

**Agenda**  
**Tuscola County Board of Commissioners**  
**Committee of the Whole Monday, September 10, 2018 – 8:00 A.M.**  
**HH Purdy Building - 125 W. Lincoln, Caro, MI**

**Finance/Technology**  
Committee Leaders-Commissioners Kirkpatrick and Bierlein

**Primary Finance/Technology**

1. County Property Ownership Inventory (See A)
2. Update Regarding County Geographical Information System Program
3. Community Corrections Service Agreement (See B)
4. Cass City Proposed Resolution to Establish a Commercial Redevelopment District (See C)
5. 2019 County Budget Development
6. Commissioner Compensation Question

**On-Going and Other Finance**

1. MCDC Dental Clinic
2. Alternatives Under Review to Provide Broadband to Animal Shelter
3. Multi-Year Financial Plan Development
4. Potential Formation of a County Land Bank
5. Review of Alternative Solutions Concerning the Caro Dam
6. Continue Review of Road Commission Legacy Costs
7. Work to Resolve Remaining Assessing/Taxation Disputes with Wind Turbine Companies
8. Water Rates Paid for County Facilities Along M24 and Deckerville Roads
9. Opioid Lawsuit – Major Data Collection by County
10. Update Regarding Personal Property Tax Changes
11. Raise the Age for Juveniles Funding Proposal
12. State Assessing Change Proposal
13. Delinquent Tax Legal Chargeback Requirement for Former Vassar Foundry
14. Michigan Indigent Defense Commission
15. Bid County Audit Services
16. County Jail Study Status
17. Vacant Church Going Back on Tax Role

**Personnel**  
Committee Leader-Commissioner Bardwell

**Primary Personnel**

1. Advertisement for Candidates to Vacant Road Commissioner Position

**On-Going and Other Personnel**

1. Court Administrative Changes Update 9-13-18
2. Reporting Relationship (Nepotism Policy)
3. Sexual Harassment Training

**Building and Grounds**  
Committee Leaders-Commissioners Young and Vaughan

**Primary Building and Grounds**

1. Ceiling Tile Project at DHHS
2. Committee Formed to Review Land Acquisition Near Caro Regional Center (See D)
3. Recycling Relocation Update

**On-Going and Other Building and Grounds**

1. Update 10 Year Capital Improvement Plan
2. Extension of Water Line to Caro Regional Center
3. County Record Storage Needs
4. Farmland Biding Update

**Other Items Not Assigned to a Committee**

1. Cass River Greenways
2. On-Going Economic Development Activity Updates from EDC Director
3. Dairy Farmers of America Phase 2 – Cass City

**Other Business as Necessary**

**Public Comment Period**

**COUNTY OF TUSCOLA PARCELS**

PARCEL NUMBER	OWNER	ACRES	TOWNSHIP	PAGE
002-034-000-0300-02	COUNTY OF TUSCOLA	5.01	Almer Township	5
006-030-000-0500-02	COUNTY OF TUSCOLA	15.47	Denmark Township	10
008-033-000-1600-00	COUNTY OF TUSCOLA	3.32	Ellington Township	18
011-019-000-0800-00	COUNTY OF TUSCOLA	18.08	Fremont Township	20
013-002-300-0425-00	COUNTY OF TUSCOLA	10.10	Indianfields Township	23
013-018-400-0125-00	COUNTY OF TUSCOLA	2.27	Indianfields Township	25
023-028-000-4400-00	COUNTY OF TUSCOLA	19.79	Wisner Township	70
050-034-000-0100-01	COUNTY OF TUSCOLA	9.95	City of Caro	75
050-034-000-0100-03	COUNTY OF TUSCOLA	55.50	City of Caro	76
050-034-000-0110-00	COUNTY OF TUSCOLA	12.56	City of Caro	78
050-034-000-0110-00	COUNTY OF TUSCOLA	12.56	City of Caro	79
050-034-000-2100-00	COUNTY OF TUSCOLA	9.92	City of Caro	80
050-034-000-2110-00	COUNTY OF TUSCOLA	5.79	City of Caro	81
050-035-000-0100-07	COUNTY OF TUSCOLA	4.38	City of Caro	82
050-035-000-9950-00	COUNTY OF TUSCOLA	0.16	City of Caro	83
050-500-124-0100-00	COUNTY OF TUSCOLA	1.23	City of Caro	84
050-500-124-0700-00	COUNTY OF TUSCOLA	0.22	City of Caro	85
050-500-124-0800-00	COUNTY OF TUSCOLA	0.20	City of Caro	86
050-500-124-1200-00	COUNTY OF TUSCOLA	0.25	City of Caro	87
050-500-124-1300-00	COUNTY OF TUSCOLA	0.20	City of Caro	88
050-500-124-1400-00	COUNTY OF TUSCOLA	0.20	City of Caro	89
050-500-124-1400-00	COUNTY OF TUSCOLA	0.20	City of Caro	90
050-500-125-0100-00	COUNTY OF TUSCOLA	0.20	City of Caro	91
050-500-125-0200-00	COUNTY OF TUSCOLA	0.20	City of Caro	92
050-500-125-0300-00	COUNTY OF TUSCOLA	0.20	City of Caro	93
050-500-125-0400-00	COUNTY OF TUSCOLA	0.20	City of Caro	94
050-500-125-0500-00	COUNTY OF TUSCOLA	0.20	City of Caro	95
050-500-125-0700-00	COUNTY OF TUSCOLA	0.20	City of Caro	96
050-500-155-0200-01	COUNTY OF TUSCOLA	0.61	City of Caro	97
050-500-375-0200-00	COUNTY OF TUSCOLA	0.72	City of Caro	98
050-500-375-0300-00	COUNTY OF TUSCOLA	1.22	City of Caro	99
050-500-400-1500-00	COUNTY OF TUSCOLA	0.92	City of Caro	100
050-500-430-1050-00	COUNTY OF TUSCOLA	0.77	City of Caro	101
050-500-459-1700-00	COUNTY OF TUSCOLA	0.14	City of Caro	102
050-500-459-1800-00	COUNTY OF TUSCOLA	0.34	City of Caro	103
050-500-627-0100-00	COUNTY OF TUSCOLA	0.66	City of Caro	104

