

CITY OF SCOTTVILLE
COMMISSION MEETING AGENDA
City Hall 105 N Main St

1546th Regular Meeting Monday June 12th, 2023, at 6:00 PM

1. Call to Order at 6:00 PM
2. Pledge of Allegiance
3. Roll Call
4. Additions to the Agenda
5. Approval of Agenda
6. Approval of the Consent Agenda

Consent Agenda items are considered routine by the Commission and will be enacted by one motion. There will be no separate discussion of these items. If discussion of an item is required, it will be removed from the Consent Agenda and considered separately.

- A. Approval of 1545th Regular Meeting Minutes
- B. Approval of Bills in the amount of- Available Monday

7. Public Comment

Those addressing Commission are asked to provide their name and address and will be limited to two minutes of speaking time. The Commission will hear all comments pertaining to agenda items only.

8. Correspondence

9. Department Reports

- a. City Manager
- b. Police Chief
- c. City Attorney
- d. Mayor
- e. Treasurer/Clerk- Revenue Expenditure Report
- f. Assessor
- g. Department of Public Works
- h. Committee Reports
- i. Mason County Commissioner Representative
- j. MCRFA Representative
- k. DDA Representative

10. Unfinished Business

- a. Commission Appointment/ Oath of Office

11. New Business

- a. Relinquishment of Rights to Vacated Alley
- b. Interlocal Agreement DDA/BRA Resolution 23-13
- c. Clown Band Proclamation Resolution 23-09
- d. Ludington Sesquicentennial Resolution 23-10
- e. 2023 Tax Foreclosed Property
- f. Boat Launch Fee Resolution 23-12
- g. Republic Contract Extension
- h. DG Market BRA Plan Resolution 23-11

1. Close 1546th Regular Session/Open Public Hearing

- a. Public Comment

- b. Discussion
 - c. Commission Comment
 - 2. Close Public Hearing/Reconvene 1546th Regular Session
Roll Call Vote
- i. Truth In Taxation Public Hearing
 - 1. Close 1546th Regular Session/Open Public Hearing
 - a. Public Comment
 - b. Discussion
 - c. Commission Comment
 - 2. Close Public Hearing/Reconvene 1546th Regular Session
Roll Call Vote:

12. Public Comment

Those addressing Commission are asked to provide their name and address and will be limited to three minutes of speaking time. Commission will hear all comments for future consideration but will not have a response at this time. Letters submitted to Commission will not be publicly read. Thank you for your cooperation.

13. Commissioner Comment

14. Adjournment

OFFICIAL PROCEEDINGS OF THE CITY COMMISSION OF THE CITY OF SCOTTVILLE, MICHIGAN.

The 1545th Regular Commission meeting of the Scottville City Commission held at City Hall 105 N. Main St on May 22nd, 2023. Called to order at 6pm by Mayor Pro-Tem Aaron Seiter.

Present at Roll Call:

Alway

Copenhaver

Deering

Seiter

Absent: Pettit, Mayor Spencer

Also in attendance: Manager Newkirk, Attorney Nettleton, and Clerk Lester

Additions/Deletions to Agenda-

NB; E; Rights Relinquishment of Vacated Alley.

NB; F; Safebuilt Service Agreement.

Approval of Agenda

Motion, by Alway with support from Copenhaver to approve the agenda with noted additions.

Motion carried.

Approval of Consent Agenda

Motion, by Deering with support from Seiter to approve the consent agenda as presented.

Motion carried.

Public Comment- None

Correspondence- None

Department Reports

- a. City Manager- Newkirk offered he is working closely with the Brownfield Authority concerning the Dollar General Market. Riverside Park is booked for the upcoming holiday weekend. Things seem to be operating smoothly as the staff settles in. Newkirk will speak to other items later on the agenda.
- b. Police Department- Statistical report provided. Skinner absent
- c. Mayor- None
- d. Attorney- Working on pre-existing ordinance violations with the prosecuting attorney under Ordinance 22-03. Review of SAFEbuilt contract.
- e. Treasurer/Clerk- Revenue Expenditure Report.
- f. DPW- None
- g. Assessor- None
- h. Committee Reports-
Personnel-Police Dept, SRO program, City Manager goal, & Riverside Park Enterprise Fund.
- i. Mason County Commissioner Representative- None
- j. MCRFA Representative –None
- k. DDA Representative- None

Unfinished Business

- a. DWSRF Project Plan Resolution 23-07
Final project planning resolution presented by Steve Bishop of Fleis & Vandenbrink regarding replacement of lead and/or galvanized water service lines, including undersized water mains.

Motion, by Deering with support from Alway to approve resolution 23-07 as presented and move forward with water main replacement project.

Roll Call Vote

YES-RA, DC, AD, AS (4) NO-(0) ABSENT-MS, KP (2) ABSTAIN- (0)

Motion carries.

New Business-

a. Commissioner Resignation Approval/Vacancy Declaration

Motion, by Deering with support from Seiter to accept the letter of resignation submitted by Commissioner Kelli Pettit and to declare the Commissioner At-Large Partial Term to Expire 11/2024 as vacant. Permission granted to Manager Newkirk/Clerk Lester to advertise the vacancy.

Motion carried.

b. Special Assessment Resolution 23-08

Delinquent utility bills to be placed on summer tax roll totaling \$10,330.04.

Motion, by Alway with support from Deering to approve resolution 23-08 as presented.

Roll Call Vote

YES-RA, DC, AD, AS (4) NO-(0) ABSENT-MS (1) ABSTAIN- (0)

Motion carried.

c. Gustafson HDD L.L.C Quote

Newkirk offered this is to replace the water line going into downtown business Bottle & Can. This is potentially a result of a water main break that occurred in 2021. The Commission agreed to table this item for the opportunity to explore other options and investigate further prior to committing to this company for full replacement.

No action taken.

d. MMRMA Renewal

Contract renewal of property and liability coverage presented. Newkirk noted a slight increase in cost, due to inflation, and additional coverage.

Motion, by Alway with support from Copenhaver to approve the proposal with Michigan Municipal Risk Management Authority as presented effect 7/1/23.

Motion carried.

e. Vacated Alley Rights Relinquishment

Alley behind the new Dollar General Market location, 209 S. Main St. Minutes from 1975 included when the alley was originally vacated. Attorney Nettleton advised this item to be tabled for full review and in accommodation of member absence per City Charter.

No action taken.

f. SAFEbuilt Service Agreement

Contract still under review.

Motion, by Alway with support from Seiter to approve the Professional Services Agreement with SAFEbuilt for code enforcement , rental housing inspection, and zoning administration, in the form on file with the City Clerk, with such changes as are deemed necessary and in the best interest of the City by the City Manager , in consultation with the City Attorney, and authorize the City Manager to sign and deliver the agreement on behalf of the City.

Motion carried.

Public Comment-

Tom Rotta

Commissioner Comment- None

Adjournment

Motion, by Deering with support from Alway to adjourn.

Motion Carried 6:57pm.

