

MANISTEE CITY COUNCIL

MEETING AGENDA

WEDNESDAY, AUGUST 3, 2016 – 7:00 P.M. – COUNCIL CHAMBERS

I. Call to Order.

a.) PLEDGE OF ALLEGIANCE.

b.) ROLL CALL.

II. Public Hearings.

III. Citizen Comments on Agenda Related Items.

IV. Consent Agenda. All agenda items marked with an asterisk (*) are on the consent agenda and considered by the City Manager to be routine matters. Prior to approval of the Consent Agenda, any member of Council may have an item from the Consent Agenda removed and taken up during the regular portion of the meeting. Consent agenda items include:

V. Approval of Minutes.

VI. a.) Cash Balances.

b.) Revenue and Expenses

c.) Quarterly Investment Update.

IX. b.) Notification Regarding Next Work Session.

c.) Consideration of DAV Forget-Me-Not Fundraiser.

d.) Consideration of United Way Chili Cook-off Event Request.

At this time Council could take action to approve the Consent Agenda as presented.

***V. Approval of Minutes.** Approval of the minutes of the July 19, 2016 regular meeting as attached.

VI. Financial Report.

- *a.) CASH BALANCES.
- *b.) REVENUE AND EXPENSES.
- *c.) QUARTERLY INVESTMENT UPDATE.

VII. Unfinished Business.

VIII. New Business.

- a.) CONSIDERATION OF THE PURCHASE OF A 2017 POLICE UTILITY INTERCEPTOR.

Gordo Ford has a demo model Police Utility Interceptor for sale at \$39,995. This vehicle comes pre-equipped with lights, sirens, and a cage; among other options. Gordo Ford is a State contract holder and is offering the vehicle at the State price. The light package and cage package would typically have to be completed after the purchase of a car. This vehicle is included in the 2016-2017 Motor Pool budget.

At this time Council could take action to authorize the purchase of a 2017 Police Utility Interceptor from Gordo Ford in the amount of \$39,995; and further authorize the Finance Director to finance this purchase through the Motor Pool Fund.

- b.) CONSIDERATION OF ADOPTING A RESOLUTION APPROVING AN AMENDED BROWNFIELD PLAN FOR MANISTEE LAKE CONDOMINIUMS – JOSLIN COVE.

On July 12, 2016, City Council was given a presentation by the Manistee County Brownfield Redevelopment Authority on an amended brownfield plan for the Joslin Cove condominium project. The Manistee County BRA approved the plan earlier that day. The Brownfield Redevelopment Financing Act requires that brownfield plans obtain approval from the municipality in which they are located.

At this time Council could take action to adopt a resolution approving an amended brownfield plan for Manistee Lake Condominiums – Joslin Cove.

- c.) CONSIDERATION OF A DEVELOPMENT AND REIMBURSEMENT AGREEMENT BETWEEN MANISTEE LAKES, LLC, THE MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY AND THE CITY OF MANISTEE FOR THE MANISTEE LAKE CONDOMINIUMS – JOSLIN COVE PROJECT.

On July 12, 2016, City Council was given a presentation by the Manistee County Brownfield Redevelopment Authority on an amended brownfield plan for the Joslin Cove condominium project. The Manistee County BRA approved the plan earlier that day, and the City Council considered the amended brownfield plan earlier tonight. The development and reimbursement agreement spells out the conditions and requirements of the parties as it relates to constructing the development and applying for and receiving reimbursement. The City Attorney has reviewed and approved the agreement.

At this time Council could take action to approve a development and reimbursement agreement between Manistee Lake, LLC, the Manistee County Brownfield Redevelopment Authority, and the City of Manistee for the Manistee Lake Condominiums – Joslin Cove project.

IX. Notices, Communications, Announcements.

- a.) A REPORT FROM THE MUSEUM / HISTORIC DISTRICT COMMISSION.

A regular part of each Council meeting is a report from a cooperating agency, organization or department.

At this time Mr. Mark Fedder will report on the activities of the Museum and Historic District Commission and respond to any questions the Council may have regarding their activities. No action is required on this item.

- *b.) NOTIFICATION REGARDING NEXT WORK SESSION.

A Council work session has been scheduled for Tuesday, August 9, 2016 at 7 p.m. Presentation on MERS by Tony Radjenovich and Ed Bradford, a discussion on Fireworks Ordinance, and such business as may come before the Council. No action is required on this item.