Total Acreage: 193.95

**TUSCOLA COUNTY GRAVEL PIT PARCELS**

PARCEL NUMBER	OWNER	ACRES	TOWNSHIP	PAGE
005-005-000-2300-00	TUSCOLA COUNTY GRAVEL PIT	10.29	Dayton Township	7

005-005-000-2600-00 TUSCOLA COUNTY GRAVEL PIT 78.30 Dayton Township 8

Total Acreage: 88.59

**TUSCOLA COUNTY MEDICAL CARE PARCELS**

PARCEL NUMBER	OWNER	ACRES	TOWNSHIP	PAGE
050-034-000-0100-04	TUSCOLA COUNTY MEDICAL CARE FAC	26.00	City of Caro	77

Total Acreage: 26.00

**TUSCOLA COUNTY ROAD COMMISSION PARCELS**

PARCEL NUMBER	OWNER	ACRES	TOWNSHIP	PAGE
001-136-000-0050-00	TUSCOLA COUNTY ROAD COMMISSION	0.13	Akron Township	2
002-010-000-1300-00	TUSCOLA COUNTY ROAD COMMISSION	9.53	Almer Township	4
007-034-000-1600-00	TUSCOLA COUNTY ROAD COMMISSION	17.17	Elkland Township	12
008-010-000-0850-00	TUSCOLA COUNTY ROAD COMMISSION	2.29	Ellington Township	14
008-016-000-0900-00	TUSCOLA COUNTY ROAD COMMISSION	30.36	Ellington Township	15
008-016-000-1600-00	TUSCOLA COUNTY ROAD COMMISSION	40.13	Ellington Township	16
008-026-000-1000-00	TUSCOLA COUNTY ROAD COMMISSION	0.25	Ellington Township	17
011-032-000-2100-00	TUSCOLA COUNTY ROAD COMMISSION	2.27	Fremont Township	21
013-014-100-1600-01	TUSCOLA COUNTY ROAD COMMISSION	29.64	Indianfields Township	24
014-003-000-0800-00	TUSCOLA COUNTY ROAD COMMISSION	38.89	Juniata Township	27
014-003-000-1400-00	TUSCOLA COUNTY ROAD COMMISSION	1.07	Juniata Township	28
014-013-000-3400-00	TUSCOLA COUNTY ROAD COMMISSION	19.99	Juniata Township	29
016-016-000-0700-00	TUSCOLA COUNTY ROAD COMMISSION	2.23	Koylton Township	31
018-004-000-3100-00	TUSCOLA COUNTY ROAD COMMISSION	0.68	Novesta Township	33
018-004-000-3200-00	TUSCOLA COUNTY ROAD COMMISSION	39.08	Novesta Township	34
018-004-000-3300-00	TUSCOLA COUNTY ROAD COMMISSION	64.11	Novesta Township	35
018-004-000-3700-00	TUSCOLA COUNTY ROAD COMMISSION	20.10	Novesta Township	36
018-012-000-0500-00	TUSCOLA COUNTY ROAD COMMISSION	39.62	Novesta Township	37
018-012-000-0800-00	TUSCOLA COUNTY ROAD COMMISSION	39.76	Novesta Township	38
018-027-000-0700-01	TUSCOLA COUNTY ROAD COMMISSION	0.94	Novesta Township	39
018-529-100-1700-00	TUSCOLA COUNTY ROAD COMMISSION	0.48	Novesta Township	40
018-532-100-0300-00	TUSCOLA COUNTY ROAD COMMISSION	0.36	Novesta Township	41
018-532-104-0300-00	TUSCOLA COUNTY ROAD COMMISSION	0.20	Novesta Township	42
018-532-105-0400-00	TUSCOLA COUNTY ROAD COMMISSION	0.20	Novesta Township	43
019-012-000-6500-00	TUSCOLA COUNTY ROAD COMMISSION	1.68	Tuscola Township	45
019-015-000-1300-00	TUSCOLA COUNTY ROAD COMMISSION	1.49	Tuscola Township	46
020-018-334-1100-00	TUSCOLA COUNTY ROAD COMMISSION	4.88	Vassar Township	48
020-030-000-8800-05	TUSCOLA COUNTY ROAD COMMISSION	0.15	Vassar Township	49
020-031-000-1200-02	TUSCOLA COUNTY ROAD COMMISSION	0.33	Vassar Township	50
020-032-000-1875-00	TUSCOLA COUNTY ROAD COMMISSION	1.69	Vassar Township	51
020-033-000-6200-00	TUSCOLA COUNTY ROAD COMMISSION	0.29	Vassar Township	52
020-034-000-1800-00	TUSCOLA COUNTY ROAD COMMISSION	1.80	Vassar Township	53

