



**Village of Cass City  
Special Meeting**

**AGENDA**

Wednesday, September 12, 2018

7:30 p.m.

- Call to Order
- Roll Call
- Public Hearing – Commercial Redevelopment District
- Budget and Finance Committee
  - Approve a Resolution Establishing a Commercial Redevelopment District
- Public Hearing – Commercial Facilities Exemption Certificate
- Budget and Finance Committee
  - Approve a Resolution Approving a Commercial Facilities Exemption Certificate
- Public Services Committee
  - Award 2018 Sidewalk Project
- Citizen Comments
- Adjournment



*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)



**TO:** Village President and Council  
**FROM:** Deboria L. Powell, Village Manager  
**DATE:** September 12, 2018  
**SUBJECT:** Establishing Commercial Redevelopment District

The Commercial Redevelopment Act, PA 255 of 1978, as amended, provides a tax incentive to commercial business enterprises to enable renovation and expansion of aging facilities and assist in the building of new facilities. A Commercial Redevelopment District (CRD) must be created prior to initiating a project. The CRD can be established at the request of the local governmental unit, or the property owner.

Once a CRD is established, property owners may request a Commercial Facilities Exemption Certificate. A Commercial Facilities Exemption Certificate entitles the facility to exemption from ad valorem real property taxes for a term of 1 – 12 years as determined by the local governmental unit. Applications are filed, reviewed, and approved by the local governmental unit. The State Tax Commission (STC) receives a copy of the certificate after issuance by the local governmental unit.

A public hearing is required to establish a Commercial Redevelopment District. A CRD must first be established before approval of a Commercial Facilities Exemption Certificate may be approved.

**Motion:** Approve the Resolution to Establish a Commercial Redevelopment District for property located at 6233 Church Street, Cass City, Michigan.

**RESOLUTION TO ESTABLISH A COMMERCIAL REDEVELOPMENT DISTRICT**

Minutes of a \_\_\_\_\_ meeting of the Village Council of the Village of Cass City, held on \_\_\_\_\_, at \_\_\_\_\_ in \_\_\_\_\_ at \_\_\_\_\_.

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_.

**Resolution Establishing a Commercial Redevelopment District for Ben's Supercenter Marlette LLC.**

WHEREAS, pursuant to PA 255 of 1978, the Village Council has the authority to establish "Commercial Redevelopment Districts" within the Village of Cass City at request of a commercial business enterprise or on it's own initiative; and

WHEREAS, Ben's Supercenter Marlette LLC has filed a written request with the clerk of the Village of Cass City requesting the establishment of the Commercial Redevelopment District for an area in the vicinity of 6233 Church Street located in the Village of Cass City hereinafter described; and

WHEREAS, the Village Council of the Village of Cass City determined that the district meets the requirements set forth in section 5 of PA 255 of 1978; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district as required by section 5(3) of PA 255 of 1978; and

WHEREAS, on September 12, 2018 a public hearing was held and all residents and taxpayers of the Village of Cass City were afforded an opportunity to be heard thereon; and

WHEREAS, the Village Council deems it to be in the public interest of the Village of Cass City to establish the Commercial Redevelopment District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Cass City that the following described parcel(s) of land situated in the Village of Cass City, County of Tuscola, and State of Michigan, to wit:

**Parcel 1: ELK-28-8E SEC 28 T14N R11E COM AT A PT THAT IS N 01 DEG 51' 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.**

be and here is established as a Commercial Redevelopment District pursuant to the provisions of PA 255 of 1978 to be known as Ben's Supercenter Commercial Redevelopment District No. 1.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Village Council of the Village of Cass City, County of Tuscola, Michigan at a \_\_\_\_\_ meeting held on \_\_\_\_\_.

\_\_\_\_\_  
Clerk



*Moving Forward Working Together*

## **PUBLIC NOTICE OF HEARING**

Public Hearing on the Approval of a  
**Commercial Facilities Exemption Certificate**  
in the Village of Cass City

Notice is hereby given on  
**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

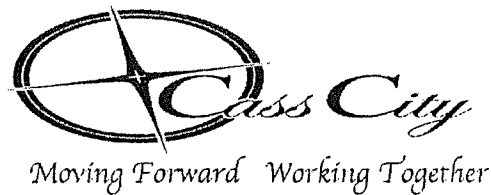
The owners of all real property within the Commercial Redevelopment District, together with any other residents or taxpayers of the Village of Cass City, shall have the right to appear and be heard.

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)



**TO:** Village President and Council  
**FROM:** Deboria L. Powell, Village Manager  
**DATE:** September 12, 2018  
**SUBJECT:** Commercial Facilities Exemption Certificate - Ben's Supercenter

The Commercial Redevelopment Act, PA 255 of 1978, as amended, provides a tax incentive to commercial business enterprises to enable renovation and expansion of aging facilities and assist in the building of new facilities.