Kelse Lester, Clerk

Aaron Seiter, Mayor Pro Tem

Commission Packet Summary 6-12-23

Unfinished Business –

- a) Commission appointment – Randy Wyman letter of interest

New Business

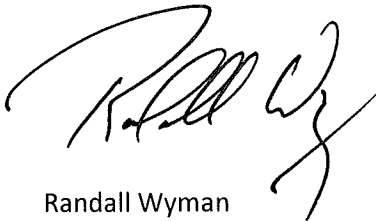
- a) Relinquishment of Alley Rights – Alley was vacated 1/6/75 but any lingering rights to the alleyway need to be relinquished to the developers as the new DG building will move into the alley area and the city no longer holds any access to the parcels. Private easements are being worked out between new developers and other adjacent private property owners. This needs to be approved to move forward.
- b) Interlocal Agreement DDA/BRA – DDA approved an agreement to give up their TIF capture on the DG development. This agreement was needed to move forward with approval of the DG Brownfield agreement. This needs approval to move forward.
- c) Clown Band Proclamation – City is honoring the Clown Band for 120-year anniversary
- d) Ludington Sesquicentennial Resolution – Honoring Ludington’s 150th birthday.
- e) 2023 Tax Foreclosure – map and description included. I am not recommending acquisition. I can’t see any benefit to the city to own this property. It is located on the outside corner of Evergreen and Gay. It is currently covered mostly in brush
- f) Boat Launch Fee resolution – Update PM Boat Launch \$5 parking fee for maintenance and repairs.
- g) Republic Contract Extension – Republic had a few challenges and did not get a proposal to us for an a contract renewal. Republic and I discussed options and are presenting both a 1 year and 3 year contract. 1 year would give the City time to evaluate options. If Commission is satisfied with services a 3 year contract is available as well. Republic’s rep, AJ, will be at the meeting to answer questions.
- h) DG Market BRA Resolution and Public Hearing – Kirk from Fishbeck will be attending
- i) “Truth in Taxation” Public Hearing – By holding a “truth in taxation” hearing the city can recapture 1.2654 mills under our already approved millage. This amounts to \$31,171 of additional revenue. Voters approved a 20 mill operating and 3 mill refuse proposal several years ago but that total is rolled back by MCL 211.34d to 16.8422 operating and 2.8068 for refuse. They are rolled back again to 15.7576 mills and 2.626 mills unless this hearing is held and the City Commission approves the millage rate request to be sent to Mason County

June 2, 2023

Jimmy Newkirk, City Manager
City of Scottville
105 North Main Street
Scottville, MI 49454

Mr. Newkirk,

Please accept this letter as my "Letter of Interest" regarding the open city commissioner seat for the partial term ending November 2026.

A handwritten signature in black ink, appearing to read "Randall Wyman". The signature is fluid and cursive, with the first name being more prominent than the last.

Randall Wyman
201 East State Street
Scottville, MI 49454
(231) 690.2724

Relinquishment of Rights

KNOW ALL MEN BY THESE PRESENTS, that the City of Scottville, a Michigan municipal corporation ("City"), hereby releases, discharges and terminates any and all easement or similar rights that the City has (or may have) in respect of a vacated alley ("Vacated Alley") abutting and adjoining the real property located in the City of Scottville, Mason County, Michigan that is described in Exhibit A, as evidenced by that certain Judgment of Vacation entered by the Mason County Circuit Court, File No. 75-03-411, which was recorded on May 14, 1981 at Liber 278, Page 389, Mason County Records. Any interest that the City has in the Vacated Alley is hereby conveyed to the fee simple owner of said real property.

CITY OF SCOTTVILLE,
a Michigan municipal corporation

Dated: _____, 2023

By: _____

Its _____

STATE OF MICHIGAN)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 by _____, the _____ of the City of Scottville, a Michigan municipal corporation, on behalf of said corporation.

Printed Name: _____
Notary Public, _____ County, MI
Acting in the County of _____
My Commission expires: _____

Drafted by and when recorded return to:
Midwest V, LLC
Attn: Scott Knowlton
1435 Fulton Street, 2nd Floor
Grand Haven, Michigan 49417

EXHIBIT A

Land located in the City of Scottville, County of Mason, State of Michigan, more particularly described as follows:

PARCEL 1: LOTS 3, 4 & 5 AND THE SOUTH 2.00 FEET OF LOT 2, BLOCK 15 AND THE WESTERLY HALF OF THE VACATED ALLEY LYING EAST THEREOF, CITY ASSESSOR'S RE-PLAT OF THE VILLAGE OF SCOTTVILLE, A PART OF SECTION 18, T18N-R16W, TOWNSHIP OF CUSTER, MASON COUNTY, MICHIGAN.

PARCEL 2: LOTS 8, 9 & 10, BLOCK 15 AND THE EASTERLY HALF OF THE VACATED ALLEY LYING WEST THEREOF AND LOTS 3, 4 & 5, BLOCK 16, LYING WEST OF THE RAVINE AND NOT INCLUDING ANY PART OF THE EAST 100 FEET OF SAID BLOCK 16, CITY ASSESSOR'S RE-PLAT OF THE VILLAGE OF SCOTTVILLE, A PART OF SECTION 18, T18N-R16W, TOWNSHIP OF CUSTER, MASON COUNTY, MICHIGAN.

PARCEL 3: LOT 1, BLOCK 19, CITY ASSESSOR'S RE-PLAT OF THE VILLAGE OF SCOTTVILLE, A PART OF SECTION 18, T18N-R16W, TOWNSHIP OF CUSTER, MASON COUNTY, MICHIGAN.

Commonly known as: 209 S Main Street, Scottville, MI 49454
Tax ID Nos.: 53.052.215.002.00, 53.052.215.008.00 and 53.052.218.011.00

OFFICIAL PROCEEDINGS OF THE
CITY COMMISSION
OF THE CITY OF SCOTTVILLE, MICHIGAN

867.

385th REGULAR
MEETING

JANUARY 6, 1975

A Regular Meeting of the Scottville City Commission was held in
the Commission on January 6, 1975 at 7:30 o'clock P.M.

There were present:

PRESENT

James White, Mayor, presiding
Dorothy Fox
L. D. Gunnett
Betty Gunningham
Bruce Kreiger
Howard Vanderlaan

comprising a quorum of the Commission, also

Rodger L. Bennett, City Manager and Clerk.

Upon a motion by Commissioner Gunnett, supported by Commissioner
Vanderlaan and unanimously carried, the minutes of the 384th Regular Meeting
were approved as corrected.

95-1
~~475~~
APPROVE MINUTE
OF 384th REGULAR
MEETING

Mayor White requested that any citizens who were present to
speak about the proposed Special Assessment District for curb & gutter
on Second and Crowley Streets, to come forth at this time. Upon a motion
by Commissioner Gunnett, supported by Commissioner Krieger and unanimously
carried, the following resolution was adopted:

95-2
95-1-76
CREATE CURB &
GUTTER SPECIAL
ASSESSMENT ROLL
& FORWARD TO
ASSESSOR FOR
CERTIFICATION

BE IT RESOLVED that a Special Assessment District is hereby
created for the purpose of allocating cost of installing curb and gutter
on Crowley Street and parts of Second Street in the City of Scottville and;

BE IT FURTHER RESOLVED that a special assessment roll as presented
by the City Manager and attached to these minutes shall be forwarded to
the Scottville City Assessor for his certification to the City Clerk and
said Special Assessment Roll shall be considered confirmed by this
resolution.

Mayor White then declared the hearing portion open to comments
from the citizens present who might like to comment about the petition
for the vacation of the alley in Block 15, City Assessor's Replat of the
City of Scottville. Mr. Manley Peterson and Mrs. Pauline Miller rose to
speak against vacating said alley. Mr. Walter E. Listing rose to suggest
that future grants of other land by the petitioners, C. W. Smith & Son, Inc.

HEARING OPENED
FOR ALLEY VAC-
ATION HEARING

153
3-75
APPROVE VACATION
PETITION AND
RECOMMEND
AFFIRMATION

and A. H. Joynt, Inc., might be required. There was discussion about the proposal. Upon a motion by Commissioner Vanderlaan, supported by Commissioner Krieger, the following resolution was offered for discussion:

BE IT RESOLVED that the petition by C. W. Smith & Son, Inc. and A. H. Joynt, Inc., Scottville, Michigan, for the vacation of the City alley located in Block 15, City Assessor's Replat of the City of Scottville, is hereby approved and recommended by this honorable body for vacation.

The following roll call vote was recorded on the foregoing resolution:

- AYE: Commissioners Gunnett, Gunningham, Krieger and Vanderlaan
- NAY: Commissioner Fox and Mayor White
- ABSENT: Commissioner Miller.

The City Clerk then declared that although the action had received a majority vote of the Commissioners present, it was invalid due to Charter requirement for not less than five affirmative votes for the vacation of public property.

RESOLUTION NOT
VALID DUE TO
INSUFFICIENT
NUMBER OF "YES"
VOTES

COMMISSIONER MILLER ENTERED THE COMMISSION CHAMBER DURING THE DISCUSSION AND WAS SEATED.