021-017-000-0900-00	TUSCOLA COUNTY ROAD COMMISSION	2.75 Watertown Township	55
021-028-000-0800-00	TUSCOLA COUNTY ROAD COMMISSION	13.95 Watertown Township	56
021-029-000-2050-00	TUSCOLA COUNTY ROAD COMMISSION	8.15 Watertown Township	57
021-029-000-2200-00	TUSCOLA COUNTY ROAD COMMISSION	36.39 Watertown Township	58
021-032-000-0100-00	TUSCOLA COUNTY ROAD COMMISSION	2.35 Watertown Township	59
021-032-000-0400-00	TUSCOLA COUNTY ROAD COMMISSION	66.58 Watertown Township	60
021-500-133-0150-00	TUSCOLA COUNTY ROAD COMMISSION	0.10 Watertown Township	61
022-006-000-2800-00	TUSCOLA COUNTY ROAD COMMISSION	39.67 Wells Township	63
022-007-000-0400-00	TUSCOLA COUNTY ROAD COMMISSION	37.60 Wells Township	64
022-007-000-1000-00	TUSCOLA COUNTY ROAD COMMISSION	25.89 Wells Township	65
022-018-000-1800-00	TUSCOLA COUNTY ROAD COMMISSION	76.65 Wells Township	66
022-028-000-0800-04	TUSCOLA COUNTY ROAD COMMISSION	1.09 Wells Township	67
022-028-000-2100-00	TUSCOLA COUNTY ROAD COMMISSION	2.17 Wells Township	68
032-500-112-0840-00	TUSCOLA COUNTY ROAD COMMISSION	5.48 Fairgrove Township	72
032-500-112-0850-00	TUSCOLA COUNTY ROAD COMMISSION	3.15 Fairgrove Township	73

Total Acreage: 733.75

THUMB AREA REGIONAL  
COMMUNITY CORRECTIONS ADVISORY BOARD  
SERVICE AGREEMENT

For  
TUSCOLA COUNTY COMMUNITY CORRECTIONS SERVICES

This Service Agreement is entered into on the 1<sup>st</sup> day of October 2018, by and between the Thumb Area Regional Community Corrections Advisory Board and Tuscola County.

It is agreed between the parties as follows:

Tuscola County will provide Gatekeeper Services (I25) as approved within the applicable grant award approved by the Michigan Department of Corrections – Office of Community Corrections. All services must be provided in accordance with P.A. 511 (1988).

The County shall use the following funds to operate the aforementioned program and service based on the grant award for the period from October 1, 2018 to September 30, 2019.