- *c.) CONSIDERATION OF DAV FORGET-ME-NOT FUNDRAISER.

The Manistee Salt City Chapter 43 of the Disabled American Veterans (DAV) has requested authorization to conduct their annual Forget-Me-Not fundraiser for local projects. Dates requested are August 12, 13, and 14, 2016 in the City of Manistee.

At this time Council could take action to authorize the annual DAV Forget-Me-Not fundraiser on August 12, 13 and 14, 2016; subject to the appropriate department approvals.

*d.) CONSIDERATION OF UNITED WAY CHILI COOKOFF EVENT REQUEST.

The Manistee County United Way will be hosting their annual Chili Cook-off fundraiser in conjunction with Hops and Props and have requested the use of City picnic tables (12) and trash cans (6). The event will be held at the Senior Center on Saturday, September 17, 2016.

At this time Council could take action to approve a request from the Manistee County United Way for the use of City picnic tables and trash cans for their annual Chili Cook-off fundraiser on September 17, 2016; subject to the appropriate department approvals.

X. Concerns and Comments.

a.) CITIZEN COMMENT. This is an opportunity for citizens to comment on municipal services, activities or areas of City involvement. Citizens in attendance shall be recognized by the Mayor for comments (limited to five minutes). Letters submitted to Council will not be publicly read.

b.) OFFICIALS AND STAFF.

c.) COUNCILMEMBERS.

XI. Adjourn.

TNT:cl

COUNCIL AGENDA ATTACHMENTS:

1. Council Meeting Minutes – July 19, 2016
2. Cash Balances Report
3. Revenue and Expenses
4. Quarterly Investment Update
5. Police Vehicle Purchase
6. Amended BRA Plan for Joslin Cove
7. Development & Reimbursement Agreement for Joslin Cove
8. DAV Fundraiser Request
9. United Way Event Request

PROCEEDINGS OF THE MANISTEE CITY COUNCIL – July 19, 2016

A regular meeting of the Manistee City Council was called to order by her honor, Mayor Colleen Kenny on Tuesday, July 19, 2016 at 7:00 p.m. in the City Hall Council Chambers, 70 Maple Street, followed by the Pledge of Allegiance.

PRESENT: Colleen Kenny, Lynda Beaton, Roger Zielinski, Robert Goodspeed, James Smith, and Mark Wittlieff

ABSENT: Eric Gustad (resigned)

ALSO PRESENT: City Manager – Thad Taylor, City Attorney – George Saylor, City Clerk – Michelle Wright, DPW Director – Jeff Mikula, Public Safety Director – Dave Bachman, City Engineer – Shawn Middleton / Spicer Group

CITIZEN COMMENTS ON AGENDA RELATED ITEMS.

None received.

CONSENT AGENDA.

- Minutes
 - July 5, 2016 - Regular Meeting
 - July 12, 2016 - Work Session

- Financial Reports
 - Payroll
 - June 6-19, 2016 - \$ 119,324.88
 - June 20-July 3, 2016 - \$ 146,360.10
 - July 4-17, 2016 - \$ 126,754.29
 - Invoices
 - June 10, 2016 - \$ 170,181.33
 - June 24, 2016 - \$ 490,713.69
 - June 30, 2016 - \$ 49,289.89

- Notification Regarding Next Work Session – August 9, 2016
Presentation on MERS by Tony Radjenovich, a discussion on Fireworks Ordinance, and such business as may come before the Council.

- Consideration of Annual Hops & Props Event.
The Hops and Props Committee is requesting permission to use River Street, Marina property, etc. to hold the annual Hops and Props event on Friday and Saturday, September 16 & 17, 2016. This request includes street closures (River & Water Streets), City fencing/barricades, trash cans, picnic tables, and event signage. Set up will begin on Friday, with the main event held on Saturday.

MOTION by Zielinski, second by Goodspeed to approve the Consent Agenda as presented.

With a roll call vote this motion passed unanimously.

AYES: Kenny, Beaton, Zielinski, Goodspeed, Smith, and Wittlieff

NAYS: None

CONSIDERATION OF AN INVASIVE PLANT CONTROL AGREEMENT.