The City Clerk then stated that Commissioner Miller was now present and may desire to vote on the resolution. Mayor White called for a repeat of the public comment and further discussion. A second roll call vote was then taken and the following tally recorded:

- AYE: Commissioners Gunnett, Gunningham, Krieger, Miller and Vanderlaan
- NAY: Commissioner Fox and Mayor White
- ABSENT: None.

RE-CALL ROLL OF
RESOLUTION #3-
AND ADOPTION OF
SAME

Mayor White then declared Resolution #3-75 to have carried.

Mr. Patrick Murphy then addressed the City Manager and asked to have the correspondence from the City Manager to Mr. Krieger written after the November, 1974 City Election, shown to the public through the

City Commission. Mayor White asked the City Manager to report on the matter at the next Regular City Commission Meeting.

869.

Mrs. Mabel Myers rose to comment to the City Commission that she had visited the Ludington Water Treatment Plant and had enjoyed the experience. Mrs. Myers asked questions about the details of the water project proposal that were answered by the City Manager and the Commission.

MRS. ASKS ABOUT WATER PROJECT

City Manager's Report

The City Manager reported that he had received a copy of a petition by Consumers Power Company to the Michigan Public Service Commission, asking for a major increase in rates to contract communities for municipal pumping power. The City Manager was requested to prepare correspondence for presentation to the MPSC, objecting to the magnitude of the petitioned rate increase.

CONSUMERS ASK MPSC FOR MAJOR POWER RATE HIKES FOR PUBLIC PUMPING FACILITIES

The City Commission learned that if the proposed purchase of certain land from Hans E. Jensen; said land presently under lease for use as a City parking lot, was to be assessed to the present parking special assessment list, the cost would be slightly more than double present levy. After brief discussion, it was decided to ask the property owners concerned with the Parking Special Assessment Roll to attend the next Regular Commission Meeting to discuss the proposal. Upon a motion by Commissioner Krieger, supported by Commissioner Fox and unanimously carried, the following resolution was adopted:

PURCHASE OF JENSEN LAND MEANS TWICE MILLAGE FOR PARKING SPECIAL ASSESSMENT ROLL

BE IT RESOLVED that this honorable body shall invite the property owners named on the City of Scottville Automobile Parking System Special Assessment Roll to attend a public hearing on January 20, 1975 during the Regular Meeting of the Scottville City Commission for the purpose of discussing the purchase of the Hans E. Jensen property and potential special assessment tax increases related thereto.

75-4
4-75
HOLD PUBLIC HEARING ON PARKING SPECIAL ASSESSMENT TAX INCREASE

Police Report

The December, 1974 City Police Report was reviewed by the Commission and placed on file

DECEMBER, 1974 POLICE REPORT

Fire Loss Report

870.

1974 FIRE
LOSS REPORT

The 1974 Fire Loss report was reviewed by the City Commission and placed on file.

New Business

It was discussed that it would be necessary to make two appointments to the Board of Review and three appointments to the unemployment compensation appeal board. All present were encouraged to bring suggestions to the next Regular Meeting for the Commissions' consideration.

NEED TO MAKE
APPOINTMENTS TO
BOARD OF REVIEW
AND UNEMPLOY-
MENT APPEAL
BOARD

Commissioner Requests

At the request of Commissioner Vanderlaan, there was discussion on the hours of enforcement of the City's snow removal ordinance. After extensive discussion, no action was taken.

DISCUSS SNOW
REMOVAL ORDI-
NANCE

Commissioner Fox introduced and read a lengthy letter written by Robert Irick, M.D. in which Dr. Irick commented on generalities of chemicals in water systems and summarized a conversation he'd had with T. J. Williams, PhD. of the Michigan Department of Public Health.

COMMISSIONER
FOX READS
DR. IRICK'S
LETTER TO
HERSELF

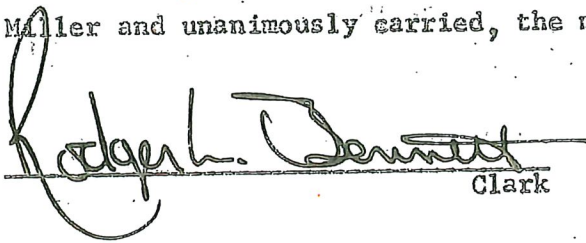
Adjournment

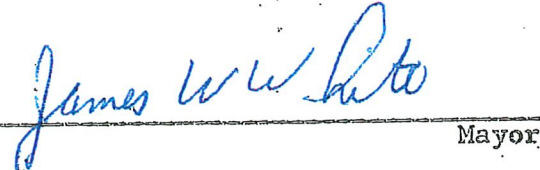
Upon a motion by Commissioner Vanderlaan, supported by Commissioner Miller and unanimously carried, the meeting was adjourned.

75-1

5-75

ADJOURNMENT


Clark


Mayor

**INTERLOCAL AGREEMENT
TO USE LOCAL TAX INCREMENT REVENUES FOR
MIDWEST V, LLC
BROWNFIELD REDEVELOPMENT PROJECT
209 SOUTH MAIN STREET
SCOTTVILLE, MICHIGAN 49454
Resolution 23-13**

WHEREAS, the Urban Cooperation Act, PA7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the City of Scottville Downtown Development Authority ("DDA") was duly established pursuant to PA 381 of 1980, as amended (Act 450); and

WHEREAS, the City of Scottville Brownfield Redevelopment Authority ("BRA") was duly established pursuant to PA 381, 1996, as amended (Act 381); and

WHEREAS, the BRA and DDA are each considered a "public agency" under Act 7; and

WHEREAS, the BRA has the authority to pay for "Eligible Activities" and capture tax increment revenues generated by the levy of certain taxes via approved brownfield plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay certain activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Downtown Development Authority Tax Increment Financing and Development Plan, as amended (the "DDA Plan"), and

WHEREAS, the DDA and the BRA now wish to enter into this Interlocal Agreement to transfer the DDA tax increment revenues generated by the redevelopment of the property located at the 206 South Main Street, tax identification numbers 53-052-215-002-00, 53-052-215-008-00 & 53-052-218-011-00 and any future assigned property identification numbers associated with this parcel ("Eligible Property") to the BRA to reimburse the Act 381 "Eligible Activities" pursuant to the Midwest V, LLC Brownfield Redevelopment Plan ("Plan"); and

THEREFORE, the DDA and BRA agree as follows:

1. Transfer and Use of Tax Increment Revenues. Only upon affirmative vote by the BRA, and the City Council approving the Plan, shall the tax increment revenues captured by the DDA generated by the eligible property be transferred to the BRA to reimburse approved eligible activities, BRA administration fees and the Local Brownfield Revolving Fund.
2. Limitation to Tax Increment Revenues from Eligible Property. The DDA shall only transfer to the BRA the tax increment revenues generated by the eligible property to reimburse approved eligible activity costs identified in Summary of Eligible Activities and Description of Costs as given in the approved Plan, where applicable, and authorized by Act 381. Upon conclusion or dissolution of the

3. **BRA as Agent under This Agreement.** The parties designate the BRA as the agent to receive and disburse all tax increment revenues generated by the eligible properties until such time as all obligations of the approved Plan have been satisfied.

4. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the DDA and BRA, duly executed by their authorized representatives and filed with the City Clerk and Secretary of State of the State of Michigan as required by Act 7.

5. **Severability.** To the extent that any provisions contained in this Agreement is deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

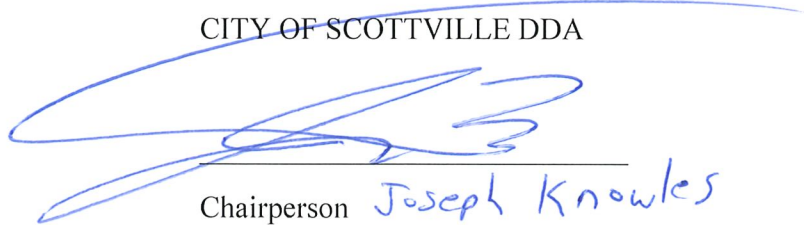
6. **Term.** The parties agree that the transfer of tax increment revenue from the eligible property to reimburse eligible activities, BRA administration fees and the Local Brownfield Revolving Fund shall begin once tax increment revenues are collected from the eligible property for taxes levied after January 1, 2024, which will occur after the official approval of the Plan by the City Council. This contract extends until all obligations under this contract are met.