Gatekeeper Services (I25)	\$1,884.00
Total	\$1,884.00

Tuscola County may use the funds to pay staff, contractors, suppliers and other such vendors as deemed appropriate to operate the above listed programs. Tuscola County agrees to follow all State guidelines, restrictions and contractual obligations placed on Community Corrections Funds by the State of Michigan. In the event that the State of Michigan determines that expenditures were inappropriate and subject to reimbursement of the State, Tuscola County agrees to be responsible for the replacement of the disallowed expended funds.

Tuscola County agrees to provide appropriate statistical and narrative reports on program performance, as determined by the Thumb Regional Community Corrections Advisory Board.

Invoices for Tuscola County expenses must be submitted to Thumb Area Regional Community Corrections Advisory Board by the tenth day of each calendar month. Actual costs will be reimbursed as soon as prudently possible due to economic circumstances created by a delay in payments and pass through from the State up to an allocated maximum annualized amount of \$1,884.00.

It is understood by both parties that this program is currently funded exclusively by P.A. 511 funding provided through the FY 2019 Thumb Area Community Corrections Advisory Board Application for Community Corrections Funds.

It is understood that the Michigan Office of Community Corrections funds referred to above can be used to match or leverage other funds for this program should such funds be identified. The use of the funds must be cleared with all signatories prior to their use in this manner. The Thumb Area Regional Community Corrections Advisory Board reserves the right to re-negotiate the use of such funds in future years.

Substance abuse programming and data entry activity shall be provided by List Psychological Services as outlined and not to exceed the funding levels provided in the "Thumb Area Regional Community Corrections Advisory Board Service Agreement for Substance Abuse Outpatient

Services (G18), DDJR – Intensive Outpatient (Z01-Z02), and Cognitive Change - Thinking Matters Program (C01).”

The financial, data, and programmatic reporting requirements of the Agreement between the State of Michigan Department of Corrections and Lapeer County shall be incorporated herein. All services will be provided in accordance with the existing contractual agreement between Lapeer County and MDOC – Office of Community Corrections.

Any of the parties of this agreement may terminate the agreement by providing written notification to the other parties of its intent to do so thirty days prior to the actual date of termination.

The individual provisions of this agreement are severable. If any of the provisions are found to be in violation of State law, the remaining provisions shall remain in effect.

This agreement shall automatically terminate on September 30, 2019.

_____	_____	_____	_____
Chairperson – Board of Commissioners	Date	Witness	Date

_____	_____	_____	_____
Chairperson – Board of Commissioners	Date	Witness	Date

_____	_____	_____	_____
Regional Coordinator	Date	Witness	Date



August 31, 2018

Michael R. Hoagland, Controller/Administrator  
County of Tuscola  
125 W. Lincoln Street, Suite 500  
Caro, MI 48723

**RE: A Public Hearing on a Proposed Resolution to approve the Establishment of a Commercial Redevelopment District, and**

**A Public Hearing on a Proposed Resolution to approve a Commercial Facilities Exemption Certificate in an Commercial Redevelopment Development District in the Village of Cass City.**

Dear Mr. Hoagland,

Ben's Supercenter, LLC, has requested the Village of Cass City to approve a Commercial Facilities Exemption Certificate pursuant to Act 255 of 1978, as amended.

A public hearing on the Proposed Resolution to approve the Establishment of a Commercial Redevelopment District will be held on Wednesday, September 12, 2018 at 7:30 pm, and a Public Hearing on the Proposed Resolution to approve a Commercial Facilities Exemption Certificate will be held on Wednesday, September 12, 2018 at 7:35 pm at the Cass City Municipal Building, 6506 Main Street, Cass City, Michigan.

Since the tax collected by your unit may be reduced if the Commercial Facilities Exemption Certificate is approved, you are entitled to appear and be heard.

Enclosed is a copy of the Public Notice.

Sincerely

Nanette Walsh  
Clerk/Treasurer  
Village of Cass City

In accordance with Federal Law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability.

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 1400 Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice and TDD). USDA is an equal opportunity provider and employer.

6506 Main St., P.O. Box 123, Cass City, MI 48726 \* 989-872-2911 \* Fax 989-872-4855 \*  
TTY 989-872-4742 or e-mail: casscity.org



## Huron Daily Tribune

<https://www.michigansthumb.com/news/article/Cass-City-to-consider-action-needed-for-tax-13197161.php>

# Cass City to consider action needed for tax incentives for new grocery store

By Mary Drier For the Tribune Published 6:00 am EDT, Saturday, September 1, 2018

CASS CITY – The Cass City Village Council will have back-to-back meetings Sept. 12 at the municipal building.