Once a Commercial Redevelopment District is established, property owners may request a Commercial Facilities Exemption Certificate. A Commercial Facilities Exemption Certificate entitles the facility to exemption from ad valorem real property taxes for the new investment for a term of 1 – 12 years as determined by the local governmental unit. A public hearing is required. Applications are filed, reviewed, and approved by the local governmental unit. The State Tax Commission receives a copy of the certificate after issuance by the local governmental unit.

Ben's Supercenter Marlette LLC has submitted an application for a Commercial Facilities Exemption Certificate for a period of twelve years. The estimated cost of rehabilitation of the facility at 6233 Church Street is listed at \$1,910,000. Ben's Supercenter proposes to bring a grocery store to the Village of Cass City. They expect to hire around 30 workers during the construction process. When the grocery store is opened, they anticipate employing approximately 75 full and part-time employees.

By having a grocery store in the Village of Cass City, it will make the community more attractive to homebuyers as well as investors. It will assist in attracting a skilled and talented work force of professionals, entrepreneurs, and laborers. It will provide fresh fruit and meat to the local community. It will also benefit other businesses by keeping and directing traffic through the village.

**Motion: Approve the Resolution to Approve a Commercial Facilities Exemption Certificate Application PA 255 of 1978 as amended, from Ben's Supercenter Marlette LLC, for property located at 6233 Church Street, Cass City, Michigan.**

RESOLUTION TO APPROVE A COMMERCIAL FACILITIES EXEMPTION  
CERTIFICATE APPLICATION PA 255 OF 1978 AS AMENDED

Minutes of a \_\_\_\_\_ meeting of the Village Council of the Village of Cass City,  
held on \_\_\_\_\_, at \_\_\_\_\_ in \_\_\_\_\_ at \_\_\_\_\_.

PRESENT:

ABSENT:

The following preamble and resolution were offered by \_\_\_\_\_, and  
supported by \_\_\_\_\_.

**Resolution Approving Commercial Facilities Exemption Certificate Application for  
Ben's Supercenter Marlette LLC Located at 6233 Church St, Cass City, MI 48726.**

WHEREAS, the Village of Cass City legally established the Ben's Supercenter  
Commercial Redevelopment District, District No. 1, on September 12, 2018 after a public  
hearing held on September 12, 2018; and

WHEREAS, the state equalized value of the property proposed to be exempt plus the  
aggregate state equalized value of property exempt under certificates previously granted  
and currently in force under Public Act 255 of 1978 and under Public Act 198 of 1974  
(IFT's) exceeds 5% of the total state equalized value of the Village of Cass City; and

WHEREAS, the Village of Cass City made a separate finding that exceeding 5% of the  
total state equalized value shall not have the effect of substantially impeding the  
operation of the local government unit or impairing the financial soundness of any  
affected taxing unit; and

WHEREAS, the application was approved at a public hearing as provided by section 6(2)  
of Public Act 255 of 1978 on September 12, 2018; and

WHEREAS, the application was approved for \_\_\_\_\_ years; and

WHEREAS, Ben's Supercenter Marlette LLC is not delinquent in any taxes related to the  
facility; and

WHEREAS, the application is for commercial property as defined in section 3(3) of  
Public Act 255 of 1978; and

WHEREAS, the applicant, Ben's Supercenter Marlette LLC, has provided answers to all  
required questions under Section 6(1) of PA 255 of 1978 to the Village of Cass City; and

WHEREAS, the Village of Cass City requires that the construction, restoration or  
replacement of the facility shall be completed by \_\_\_\_\_; and



WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur more than 45 days prior to the filing of the application for exemption; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and

WHEREAS, the application relates to a construction, restoration or replacement program which when completed constitutes a new, replacement or restored facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and

WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity and create employment in which the facility is situated; and

WHEREAS, the restoration includes improvements aggregating 10% or more of the true cash value of the property at commencement of the restoration as provided by section 4(6) of Public Act 255 of 1978.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Cass City.

Be and hereby is granted a Commercial Facilities Exemption for the real property, excluding land, located in Commercial Redevelopment District, Ben's Supercenter, District No. 1 At 6233 Church Street for a period of \_\_\_\_ years, beginning December 31, 2018, and ending December 30, \_\_\_\_\_, not to exceed 12 years, pursuant to the provisions of PA 255 of 1978, as amended.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Village Council of the Village of Cass City, County of Tuscola, Michigan at a \_\_\_\_\_ meeting held on \_\_\_\_\_.

---

Clerk


<b>STATE USE ONLY</b>		
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).