The DDA and BRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This agreement was approved by the City of Scottville Downtown Development Authority. The Chairperson and Secretary were authorized to sign this Agreement on the 8th day of June, 2023 and was signed by the Chairperson and Secretary on the 8th day of June, 2023.

Witnesses

CITY OF SCOTTVILLE DDA


Chairperson Joseph Knowles

Secretary

Subscribed and sworn to before me on this 8th day of June, 2023

Kelse R. Lester

KELSE R. LESTER, Notary Public
State of Michigan
County of Mason
My Commission Expires 11/12/2025
Acting in the County of Mason

Notary Public, Mason County

My commission expires: 11-2025

This agreement was approved by the City of Scottville Brownfield Redevelopment Authority. The Chairperson and Secretary were authorized to sign this Agreement on the 8th day of June, 2023 and was signed by the Chairperson and Secretary on the 8th day of June, 2023.

Witnesses

CITY OF SCOTTVILLE BROWNFIELD
REDEVELOPMENT AUTHORITY

[Signature]

Chairperson

Secretary

Subscribed and sworn to before me on this 8th day of June, 2023.

Kelse R. Lester

Notary Public, Mason County

My commission expires:

KELSE R. LESTER, Notary Public
State of Michigan
County of Mason
My Commission Expires 11/12/2025
Acting in the County of Mason



**City of Scottville Commission
Proclamation Honoring the Scottville Clown Band's 120 Years
Resolution 23-09**

Whereas, the Scottville City Commission, on behalf of the citizens of the City of Scottville would like to honor the Scottville Clown Band for bringing joy, smiles, and music to our community for 120 years.

Whereas, the Scottville Clown Band's roots date back to 1903 with the formation of the Scottville Merchants' Band, with the band members dressing as hobos and performing at local celebrations. The band continued to grow and perform more frequently into the 1930s but was discontinued following the 1941 Scottville Home Harvest Festival due to World War II.

Whereas, the band was re-formed in 1947 by Raymond Schulte, a Scottville businessman, and second generation band member, and was officially named the Scottville Clown Band. The band has performed consecutively since and has continued to grow.

Whereas, the Scottville Clown Band, a non-profit organization, promotes performing arts education among children. Since 1962, the Band has awarded over half a million dollars in scholarships to middle school and high school students to attend summer music camps. Additionally, the band provides grants to local school band programs.

Whereas, the Scottville Clown Band has performed in over 120 towns throughout Michigan and the Midwest, and its members serve as ambassadors of the City of Scottville.

Let it be resolved that we, the citizens of the City of Scottville, thank the Scottville Clown Band for being an invaluable part of our community and for helping to promote our town.

Sincerely,

Honorable Marcy Spencer
Mayor of Scottville

Approved by vote of the Scottville City Commission, June 12, 2023.



*City of Scottville Commission
Proclamation Honoring City of Ludington's Sesquicentennial
Resolution 23-10*

Whereas, the Scottville City Commission, on behalf of the citizens of the City of Scottville, would like to congratulate the City of Ludington, on its Sesquicentennial Year of 2023.

Whereas, the City of Ludington was incorporated in 1873, named after lumber baron James Ludington, and has prospered over the last 150 years. Industry in Ludington has changed over the last 150 years from lumber to railroad to manufacturing and, today, predominantly tourism.

Whereas, our two communities have shared a friendship and common bonds for 134 years which continue to grow and strengthen, making Mason County one of the best places to live in the State of Michigan.

Let it be resolved, the citizens of the City of Scottville, are honored to call the City of Ludington and its citizens our neighbors and look forward to its next 150 years.

Sincerely,

*Honorable Marcy Spencer
Mayor of Scottville*

Approved by vote of the Scottville City Commission, June 12, 2023.

OFFICE OF
Andrew R. Kmetz IV
MASON COUNTY TREASURER

104 Mason County Courthouse - 304 E. Ludington Avenue
Ludington, Michigan 49431-2121
Property Taxes: 231 843-8411
Facsimile: 231 843-1972
E-mail: akmetz@masoncounty.net

May 12, 2023

Jimmy Newkirk, City Manager
City of Scottville
105 N Main Street
Scottville, MI 49454

Re: 2023 Tax Foreclosed Property

Dear Mr. Newkirk:

By order of the 51st Circuit Court the Mason County Treasurer foreclosed upon the following property located in the City Limits of Scottville for the nonpayment of 2020 tax year property taxes on March 31, 2023:

Property No: 052-180-026-00

Property Address: Vacant Lot

The Mason County Treasurer is now the owner of this property and it will be offered for sale at public auction with a tentative start date of August 24, 2023. I am informing you that pursuant to Section 78 of the Michigan General Property Tax Act all legal interests (taxes, mortgages, liens, etc.), whether recorded or unrecorded, were extinguished as of the date of foreclosure with clear title passing to the County Treasurer. This includes any liens for unpaid water and/or sewer usage, mowing or noxious weed control, special assessments (excepting future installments), etc. due as of or incurred prior to the March 31, 2023 foreclosure date.

I am also informing you that the County Treasurer will not be responsible for any water and sewer usage charges incurred after the March 31, 2023 foreclosure date. If water and/or sewer services are active at the above address I am requesting that such services either be shut off or placed in the name of the occupant in accordance with your local policy.

The County Treasurer's office is in the process of making inspections of foreclosed properties and I want to assure you that we intend to take any necessary actions needed to secure and/or maintain this property in a safe manner during this temporary ownership

period. This will include lawn care to be in compliance with any local ordinances governing same. However, because we are an absentee owner it would be helpful if you would inform your Code Enforcement Officer of these ownership changes and advise them to contact the County Treasurer's office should there be any problems involving these properties.

Thank you for your cooperation in this matter. Should you have any questions or need additional information, please feel free to contact me.

Sincerely,



Andrew R. Kmetz, IV
County Treasurer

OFFICE OF
Andrew R. Kmetz, IV
MASON COUNTY TREASURER

Mason County Courthouse • 304 E. Ludington Avenue • Suite 104
Ludington, Michigan 49431-2121 USA

Accounting & Finance: 231 843-2989 • Property Taxes: 231 843-8411
Facsimile: 231 843-9485

akmetz@masoncounty.net • www.masoncounty.net

April 13, 2023

Jimmy Newkirk
City of Scottville
105 N Main Street
Scottville, MI 49454

RE: 2023 Property Tax Foreclosed Parcel
052-180-026-00

Dear Mr. Newkirk,

There is one parcel in the City of Scottville for the 2023 foreclosed parcels for unpaid property taxes. The amount due reflects the minimum bid as of July 5th, being the last available date for Township purchase.

The State of Michigan has first right of refusal to purchase the properties at market value or minimum bid, whichever is higher. The State of Michigan has not expressed interest in any parcels.

The Township/City, in which the foreclosed property is located, has second right of refusal to purchase the property for market value or the minimum bid.

The County has third right of refusal to purchase the property for market value or the minimum bid.

If a Notice of Intention to Claim Excess Proceeds form is filed, purchase by any government entity must be at fair market value or minimum bid, whichever is greater.

All local assessments/utilities are extinguished immediately for the current year. Please see attached for further information.

All purchases by a governmental unit must be paid for no later than the first Tuesday in July. The first public auction is tentatively scheduled for August 24th of this year.

Please notify me in writing if the Township is interested in the foreclosed parcel. Board approved minutes will need to be provided at the time of purchase.

I thank you for your time and look forward to your timely notification of your interest, or lack thereof, in purchasing any of the foreclosed parcels.

Sincerely,



Andrew R. Kmetz, IV
Mason County Treasurer

Utility Liens Extinguished

Attorney General Opinion No. 7258 (05/06/11) Regarding Utility Services:

A municipality may not condition providing utility services (Water/Sewer) to tax-foreclosed property by demanding that a buyer of tax-foreclosed property pay delinquent utility-service charges that the former owners of the foreclosed property incurred. The Attorney General's reasoning is:

1. Section 5 of Public Act 178 expressly provides that liens under the Act are lower priority from tax liens on the property;
1. MCL 211.78k(5) cancels the liens against foreclosed property; and
2. MCL 211.78m (13) cancels any subsequent lien due on property that may arise during the year of the foreclosure of the property.