At 7 p.m., there will be the regular committee of the whole meeting where council members review information, and then two special council meetings will be convened after that to take care of some business items, explained village Manager Debbie Powell.

During a special meeting at 7:30 p.m., the council will consider establishing a commercial redevelopment district.

And then at about 7:35 p.m., the council will consider approving a commercial facilities exemption certificate for Jim Zyrowski's grocery store.

According to Powell, it is necessary to create a commercial redevelopment district first and then an application for a commercial facilities exemption certificate can be reviewed and approved by the council.

"The redevelopment district and the facilities exemption certificate are being requested for Ben's Fresh Neighborhood Market. Tax incentives are being requested for the store," Powell said. "If granted, the taxable value of the store before renovations investments will be used to calculate taxes."

If approved, the tax incentive could be used for up to 12 years.

"Typically for that tax incentive, the local government unit establishes a district, and once a district is established, the investor has the ability to apply for an exemption certificate," said Powell, noting the incentive will only be on the real estate.

In July, businessman Jim Zyrowski explained his plans for his market that will open later this year at 6233 Church St., where the former Erla's Food Center used to be. The

store will have groceries, a deli, a bakery and sitting area to drink coffee, an area for hardware, a pharmacy, and a branch of the Frankenmuth Credit Union will be housed in part of the store.

And, the last item of business council is expected to address on Sept. 12 is awarding sidewalk projects to bidders.

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**HEARST**

Cass City Village Council  
PUBLIC NOTICE

A Special Meeting  
of the Cass City Village Council  
has been scheduled  
at the Municipal Building,  
6506 Main Street, Cass City, Michigan,

**Wednesday, September 12, 2018**  
At 7:00 p.m.

To Consider Establishing a Commercial  
Redevelopment District,  
To Consider the Approval of a  
Commercial Facilities Exemption Certificate  
for a Cass City Supermarket, and  
To Award the 2018 Sidewalk Project.

The Public is invited to attend.

**Nanette S. Walsh**  
Clerk/Treasurer



*Moving Forward Working Together*

## **PUBLIC NOTICE OF HEARING**

Public Hearing on the Establishment of an  
**Commercial Redevelopment District**  
in the Village of Cass City

Notice is hereby given on  
**Wednesday, September 12, 2018 at 7:30 pm**  
at the Cass City Municipal Building, 6506 Main Street,  
Cass City, Michigan

A public hearing will be held before the Cass City Village Council pursuant to Public Act 255 of 1978, as amended for the establishment of an Commercial Redevelopment District on the property described as follows:

Parcel 1: ELK-28-8E SEC 28 T14N R11E COM AT A PT THAT IS N 01 DEG 52' 57" E 66 FT FROM NW COR OF LOT 3 BLK 2 CAMPBELLS ADD, TH N 88 DEG 07' 32" W 40 FT, TH N 01 DEG 52' 57" E 296.92 FT, TH S 88 DEG 07' 32" E 370.03 FT, TH S 01 DEG 52' 57" W 296.92 FT, TH N 88 DEG 07' 32" W 330.03 FT TO POB. 2.52 A. VILL OF CASS CITY. COMBINED ON 01/01/2011 FROM 035-028-000-1800-00, 035-028-000-1400-00 & PART OF 035-028-000-2100-00

The owners of all real property within the Commercial Redevelopment District, together with any other residents or taxpayers of the Village of Cass City, shall have the right to appear and be heard.

Nanette Walsh, Village Clerk

In accordance with Federal Law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age or disability.

This institution is an equal opportunity provider and employer.

6506 Main St., P.O. Box 123, Cass City, MI 48726 \* 989-872-2911 \* Fax 989-872-4855 \*  
TTY 989-872-4742 or e-mail: [casscity.org](http://casscity.org)



*Moving Forward Working Together*

## **PUBLIC NOTICE OF HEARING**

Public Hearing on the Approval of a  
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in the Village of Cass City

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**Wednesday, September 12, 2018 at 7:35 pm**  
at the Cass City Municipal Building, 6506 Main Street,  
Cass City, Michigan

A public hearing will be held before the Cass City Village Council pursuant to Public Act 255 of 1978, as amended on the request of Ben's Supercenter, LLC., for Approval of a Commercial Facilities Exemption Certificate on the property described as follows:

Parcel 1: ELK-28-8E SEC 28 T14N R11E COM AT A PT THAT IS N 01 DEG 52' 57" E 66 FT FROM NW COR OF LOT 3 BLK 2 CAMPBELLS ADD, TH N 88 DEG 07' 32" W 40 FT, TH N 01 DEG 52' 57" E 296.92 FT, TH S 88 DEG 07' 32" E 370.03 FT, TH S 01 DEG 52' 57" W 296.92 FT, TH N 88 DEG 07' 32" W 330.03 FT TO POB. 2.52 A. VILL OF CASS CITY. COMBINED ON 01/01/2011 FROM 035-028-000-1800-00, 035-028-000-1400-00 & PART OF 035-028-000-2100-00

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TTY 989-872-4742 or e-mail: [casscity.org](mailto:casscity.org)

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. This application must be filed after a Commercial Redevelopment District is established. The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name <b>Ben's Supercenter Marlette LLC</b>		NAICS or SIC Code <b>54110100</b>	
Facility's Street Address <b>6233 Church St</b>	City <b>Cass City</b>	State <b>MI</b>	ZIP Code <b>48726</b>
Name of City, Township or Village (taxing authority) <b>Village of Cass City</b>		School District Where Facility is Located <b>Cass City Public Schools</b>	
<input type="checkbox"/> City <input type="checkbox"/> Township <input checked="" type="checkbox"/> Village		County <b>Tuscola</b>	
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>09/13/2018</b>		Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>01/31/2019</b>	
Estimated Cost of Rehabilitation <b>1,910,000.00</b>		Number of Years Exemption Requested (1-12) <b>12</b>	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of perm. jobs to be created due to facility's rehab. <b>75</b>	No. of perm. jobs to be retained due to facility's rehab.	Number of construction jobs to be created during rehabilitation <b>30</b>	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) <b>James Zyrowski</b>		Telephone Number <b>810-346-2835</b>	
Fax Number <b>810-346-3149</b>		E-mail Address <b>jimz@benssupercenter.com</b>	
Mailing Address <b>4436 W Main St PO Box 190</b>		City <b>Brown City</b>	State <b>MI</b>
		ZIP Code <b>48416</b>	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title <b>Member</b>	Date <b>08/28/2018</b>

PART 4: LGU ASSESSOR CERTIFICATION			
Provide the Taxable Value and State Equalized Value of the Commercial Property.			
	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)	
Building	181,860		
<p>The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Lend Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.</p> <p><input checked="" type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.</p>			
Name of Assessor (first and last name)		Telephone Number	
David McArthur		989-553-2789	
Fax Number		E-mail Address	
		davemac88@live.com	
Mailing Address		City	State
3350 Robinson Rd		Snover	MI
		ZIP Code	48472
I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.			
Assessor's Signature			Date
			08/22/2018
PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)			
Action Taken by LGU:			
<input type="checkbox"/> Exemption approved for _____ years, ending December 31, _____ (not to exceed 12 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
Name of Clerk (first and last name)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State
			ZIP Code
LGU Contact Person for Additional Information		LGU Contact Person Telephone Number	Fax Number
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.			
Clerk's Signature			Date

If you have questions, need additional information or sample documents, call (517) 373-2408 or visit [www.michigan.gov/propertytax/exemptions](http://www.michigan.gov/propertytax/exemptions).



Form 4757 Application for Commercial Facilities Exemption Certificate  
Part 2: Application Documents

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

The building located at 6233 Church St, Cass City, MI is a single story structure. It is 20,581 sq ft of floor space. The building was originally built in 1948 and remodeled in 1993. The structure began as a meat locker in 1953 and later became a full service grocery store and wholesale meat distribution business until its doors were closed in 2014.

- (b) General description of the facility's proposed use

The goal of this project is to completely renovate the space and open a full service grocery store. This location will include a full line of grocery departments, a deli and bakery, hardware, a credit union and a pharmacy.

- (c) General description of the nature and extent of the restoration, replacement, or construction to be undertaken

A complete renovation of the building is needed. Demolition of interior areas including walls is necessary. New walls will need to be constructed for the updated floor plan. Concrete work is necessary to create polished floors and concrete slabs for the new coolers. Cooler boxes will be erected. Electrical, plumbing, air conditioning/heat, and sprinkler systems need to be updated throughout the building. New roofing, doors, windows, and stucco will be installed. A fresh layer of asphalt will be applied to the parking lot. All new equipment will need to be put in use including refrigeration, reverse vending machines, and equipment for each department (deli, bakery, meat, produce, paint). Store fixtures including shelving will be purchased and installed as well as indoor and outdoor signage. A point-of-sale computer system, shopping carts, and amigo shopping carts will be purchased. Computers, printers, cameras, security system, time clock, and other office equipment including desks and chairs will be necessary. Other behind the scenes warehouse and stock items are a hi-lo, pallet jacks, and stock carts. This will be a completely new store with a fresh look once all construction and updates are completed.