The Northwest Michigan Invasive Species Network has received grant funding through the Michigan Invasive Species grant program and the U.S. Forest Service to manage large “source populations” of invasive species. One of the group’s goals is to manage the population of invasive Phragmites on Manistee Lake and Japanese Knotweed on Veterans Oak Grove Drive.

The agreement would authorize the Grand Traverse Conservation District and its contractors to visit and be on the referenced properties for the purpose of removing and/or chemically treating invasive plants. The City Attorney has reviewed and approved the agreement under consideration.

MOTION by Zielinski, second by Wittlieff to enter into an agreement with the Grand Traverse Conservation District for invasive plant control around Manistee Lake and on Veterans Oak Grove Drive in the City of Manistee. A presentation was given by representatives of the organization. Discussion followed.

With a roll call vote this motion passed unanimously.

AYES: Kenny, Beaton, Zielinski, Goodspeed, Smith, and Wittlieff

NAYS: None

A REPORT FROM PARKS COMMISSION AND THE UTILITIES DEPARTMENT.

Mr. Ed Tegler reported on the activities of the Parks Commission and responded to questions the Council had regarding their activities.

Mr. Jeff Mikula and Staff reported on the activities of the Utilities Department and responded to questions the Council had regarding their activities.

CITIZEN COMMENT.

Comments received by:

- Gary Patulski – 159 Quincy Street / phone numbers on Facebook pages and ability to delete comments; Joslin Cove not on this agenda; overflow #18 discussed in the water and sewer presentation.
- Jen Teller – 712 Harbor Drive / requested tree on City property to be trimmed.

OFFICIALS AND STAFF.

Mikula gave an update on the shade structures at Fifth Avenue beach; phragmites at Man Made Lake were treated last year, money in current budget to re-treat them as needed.

COUNCILMEMBERS.

Beaton asked if there were any concerns regarding Bradford running for Onekama Township treasurer.

Zielinski asked for an update on Filer and Manistee Township agreements.

Smith thanked Dept. of Public Safety for defusing the situation on Eighth Street today.

Wittlieff commented on Mayor Pro Tem Gustad's resignation and thanked him for his service; stated the downtown is very viable, busy early in the morning and late at night; asked if there has been a decision received on Twelfth Street.

Kenny stated that Gustad sold his home and has moved outside of the City, he has enjoyed working with the City and will continue to be involved when he can. It was asked if a new mayor pro tem would be elected and if a new councilmember should be appointed.

ADJOURN.

MOTION to adjourn was made by Zielinski, second by Goodspeed. Meeting adjourned at 8:30 p.m.

Michelle Wright MMC / CPFA, MiCPT
City Clerk/Chief Deputy Treasurer

CASH TRANSACTIONS REPORT

DRAFT

MONTH: JUNE
City of Manistee

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Account Number	Beginning Balance	Debit	Credit	Ending Balance
Fund: 101 - GENERAL FUND				
Dept: 000				
001.000 Cash	278,497.66	923,672.59	494,487.57	707,682.68
001.002 Cash - Escrow	97,703.54	27,052.40	197.51	124,558.43
004.000 Cash - Petty	800.00	0.00	0.00	800.00
017.000 MBIA Mi Class Inv	46,282.18	20.49	0.00	46,302.67
Total Dept: 000	423,283.38	950,745.48	494,685.08	879,343.78
Fund: 101	423,283.38	950,745.48	494,685.08	879,343.78
Fund: 202 - MAJOR STREET FUND				
Dept: 000				
001.000 Cash	347,227.71	33,830.78	41,000.89	340,057.60
Total Dept: 000	347,227.71	33,830.78	41,000.89	340,057.60
Fund: 202	347,227.71	33,830.78	41,000.89	340,057.60
Fund: 203 - LOCAL STREET FUND				
Dept: 000				
001.000 Cash	68,879.45	11,744.74	23,179.15	57,445.04
Total Dept: 000	68,879.45	11,744.74	23,179.15	57,445.04
Fund: 203	68,879.45	11,744.74	23,179.15	57,445.04
Fund: 204 - STREET IMPROVEMENT FUND				
Dept: 000				
001.000 Cash	25,387.06	7,351.69	1,923.50	30,815.25
Total Dept: 000	25,387.06	7,351.69	1,923.50	30,815.25
Fund: 204	25,387.06	7,351.69	1,923.50	30,815.25
Fund: 226 - CITY REFUSE FUND				
Dept: 000				
001.000 Cash	27,021.38	131,995.74	111,504.22	47,512.90
Total Dept: 000	27,021.38	131,995.74	111,504.22	47,512.90
Fund: 226	27,021.38	131,995.74	111,504.22	47,512.90
Fund: 243 - BROWNFIELD REDEVELOPMENT AUTHO				
Dept: 000				
001.000 Cash	10,025.14	9,140.09	39.95	19,125.28
Total Dept: 000	10,025.14	9,140.09	39.95	19,125.28
Fund: 243	10,025.14	9,140.09	39.95	19,125.28
Fund: 245 - OIL & GAS FUND				
Dept: 000				
001.000 Cash	73,810.85	73.84	0.00	73,884.69
001.020 Money Market	184,864.44	0.00	0.00	184,864.44
Total Dept: 000	258,675.29	73.84	0.00	258,749.13
Fund: 245	258,675.29	73.84	0.00	258,749.13
Fund: 275 - GRANT MANAGEMENT FUND				
Dept: 000				
001.000 Cash	11,473.98	48,000.00	48,000.00	11,473.98
Total Dept: 000	11,473.98	48,000.00	48,000.00	11,473.98
Fund: 275	11,473.98	48,000.00	48,000.00	11,473.98
Fund: 290 - PEG COMMISSION				