Chargeback taxes sold below the minimum bid/cancellation of taxes

1. The County Treasurer will charge back taxes to the local units on those parcels that sell below the minimum bid.
2. MCL 211.78m(12) For property transferred to this state under subsection (1), a city, village, or township under subsection (6) or retained by a foreclosing governmental unit under subsection (7), all taxes due on the property as of the December 31 following the transfer or retention of the property are canceled effective on that December 31.

4/13/2023
BY: scoleman

FORECLOSURE LIST FOR MASON COUNTY
BY: SANDRA

CITY OF SCOTTVILLE
Fees Computed As Of: 07/05/2023
Unsold Parcels Only

PARCEL	TAX DUE	INTEREST/ FEES DUE	TOTAL DUE	CURRENT ASSESSED	CURRENT TAXABLE	TAX YEARS DELINQUENT
052-180-026-00	300.29	683.55	983.84	3,900.0	1,860.0	2022 2021 2020

84PART 180 001 00 NEW 1985 EVERGREEN PARK SUBDIVISION ANNEX LOT 26

Property Address:

Owner at Foreclosure: GYPP RAYMOND

390 E WILSON RD SCOTTVILLE MI 49454

2022 Forfeiture RECORDED Document: 2022R01612 Date: 3/10/2022

PARCEL COUNT: 1	300.29	683.55	983.84	3,900.0	1,860.0	
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Mason County GIS

with ArcGIS Web AppBuilder



CITY OF SCOTTVILLE, MICHIGAN

**RESOLUTION TO AUTHORIZE ENFORCEMENT OF BOAT RAMP RESTRICTIONS
AND AUTHORIZE CHARGING AND COLLECTION OF PARKING FEES**

RESOLUTION NO. 23-12

WHEREAS, the City of Scottville's (the "City") Charter incorporates by reference the Uniform Traffic Code for Cities, Townships, and Villages and Amendments and Revision Adopted being Public Act 306 of 1969, MCL §§24.201 to 24.328 (the "Uniform Traffic Code"), and the State Vehicle Code, Public Act 300 of 1949, MCL §§257.1 to 257.923, in accordance with MCL §117.3(k);

WHEREAS, the City Charter imposes Restrictions and Enforcement regarding the Boat Ramp Parking Lot;

WHEREAS, the penalties provided by the Uniform Traffic Code are adopted by reference; and

WHEREAS, Section 72.22 of the City's Code of Ordinances (the "Code") authorizes the City Commission to establish and adopt from time to time, fees for parking permits; and

WHEREAS, the City Commission desires to establish temporary parking permits for temporary parking of vehicles in the Boat Ramp Parking Lot.

NOW, THEREFORE, BE IT RESOLVED, that the Scottville City Commission authorizes the enforcement of Boat Ramp Restrictions regarding parking to include not only towing, at the owner's expense, but also the issuance of fines as a civil infraction violation as permitted pursuant to the Uniform Traffic Code, the City Charter and the City Code.

BE IT FURTHER RESOLVED, that in accordance with the City Code, the Scottville City Commission hereby approves, ratifies and confirms, the establishment and collection of a parking fee in the amount of \$5.00 for the temporary parking of vehicles for the Boat Ramp in the Boat Ramp Parking Lot and the posting of any related notices and/or signs related to such fee.

The above resolution was moved for adoption by Commissioner _____ and seconded by Commissioner _____.

The motion for adoption received the following vote:

YES:

NO:

Absent:

I certify that the forgoing is a true and complete copy of a resolution adopted by the City Commission of the City of Scottville at its Regular Meeting held Monday, July 25, 2022.

Kelse Lester
City Clerk



3890 Camp Rd., Manistee MI 49660
republicservices.com

June 9, 2023

City of Scottville
105 N Main St.
Scottville, MI. 49454

Republic Services would like to thank The City of Scottville for your continued partnership and the opportunity to present this extension proposal for your review.

Our local Manistee office employs 63 men & women right here in your area. Beyond those men and women there are another 39,000 employees nationwide. Being a national company has allowed us to have access to dedicated resources which enables the best level of service.

- Having the youngest fleet in the industry, our trucks are 7-10-years younger on average
- Exceptionally high safety rating. Our drivers are 38% safer than the national average
- 99.9% pickup rate with our customers
- 1st call resolution model for customer service

Although we have a national presence, our focus is to be The City of Scottville's preferred waste partner locally as our truck fleet and landfill are just down the street. Our locally managed team has been servicing the Manistee area for decades. This experience and time in the market has allowed our staff to have the most knowledge and local insight in your area.

On behalf of Republic Services, I would like to thank you again for this opportunity and point out that our key goal is to help The City of Scottville offer its residents the best possible program.

Please feel free to contact me with any question or additional clarification.

Sincerely,

A handwritten signature in black ink that reads "A.J. Johnson".

A.J. Johnson

Municipal Services Manager

lawrence.johnson@republicservices.com

231.282.2605

SCOTTVILLE EXTENSION PRICING SHEET

One Year Extension

7/1/23-6/30/24

Period	Annual	p/mo.
Base Rate (SW, RC, YW & BI)	\$ 72,436.61	\$ 6,036.38
Recycling Processing Fee*	\$ 3,575.04	\$ 297.92
Recycling Collection Fee	\$ 8,448.36	\$ 704.03
Refuse Cart Rental •"	\$ 4,919.28	\$ 409.94
Bulk Tags***	\$ 2,100	\$ 175
Totals	\$ 91,479.29	\$ 7,623.27

Three Year Extension

7/1/23-6/30/26

Year 1
7/1/23-6/30/24

Year 2
7/1/24-6/30/24

Year 3
7/1/25-6/30/26

Period	Annual	p/mo.
Base Rate (SW, RC, YW & BI)	\$ 72,436.61	\$ 6,036.38
Recycling Processing Fee*	\$ 3,575.04	\$ 297.92
Recycling Collection Fee	\$ 8,448.36	\$ 704.03
Refuse Cart Rental •"	\$ 4,919.28	\$ 409.94
Bulk Tags***	\$ 2,100	\$ 175
Totals	\$ 91,479.29	\$ 7,623.27

Annual	p/mo.
\$ 76,058.44	\$ 6,338.20
\$ 3,575.04	\$ 297.92
\$ 8,870.78	\$ 739.23
\$ 4,919.28	\$ 409.94
\$ 2,100	\$ 175
\$ 95,523.54	\$ 7,960.30

Annual	p/mo.
\$ 79,861.36	\$ 6,655.11
\$ 3,575.04	\$ 297.92
\$ 9,314.32	\$ 776.19
\$ 4,919.28	\$ 409.94
\$ 2,100	\$ 175
\$ 99,770	\$ 8,314.16

A. (*) Recycling processing fee is based on the tons collected and multiplied by the rates set forth by the materials recovery facility utilized by the Contractor. (**) Refuse Cart Rental shall be determined by the number of homes that have subscribed to receive a cart and billed by that number of homes multiplied by the rate of \$1.99 per month, per home. (***) Bulk tags shall be invoiced by the number of tags sold by the City by the fee of \$10.00 per tag set forth by the Contractor monthly.

B. Fuel Recovery Fee — If a 3-year agreement is accepted, a fuel clause will be added as described below.

A Fuel Recovery Fee can be assessed after year 1 and applied to the base rate and recycling collection monthly charges in the event fuel costs exceed \$4.50/gallon. Price will be based on the DOE Index for Highway Diesel – Midwest Index. A surcharge of .04% shall be applied for every \$0.01/gallon increment of increase in Contractor's cost of fuel above the Base Price of \$4.50/gallon. No fuel adjustments made if prior 12-month average pricing is below the \$4.50/gallon. The possible addition of the fuel recovery fee will be reviewed yearly on the contract anniversary date. If the previous 12-month average exceeds \$4.50/gallon, that average will be used to assess a fuel recovery fee for the following 12-month invoicing.