- (d) Legal description of the facility (see Exhibit B)

- (e) Descriptive list of the fixed building equipment that will be a part of the facility (see Exhibit C)

- (f) Time schedule for undertaking and completing the facility's restoration, replacement or construction

Work will begin as soon as all permits are in place. We plan to have the store completely renovated and open for business before the end of January 2019.

- (g) Statement of the economic advantages expected from receiving the exemption

The community of Cass City has been without a grocery store for a few years now. We want to bring that necessity and convenience back to the community. To speed the construction process we use

Exhibit A

David McArthur  
3350 Robinson Rd  
Snover, MI 48472  
(989) 553-2789  
[davemac88@live.com](mailto:davemac88@live.com)

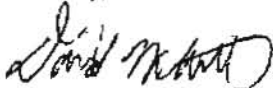
August 22, 2018

RE: Ben's Supercenter Abatement Request for parcel # 035-028-000-1800-01

Cass City Village Council,

This letter is regarding the tax abatement request for Ben's Supermarket under the Commercial Redevelopment Act (PA 255 of 1978). Land and personal property are not eligible for abatement under this act. After deducting the value of the land from the parcel, the taxable value of the remaining property for 2018 is \$181,860.

Sincerely,



David McArthur  
Elkland Township Assessor

EXHIBIT B  
LEGAL DESCRIPTION

Parcel 1:

Part of the Southeast 1/4 of Section 28, Town 14 North, Range 11 East, described as, a piece of land beginning 4 rods North of the Northwest corner of Lot 3, Campbell's Addition to the Village of Cass City, running thence North 18 rods, thence East 17 rods, thence South 18 rods, thence West 12 rods to place of beginning.

Parcel 2:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 28, Town 14 North, Range 11 East, described as: Commencing at the Southeast corner of Section 28, thence North 88 degrees 15 minutes 30 seconds West along the South line of said Section 28, 1,771.10 feet; thence North 01 degree 48 minutes 00 seconds East along the established West line of Weaver Street, 412.50 feet to a point along the North line of Church Street and the point of beginning of this description; thence North 01 degree 48 minutes 00 seconds East 297.00 feet; thence South 88 degrees 15 minutes 30 seconds East, 18.00 feet; thence South 01 degree 48 minutes 00 seconds West 139.00 feet; thence South 88 degrees 15 minutes 30 seconds East 114.00 feet; thence South 01 degree 48 minutes 00 seconds West, along the West line of Hill Street, 138.00 feet; thence North 88 degrees 15 minutes 30 seconds West along the North line of Church Street, 132.00 feet to the point of beginning.

Parcel 3:

Part of the Southwest 1/4 of the Southeast 1/4 of Section 28, Town 14 North, Range 11 East, described as: Commencing at the Southeast corner of Section 28, thence North 88 degrees 15 minutes 30 seconds West along the South line of said Section 28, 1,771.10 feet; thence North 01 degree 48 minutes 00 seconds East along the established West line of Weaver Street, 412.50 feet to a point along the North line of Church Street, thence South 88 degrees 15 minutes 30 seconds East along the North line of Church Street, 132.00 feet; thence North 01 degree 48 minutes 00 seconds East, along the West line of Hill Street, 138.00 feet to the point of beginning of this description; thence North 88 degrees 15 minutes 30 seconds West 114.00 feet; thence North 01 degree 48 minutes 00 seconds East 159.00 feet; thence South 88 degrees 15 minutes 30 seconds East 114.00 feet; thence South 01 degree 48 minutes 00 seconds West along the West line of Hill Street, 159.00 feet to the point of beginning.

Parcel 4:

Part of the Southeast 1/4 of Section 28, Town 14 North, Range 11 East, described as: Commencing at the Northwest corner of Lot 3, Block 2, Campbell's Addition to the Village of Cass City, recorded in Liber 1, Page 99 of Plats, Tuscola County Records; thence North 01 degree 52 minutes 57 seconds East 66.00 feet to the North line of Church Street and the point of beginning; thence North 88 degrees 07 minutes 32 seconds West along said North line of Church Street, 40.00 feet; thence North 01 degree 52 minutes 57 seconds East 296.92 feet to the South line of the plat of Hills and Dales, recorded in Liber 1, Page 94 of Plats, Tuscola County Records; thence along said South line of Hills and Dales, South 88 degrees 07 minutes 32 seconds East 40.00 feet; thence South 01 degree 52 minutes 57 seconds West 296.92 feet to the point of beginning.

