49242.

Elise Apel
Applicant Signature

10/10/25
Date