City of Scottville

Submitted By:

A.J. Johnson, Manager Municipal Services

231-282-2605

lawrence.johnson@republicservices.com



REPUBLIC
SERVICES

Sustainability in Action

City of Scottville

Executive Summary

An overwhelming majority of municipalities extend their current contracts with Republic Services because of our partnerships and local expertise offering proactive service, proven commitment, real sustainability and relentless optimism.

Republic Services is your low-risk, best value partner

- Reliable – 99.9% pickup rate
- Safer – 38% fewer incidents than industry average
- Named to the Dow Jones Sustainability North America Index
- Named to Barron’s 100 Most Sustainable Companies
- US-based, national Customer Resource Centers

Best Value

The Republic Services team is passionate about our role as responsible stewards of our planet. We believe in a cleaner, safer and healthier world where people thrive – not just for today, but for generations to come.

A Commitment to Excellence

We know that by offering differentiated products, services and experiences designed to meet our customers’ wants and needs, we drive customer loyalty and increase willingness to pay. We continue to invest in and enhance our customer-facing technology. We also use our RISE platform for our dispatch operations. This technology equips our dispatchers with real-time routing information and enhanced data visualization tools. This platform has significantly increased connectivity with our customers – which also further empowers our employees, improves productivity and transforms our overall operations.

We know our customers care about recycling, and they have demonstrated a willingness to pay for it. We continue to make progress working with our municipal partners in transforming recycling into a more durable, economically sustainable business model.

Figure 1. Your Low-Risk, Best Value Partner. Republic Services is proud to lead the industry in many key factors that make us your preferred partner for municipal recycling and waste services.

Strengths of our Company	Benefits to Municipality
99.9% On-time reliability rate	Happy community; fewer calls to city hall
38% safer than industry average	Fewer incidents; safer community streets for children at play
Simple solutions for your community waste and recycling needs	Easy access to solutions for the growing number of waste streams
Recognized on Dow Jones Sustainability Index for North America	Peace of mind that you have a global leader in sustainable initiatives as your partner
Most advanced, integrated Customer Resource Centers in the industry	Longer customer service hours, with hundreds of trained agents networked together nationwide
Robust community education and outreach	Communities educated on recycling produce less contamination and greater diversion

Recycling is essential to our sustainability platform, and we continue to invest in the business for the long term.

Sustainability in Action™ is our promise that lets customers know they can always rely on us to handle their recycling and waste needs in a responsible way.

There is an energy of excellence at Republic Services, and it is surging through everything we do.

We begin by actively listening to our customers. We mine these conversations for insights into customer wants and needs. Those insights lead to innovation. Our innovation brings about simple solutions for our customers. We configure products and services to the individual customer at the right price.

Our strategy for growth is articulated through four main themes:

Proactive Service

We know reliability is important to you. We offer predictable and dependable services, first-call resolution and a single point of contact.

Proven Commitment

Our reputation is built on our experience and credibility translated into action. We're devoted to our customers and providing you the dependable service you deserve.

Real Sustainability

Republic Services is recognized by third-party organizations for sustainability. We have the expertise to ensure your waste disposal is responsible and sustainable.

Relentless Optimism

Your community is a vital part of our economy. Our extensive network and resources allow us to say yes to varying municipal needs with customized solutions.

We strive to make our process an effortless and enjoyable experience for customers. We enable customers to interact with us on their terms: online, in-person or by phone.

Figure 2. Sustainability platform is based on four elements: safety, talent, climate leadership and communities.



From operations to talent to technology, we are focused on not just meeting the needs of our millions of customers but exceeding them.

Low-cost providers in the industry sacrifice one or more of these elements, translating to risk to your municipality. Republic Services is your best-value partner, through our proven and demonstrated balance of these factors, while serving more than 2,400 communities today.

Local Leadership with National Support

Our local team is vital to the successful delivery of this contract and its daily operations. This team's unique combination of experience ensures quality service for the duration of the contract. Our local and area management teams have extensive industry experience operating and managing solid waste companies and have longevity in the region. Because of this, we are proactive in anticipating customers' needs and adjusting to changes in the markets. We also seek to implement the best practices of our various business units throughout our operations to continue improving our operations and service to our customers.

While our local business operation is fully empowered and accountable for delivering on our commitments, they are also backed by the support and breadth of our area and corporate leadership teams, capable of amassing expertise and support to assist or respond to any challenge. An example of this benefit to you is the response capabilities during times of crisis, such as COVID-19 and natural disasters. In times of challenges like this, our area and corporate teams activate to ensure our people are safe and our assets are operational, so we can return to normal operations quickly. This is a considerable benefit and risk mitigation to Manistee Township that many other providers in the industry are unable to stand behind.

Sustainability

The breadth and scope of our sustainability platform is earning noteworthy recognition. From products that create solutions for our customers to an industry-leading safety program, and a fleet that reduces its carbon impact to landfills that generate renewable energy, we are **Sustainability in Action™**. Sustainability contributes to a cleaner world, while also providing opportunities to improve brand awareness, increase customer loyalty,

Figure 3. Recognition supports our approach. Engaged employees and leadership make Republic Services an employer of choice.



grow our business, motivate our employees and differentiate Republic Services from our competitors.

We are guardians of our environment and have a big responsibility to it.

We lead by example, working diligently to by decreasing our vehicle emissions, creating innovative landfill technologies, generating and using renewable energy, and cultivating community engagement and employee growth opportunities. We are privileged to serve millions of customers across North America. Republic Services' multifaceted sustainability platform revolves around four elements: Safety, Talent, Climate Leadership and Communities. These elements are around which we've built our 2030 Sustainability Goals.

Safety

We prioritize safety above all else. When people feel safe, they can fully participate every day in the opportunities that are available to them.

Republic Services has a consistently low occurrence of incidents and accidents and is known for our strict focus on safety and corresponding best in industry, multi-faceted, and well-organized safety program. Republic Services' has a 38% lower than the average industry incident rate based on OSHA recordable data.

Employees, the public, and rate payers all benefit from Republic Services' dedication to safety. We have been, and will continue to strive to be, the safest waste services company in America.

Talent

Engaged employees are the greatest indicator of our success. We provide ongoing job training, growth and development opportunities for our employees at every level. We are invested in them and continue to look for meaningful ways to demonstrate our appreciation for the hard work and dedication they show every day. Our active inclusion and diversity efforts work to ensure everyone can bring their best selves to work each day.

Republic Services' Manistee office is staffed with a committed team of 63 professionals who take personal responsibility for serving customers with care. Republic Services is also an industry leader providing the strength of our national network, decades of experience, diversified capabilities and expertise serving clients of all sizes.

Climate Leadership

In 2017, Republic Services announced its Sustainability Platform and from it our 2030 Sustainability Goals were born. These ambitious goals help us strive to do best by our environment, keep us accountable to responsible disposal and help us benchmark our successes.

Communities

We are dedicated to being a good neighbor in the communities in which we live and work. This includes investing back into our communities through customer engagement, philanthropic giving, volunteerism, environmentally responsible infrastructure, and operating in our markets at the highest standards.

Republic Services' community engagement plan is based on the needs of the community-based organizations and civic and business entities of Manistee Township. Republic Services has a track record of giving to and spending in Manistee Township.