<b>PART 1: OWNER / APPLICANT INFORMATION</b> (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) <table style="width: 100%; margin-top: 5px;"> <tr> <td><input checked="" type="checkbox"/> Increase Commercial Activity</td> <td><input type="checkbox"/> Retain Employment</td> <td><input type="checkbox"/> Revitalize Urban Areas</td> </tr> <tr> <td><input checked="" type="checkbox"/> Create Employment</td> <td><input type="checkbox"/> Prevent Loss of Employment</td> <td><input type="checkbox"/> Increase Number of Residents in Facility's Community</td> </tr> </table>				<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		
<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.											
<b>PART 2: APPLICATION DOCUMENTS</b>											
Prepare and attach the following items: <table style="width: 100%; margin-top: 5px;"> <tr> <td><input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)</td> <td><input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility</td> </tr> <tr> <td><input checked="" type="checkbox"/> General description of the facility's proposed use</td> <td><input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction</td> </tr> <tr> <td><input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken</td> <td><input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption</td> </tr> <tr> <td><input checked="" type="checkbox"/> Legal description of the facility</td> <td></td> </tr> </table>				<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	
<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											
<b>PART 3: APPLICANT CERTIFICATION</b>											
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>								
<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>											
<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>											
Signature of Authorized Company Officer (no authorized agents) 		Title <b>Member</b>	Date <b>08/28/2018</b>								

<b>PART 4: LGU ASSESSOR CERTIFICATION</b>			
Provide the Taxable Value and State Equalized Value of the Commercial Property.			
	<b>Taxable Value (excluding land)</b>	<b>State Equalized Value (SEV) (excluding land)</b>	
<b>Building</b>	181,860		
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 (Land 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.			
<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.			
Name of Assessor (first and last name) David McArthur		Telephone Number 989-553-2789	
Fax Number		E-mail Address davemac88@live.com	
Mailing Address 3350 Robinson Rd		City Snover	State 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
<b>PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)</b>			
Action Taken By LGU:			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (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/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions).

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

multiple crews at the same time with each crew working on a different specific area. Not only does this allow more work to be done at once and in a shorter amount of time but it also spreads the economic benefit to more individual workers. We expect to use around 30 construction workers during the construction process. Upon completion of the work and once the store is operating we will employ approximately 75 individuals at this location including full-time and part-time employees. Having a grocery store in town again should make the community more attractive to potential homebuyers as well. Additionally, if residents don't have to leave town to do their grocery shopping other local businesses should also benefit by keeping the traffic in town.

Exhibit A

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

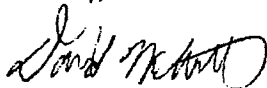
August 22, 2018

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,

A handwritten signature in black ink, appearing to read "David McArthur", written in a cursive style.

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 12 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 degrees 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 degrees 48 minutes 00 seconds East 297.00 feet; thence South 88 degrees 15 minutes 30 seconds East, 18.00 feet; thence South 01 degrees 48 minutes 00 seconds West 159.00 feet; thence South 88 degrees 15 minutes 30 seconds East 114.00 feet; thence South 01 degrees 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 degrees 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 degrees 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 degrees 48 minutes 00 seconds East 159.00 feet; thence South 88 degrees 15 minutes 30 seconds East 114.00 feet; thence South 01 degrees 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 59 of Plats, Tuscola County Records; thence North 01 degrees 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 degrees 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 degrees 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 59 of Plats, Tuscola County Records; thence North 01 degrees 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 degrees 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 degrees 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, 330.03 feet to the point of beginning.

Tax ID # 035-28-000-1800-01

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 (Lozier 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	<u>1,908,870.67</u>



**VILLAGE OF CASS CITY**  
**DEPARTMENT OF PUBLIC WORKS**  
**6737 CHURCH ST**  
**P.O. BOX 123**  
**CASS CITY, MI 48726**

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**TO:** Village Manager and Village Council  
**FROM:** Dennis McCabe  
**DATE:** 9/11/2018  
**RE:** 2018 Sidewalk replacement

The Village of Cass City is trying to resurrect the sidewalk program that has been absent in the past years. The Village had budgeted \$5,000 for sidewalk replacement for 2018. On 8/14/2018 sidewalk was replaced on Maple Street for a cost of \$2508 to the Village. That leaves \$2492 left in the budget for more sidewalks. This amount is not near enough to get a significant amount of sidewalk replaced. The sidewalk replacement will be throughout the village, meaning there will be a lot of moving by the cement contractor. We are trying to replace the sidewalks Gary had on his list of years past. The panels to be removed are 4 X 4 panels and 4" thick.

We solicited quotes from three cement contractors in the area. The contractor will be responsible for removing the old sidewalk panels and leveling, pouring of the new sidewalk. Sidewalk panels that are damaged from tree roots will be removed by the Village and roots dug out by Village DPW as well. The DPW will landscape and plant the grass around the new sidewalk panels. The cement contractors are as follows:

<b>Schulz Masonry/Construction:</b>	<b>\$8165.00</b>
<b>Alexander Concrete:</b>	<b>\$4536.00</b>
<b>Bucholz Excavating:</b>	<b>\$7800.00</b>

It is recommended the job be awarded to Alexander Concrete with the low quote of \$4536

**MOTION 1: To approve moving funds from Fund Balance #203-000-390 into Contractual Services/Sidewalks #203-470-800 in the amount of \$2,500.**

**MOTION 2: To approve the quote from Alexander Concrete of \$4536 to remove old sidewalk and replace the sidewalk with new cement.**