The proposed legal description for Parcels 1, 2, 3 and 4 to be described as follows: Part of the Southeast 1/4 of Section 28, Town 14 North, Range 11 East, described as follows: Commencing at the Northwest corner of Lot 3, Block 2, Campbell's Addition to the Village of Cass City, according to the recorded plat thereof in Liber 1, Page 99 of Plats, Tuscola County Records; thence North 01 degree 52 minutes 57 seconds East 66.00 feet to the North line of Church Street and the point of beginning of the description; thence North 88 degrees 07 minutes 32 seconds West, on said North line, 40.00 feet; thence North 01 degree 52 minutes 57 seconds East 296.92 feet to the South line of the plat of Hills and Dales Subdivision No. 2, according to the recorded plat thereof in Liber 2, Page 27 of Plats, Tuscola County Records; thence South 88 degrees 07 minutes 32 seconds East, on said South line of the plat of Hills and Dales Subdivision No. 2, 370.03 feet to the West line of Hill Street; thence South 01 degree 52 minutes 57 seconds West, on said West line, 296.92 feet to said North line of Church Street; thence North 88 degrees 07 minutes 32 seconds West, on said North line, 300.03 feet to the point of beginning.

Tax ID # 035-28-600-1800-01

Commonly known as 6233 Church Street, Cass City, MI 48726

# CASS CITY

CAPITAL REQUIREMENT LIST	OPERATIONS	REAL ESTATE	TOTAL
Building Demo of irreparable areas		15,000.00	
Reconstruction of building		63,129.98	
Concrete work (slabs for coolers)		80,631.00	
Concrete work (polished floors)		10,200.00	
Stucco		18,000.00	
Erection of cooler boxes		18,000.00	
Electrical		129,560.75	
Roofing		60,000.00	
Bathrooms		30,000.00	
Doors and glass		33,000.00	
Painting		23,831.00	
Sprinkler system		44,330.00	
Parking lot		50,000.00	
Air Conditioning/heat		24,569.78	
Plumbing, HVAC labor		48,752.12	
General Labor		201,427.69	
<b><u>Equipment</u></b>			
Refrigeration	318,813.79		
Refrigerion installation	112,603.00		
POS System	119,356.59		
Computers, Printers	14,009.01		
Cameras and Security	24,000.00		
Phone System	20,000.00		
Office Equipment	3,859.89		
Time Clock	7,500.00		
Reverse Vending Machines	57,138.24		
Deli, Bakery, Meat, and Produce Equipment	73,006.22		
Fixtures (Lozler shelving)	90,270.49		
Signage	104,450.92		
Paint equipment	31,349.57		
Hi-Lo	21,250.00		
Pallet Jacks and stock carts	3,749.62		
Shopping carts	7,300.74		
Amigo shopping carts	4,458.71		
<b><u>Miscellaneous</u></b>			
Dumpster rental	5,700.00		
Permits	5,056.50		
Inspections			
Legal and Professional fees	1,892.50		
Misc Freight (from Iowa)	32,672.56		
	1,058,438.35	850,432.32	1,908,870.67

**mhoagland@tuscolacounty.org**

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**From:** Tischler, Jim (TED) <TischlerJ2@michigan.gov>  
**Sent:** Thursday, September 6, 2018 3:42 PM  
**To:** zclay@tuscolacounty.org; mhoagland@tuscolacounty.org  
**Cc:** Steve Erickson; Burgett, Josh (TED)  
**Subject:** Tuscola/Caro Property Ad Hoc Committee

Hello All –

This is a follow-up to today’s calls, thanks for your time in conversation.

We understand that the Board of Commissioners appointed Commissioners Vaughn and Bierlien to serve on the Ad-Hoc Committee. The question now is which of the appointed commissioners will serve to participate in review of to-be-solicited proposals, and which of the appointed commissioners will be lead rep for proposals submitted by Tuscola County? As previously discussed with former Commissioner Kirkpatrick, we recommended separation of those roles to prevent conflicts of interest in proposal review.

MLB requests your review and response at first convenience. Presently we remain awaiting delivery of title from DTMB, and have provided agency access for Steve Erickson to proceed with due diligence work. Upon hearing your response, we intend to proceed with scheduling a first meeting of the Ad-Hoc Committee. Thanks in advance for your assistance in this matter.

Jim  
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James Tischler, FAICP, PCP  
Development Director  
Michigan Land Bank Fast Track Authority  
300 North Washington Square | Lansing, MI 48913  
Mobile 517.242.4376 | TischlerJ2@michigan.gov