Our 2030 Sustainability Goals



SAFETY

Safety Amplified ›

0 Zero employee fatalities

Incident Reduction ›

<2.0 Reduce our OSHA Total Recordable Incident Rate (TRIR) to 2.0 or less by 2030



TALENT

Engaged Workforce ›

88%

Achieve and maintain employee engagement scores at or above 88% by 2030



COMMUNITIES

Charitable Giving ›

20M

Positively impact 20 million people by 2030



CLIMATE LEADERSHIP

Science Based Target ›

35%

Reduce absolute Scope 1 and 2 greenhouse gas emissions 35% by 2030 (2017 baseline year)

★ APPROVED BY SBTi¹ ★

Circular Economy ›

40%

Increase recovery and circularity of key materials by 40% on a combined basis by 2030 (2017 baseline year)

Renewable Energy ›

50%

Increase beneficial reuse of biogas by 50% by 2030 (2017 baseline year)

1. SBTi is a collaboration between CDP, the United Nations Global Compact (UNGC), World Resources Institute (WRI) and the World Wide Fund for Nature (WWF)

June 1, 2023

To: Jimmy Newkirk, Scottville City Manager

From: Susan Wenzlick, Senior Brownfield Consultant, Fishbeck

Subject: Dollar General Brownfield Plan

Project

Dollar General developer Midwest V, based in Grand Haven, approached the Scottville Brownfield Redevelopment Authority (BRA) with a request to approve brownfield tax increment financing to help pay for building demolition and environmental costs at the former car dealership on the northeast corner of the South Main Street and East 2nd Avenue intersection. The existing Dollar General store near the project site will be closed and replaced with a 12,500 square foot “fresh market” store that also sells fresh produce, meat, dairy, and other groceries. Midwest V and Dollar General will invest \$2 million in the new store. The old store is leased, so the owner will make the vacant store available for another tenant or sell it to a new owner.

The project site can't be developed until the blighted building is removed. The soil is contaminated and whatever is removed for the new building foundation will need to be taken to a Type II landfill for disposal. These extra costs associated with redevelopment of brownfield sites can be reimbursed to the developer to make the costs of redeveloping a brownfield site roughly equal to developing a clean or vacant property. The method for reimbursing the developer is called brownfield tax increment financing, or TIF.

The developer proposes to demolish the old car dealership in July, and begin construction of the new store immediately after that. The store would be open before the end of the year.

What is Tax Increment Financing?

TIF reimburses the developer for their eligible development costs from their own property taxes. For example, the current property owner pays \$3,000 a year in property taxes. When the property is redeveloped, the new Dollar General property owner will pay \$34,000 a year in taxes, an increase of \$31,000. The \$31,000 difference is the tax increment. The city will keep the \$3,000 a year they previously collected, and pay the developer \$31,000 a year until their eligible costs – in this case, demolition and environmental costs – are repaid. The city then collects and keeps the full \$34,000 in property taxes. The city does not lose any money; the increased tax revenues are just delayed a few years.

What is a Brownfield Plan?

When a developer needs help financing a project with extraordinary brownfield costs, they make that request through a brownfield plan. The plan describes the project and estimates both the eligible costs and the length of time for reimbursement, and requests approval from a local brownfield redevelopment authority for those costs. For this project, the developer expects to have about \$486,000 in eligible demolition and environmental costs. That amount will be repaid at the rate of about \$31,000 a year for up to 22 years, using TIF. Actual costs may be lower, which would reduce the brownfield plan's duration. If actual costs are higher, those could be paid by the developer, or the developer could return to the BRA and request an amendment and more money for reimbursement. The Scottville BRA reviewed and approved the proposed Dollar General Brownfield Plan at its May 25, 2023 meeting.

Impact on the City of Scottville

Under the brownfield plan approved by the Scottville BRA, the city will continue to collect the property taxes paid by the current owner (known as the baseline taxes) in the amount of about \$3,000 a year. The plan anticipates that the property taxes will increase to about \$34,000 a year when the Dollar General is completed. The city will continue to collect and keep the baseline taxes, and the projected increment of \$31,000 a year will reimburse the developer for their actual costs for a duration of up to 22 years.

Some of the developer's eligible costs are also being reimbursed with state tax revenues, which reduces the number of years for reimbursement to the developer.

Approving the brownfield plan will not result in less money than the city currently collects in taxes. The brownfield plan will not affect local schools. Other local taxing jurisdictions, such as the county, library, police, public transit, and community college, will likewise continue to receive the same amount of income they receive now from taxes on this site. When the developer's eligible costs are reimbursed (or in 22 years), their revenues will increase.

The plan (and state law) also allow the BRA to collect state taxes for a period of time to create a local brownfield revolving fund. This is a fund the BRA maintains and can make grants or loans for other brownfield projects. The Scottville BRA's local brownfield revolving fund should collect about \$52,000 by 2032, most of which will be state taxes.

Process

After the Scottville BRA's approval, notice letters were sent to the local taxing jurisdictions to give them an opportunity to comment on the brownfield plan. A notice was also published on the city's website and in the local paper to inform the public. On June 12, the city will hold a public hearing when residents have an opportunity to comment on the proposed plan. After the public hearing, the Scottville City Council may approve the brownfield plan, ask for more information, or not approve the plan. If the plan is approved, the developer can begin to incur eligible activities costs immediately.

As always, please contact me at 231-394-1657 or swenzlick@fishbeck.com if you have any questions.

Sincerely,



Susan Wenzlick
Senior Brownfield Specialist

CITY OF SCOTTVILLE, MICHIGAN

**RESOLUTION APPROVING OF A BROWNFIELD PLAN
BY THE CITY OF SCOTTVILLE
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED
Resolution 23-11**

At a regular meeting of the City Commission of the City of Scottville, Mason County, Michigan, held in the City of Scottville City Hall located at 105 Main Street, Scottville, Michigan, on the 12th day of June 2023 at 6:00pm.

WHEREAS, the City of Scottville City Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority of City of Scottville (the "Authority") and have designated that all related activities shall proceed through the Authority; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, adopted and recommended for approval by the City of Scottville City Commissioners, the Brownfield Plan (the "Plan") attached hereto, to be carried out within the City of Scottville, relating to the redevelopment project of a new Dollar General fresh market style store, totaling approximately 2.2 acres in size, and located at 209 South Main Street in the City of Scottville, Mason County, Michigan (the "Site"), as more particularly described and shown in Figures 1 and 2 contained within the attached Plan; and

WHEREAS, the City of Scottville City Commissioners reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Sections 3(4) and 14(5) of the Act; and

WHEREAS, the City of Scottville City Commissioners have noticed and held a public hearing in accordance with Section 14 (1, 2, 3, 4 and 5) of the Act, and

WHEREAS, the City of Scottville has passed a resolution supporting adoption of the Plan;

WHEREAS, the City of Scottville City Commissioners have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and

5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan, and upon consideration of the views and recommendations of the Taxing Jurisdictions, the City of Scottville City Commissioners concur with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the City of Scottville City Commissioners, by the Act, the Plan is hereby supported in the form attached to this Resolution.
2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

The above resolution was moved for adoption by Commissioner _____ and seconded by Commissioner _____.

The motion for adoption received the following vote:

YES:

NO:

ABSENT:

ABSTAIN:

I certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Scottville at its 1546th Regular Meeting held on Monday June 12th, 2023.

RESOLUTION DECLARED ADOPTED.

I, the undersigned, the fully qualified Clerk of City of Scottville, Mason County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted the City of Scottville City Commissioners at a regular meeting held on the 12th day of June 2023, the original of which resolution is on file in my office.

Kelse Lester, City of Scottville Clerk

The following notice is required by MCL Section 211.24e which provides:

- 1) The body of the notice must be set in 12 point type or larger.
- 2) The headline "Notice of Public Hearing on Increasing Property Taxes" must be set in 18 point type or larger.
- 3) The notice cannot be smaller than 8 column inches by 4 horizontal inches.
- 4) The notice cannot be placed in the portion of the newspaper reserved for legal notices or classified advertising.

Notice of Public Hearing on Increasing Property Taxes

The City Commission of the City of Scottville
name of governing body name of taxing unit
 will hold a public hearing on a proposed increase of 1.2654 mills in the operating tax
 millage rate to be levied on property in 2023

The hearing will be held on June, 12th at 6pm
day date time a.m./p.m.
 at Scottville City Hall, 105 N. Main St
place address

The date and location of the meeting to take action on the proposed additional millage will be announced at this public meeting.

If adopted, the proposed additional millage will increase operating revenues from ad valorem property taxes 6.88% over such revenues generated by levies permitted

without holding a hearing. If the proposed additional millage rate is not approved, the operating revenue will increase by 0.76% over the preceding year's operating revenue.

The taxing unit publishing this notice, and identified below, has complete authority to establish the number of mills to be levied from within its authorized millage rate.

This notice is published by:

City of Scottville
name of taxing unit

105 N Main St
street address

Scottville, MI 49454
city, state, zip

231-757-4729
phone

COUNTY Mason
 UNIT: Scottville City
 YEAR: 2023

Unit Total TV 2022 22,873,212
Unit Total TV 2023 24,633,166

HEADLEE & MCL 211.34ROLLBACK COMPUTATIONS

SOURCE AND PURPOSE OF OPERATING ONLY MILLAGE	PRIOR YEAR'S PERM REDUCED or REDUCED NEWLY VOTED MILLAGE see MCL 211.34d(9)	CURRENT MILLAGE REDUCTION FRACTION	CURRENT PERM. REDUCED MILLAGE *	TRUTH IN ASSESSING or TRUTH IN EQUALIZATION FRACTION	CURRENT MAXIMUM ALLOWABLE MILLAGE RATE
Post debt & specials to L-4029.	Last year's L-4029 col. (7)	L-4029 col. (6)	L-4029 col. (7)	L-4029 col. (8)	L-4029 col. (9)
CHARTER OPERATING	<u>16.8422</u>	X <u>1.0000</u>	= 16.8422	X <u>1.0000</u>	= <u>16.8422</u>
Was the above millage approved since this May 31? Y = YES					
Refuse	<u>2.8068</u>	X <u>1.0000</u>	= 2.8068	X <u>1.0000</u>	= <u>2.8068</u>
Was the above millage approved since this May 31? Y = YES					
		X <u>1.0000</u>	= 0.0000	X <u>1.0000</u>	= <u>0.0000</u>
Was the above millage approved since this May 31? Y = YES					
		X <u>1.0000</u>	= 0.0000	X <u>1.0000</u>	= <u>0.0000</u>
Was the above millage approved since this May 31? Y = YES					
		X <u>1.0000</u>	= 0.0000	X <u>1.0000</u>	= <u>0.0000</u>
was the above millage approved since this may 31? Y = YES					
		X <u>1.0000</u>	= 0.0000	X <u>1.0000</u>	= <u>0.0000</u>
Was the above millage approved since this May 31? Y = YES					
Total of newly voted & last year's perm reduced millage.	<u>19.6490</u>		<u>19.6490</u>		<u>19.6490</u>
			2023 MAXIMUM ALLOWABLE OPERATING MILLAGE UNDER HEADLEE & MCL 211.34 =		<u>19.6490</u>

NOTE: The only way to levy more than your maximum millage due to the Headlee rollback is to have voters approve additional millage.

TRUTH IN TAXATION COMPUTATIONS

2023 BASE TAX RATE FRACTION:	(from L-4034)	<u>0.9356</u>	(1)
2022 OPERATING MILLAGE RATE:	(actually levied)	<u>19.6490</u>	(2)
2023 BASE TAX RATE:	(w/out hearing)	<u>18.3836</u>	(1) x (2) = (3)
2023 MAX. ALLOWABLE OPERATING MILLAGE RATE:		<u>19.6490</u>	(from above) = (4)
MINUS 2023 BASE TAX RATE:	(B.T.R.)	<u>18.3836</u>	(3) = (5)
MILLAGE INCREASE:	(with a hearing)	<u>1.2654</u>	(4) - (5) = (6) or
If you plan to levy more than the B.T.R. but less than the Max. Allowable, enter the amount here.			(7) - (5) = (6)

MILLAGE INCREASE 1.2654
 2023 BASE TAX RATE 18.3836 = 6.88%
 MILLAGE INCREASE FROM HEARING*

2023 TV x .001 x MILLAGE INCREASE = \$ 31,171
 REVENUE INCREASE FROM HEARING

(2023 TV x 2023 BASE RATE) -1 452,846
 (2022 TV x 2022 ACTUAL OPER RATE) = 449,436 = 0.76%
 2023 REVENUE INCREASE WITHOUT HEARING

*Must be published in notice of public hearing on increasing property taxes. Your current year's millage cannot exceed your maximum under Truth in Taxation unless authorized by the governing body at the hearing. Your current year's millage cannot exceed your Headlee maximum without a millage election.

Scottville City
TRUTH IN TAXATION REVENUE GAIN CALCULATION

PURPOSE AND SOURCE OF MILLAGE		HEADLEE MAXIMUM AMOUNT	MILLAGE GAIN WITH TRUTH IN TAXATION		UNIT'S TAXABLE VALUE		TRUTH IN TAXATION REVENUE GAINED
<u>CHARTER</u>	<u>OPERATING</u>	<u>16.8422</u>	<u>1.0846</u>	x	24,633,166	=	<u>\$ 26,717</u>
-	<u>Refuse</u>	<u>2.8068</u>	<u>0.1808</u>	x	24,633,166	=	<u>\$ 4,454</u>
-	-	<u>0.0000</u>	<u>0.0000</u>	x	-	=	<u>\$ -</u>
-	-	<u>0.0000</u>	<u>0.0000</u>	x	-	=	<u>\$ -</u>
-	-	<u>0.0000</u>	<u>0.0000</u>	x	-	=	<u>\$ -</u>
-	-	<u>0.0000</u>	<u>0.0000</u>	x	-	=	<u>\$ -</u>
		<u>19.6490</u>	<u>1.2654</u>				<u>\$ 31,171</u>
			BALANCES				BALANCES
			1.2654				\$ 31,171

MAXIMUM ALLOWABLE MILLAGES WITHOUT TRUTH IN TAXATION HEARING

PURPOSE AND SOURCE OF MILLAGE		HEADLEE MAXIMUM AMOUNT	MULTIPLIER WITHOUT TR. IN TAX.		MAXIMUM MILLAGE WITHOUT TR. IN TAX.		MAXIMUM REVENUE WITHOUT TR. IN TAX.
<u>CHARTER</u>	<u>OPERATING</u>	<u>16.8422</u>	x 0.9355998 =		<u>15.7576</u>		<u>\$ 388,160</u>
-	<u>Refuse</u>	<u>2.8068</u>	x 0.9355998 =		<u>2.626</u>		<u>\$ 64,687</u>
-	-	<u>0.0000</u>	x 0.9355998 =		<u>0</u>		<u>\$ -</u>
-	-	<u>0.0000</u>	x 0.9355998 =		<u>0</u>		<u>\$ -</u>
-	-	<u>0.0000</u>	x 0.9355998 =		<u>0</u>		<u>\$ -</u>
-	-	<u>0.0000</u>	x 0.9355998 =		<u>0</u>		<u>\$ -</u>
<u>TOTALS</u>		<u>19.6490</u>			<u>18.3836</u>		<u>\$ 452,846</u>
					BALANCES		BALANCES
					18.3836		452,846

2023 TAX RATE REQUEST
MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

County	Mason	Taxable Value	24,633,166
Local Government Unit	Scottville City		

You must complete this form for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec. 211.119. The following tax rates have been authorized for levy on the 2023 tax roll.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Source	Purpose of Millage	Date of Election	Millage Authorized by Election, Charter, etc.	2022 Millage Rate Permanently Reduced by MCL 211.34d	2023 Current Year Millage Reduction Fraction	2023 Millage Rate Permanently Reduced by MCL 211.34d	Sec. 211.34 Millage Rollback Fraction	Maximum Allowable Millage Rate*	Millage Requested to be Levied July 1	Millage Requested to be Levied Dec. 1	Expiration Date of Millage Authorized
CHARTER	OPERATING	Charter	20.0000	16.8422	1.0000	16.8422	1.0000	16.8422			unlimited
	Refuse	N/A	3.0000	2.8068	1.0000	2.8068	1.0000	2.8068			N/A

Total Mills _____

Prepared by	Title	Date
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As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary, to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34, and for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, MCL 380.1211(3).

<input type="checkbox"/> Clerk	Signature	Type Name	Date
<input type="checkbox"/> Secretary			
<input type="checkbox"/> Chairperson	Signature	Type Name	Date
<input type="checkbox"/> Mayor/Supervisor			

*Under Truth In Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. A public hearing and determination is required for an operating levy which is larger than the base tax rate but not larger than the rate in column 9.