CASH TRANSACTIONS REPORT

DRAFT

MONTH: JUNE
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Account Number	Beginning Balance	Debit	Credit	Ending Balance
Dept: 000				
001.000 Cash	6,647.24	0.00	3,284.53	3,362.71
Total Dept: 000	6,647.24	0.00	3,284.53	3,362.71
Fund: 290	6,647.24	0.00	3,284.53	3,362.71
Fund: 296 - RAMSDELL THEATRE				
Dept: 000				
001.000 Cash	82,442.61	9,530.41	12,022.98	79,950.04
001.002 Cash - Escrow	4,880.00	0.00	450.00	4,430.00
004.000 Cash - Petty	200.00	0.00	0.00	200.00
Total Dept: 000	87,522.61	9,530.41	12,472.98	84,580.04
Fund: 296	87,522.61	9,530.41	12,472.98	84,580.04
Fund: 297 - FRIENDS OF THE RAMSDELL				
Dept: 000				
001.000 Cash	12,452.01	620.00	0.00	13,072.01
Total Dept: 000	12,452.01	620.00	0.00	13,072.01
Fund: 297	12,452.01	620.00	0.00	13,072.01
Fund: 430 - CAPITAL IMPROVEMENT FUND				
Dept: 000				
001.000 Cash	45,173.02	10,000.00	30,000.00	25,173.02
Total Dept: 000	45,173.02	10,000.00	30,000.00	25,173.02
Fund: 430	45,173.02	10,000.00	30,000.00	25,173.02
Fund: 490 - RENAISSANCE PARK				
Dept: 000				
001.000 Cash	2,973.03	0.00	1,871.96	1,101.07
Total Dept: 000	2,973.03	0.00	1,871.96	1,101.07
Fund: 490	2,973.03	0.00	1,871.96	1,101.07
Fund: 508 - BOAT RAMP FUND				
Dept: 000				
001.000 Cash	25,436.70	5,379.00	2,961.43	27,854.27
004.000 Cash - Petty	1,000.00	0.00	0.00	1,000.00
Total Dept: 000	26,436.70	5,379.00	2,961.43	28,854.27
Fund: 508	26,436.70	5,379.00	2,961.43	28,854.27
Fund: 573 - WATER & SEWER UTILITY				
Dept: 000				
001.000 Cash	745,946.00	589,622.82	757,011.04	578,557.78
001.002 Cash - Escrow	53,800.00	1,500.00	4,000.00	51,300.00
004.000 Cash - Petty	300.00	0.00	0.00	300.00
017.000 MBIA Mi Class Inv	490,681.65	217.31	0.00	490,898.96
017.001 MBIA MI Class - 2015 W&S RvBd	2,160,947.84	915.50	203,115.00	1,958,748.34
Total Dept: 000	3,451,675.49	592,255.63	964,126.04	3,079,805.08
Fund: 573	3,451,675.49	592,255.63	964,126.04	3,079,805.08
Fund: 594 - MARINA FUND				
Dept: 000				
001.000 Cash	4,459.54	57,309.40	52,499.37	9,269.57
001.002 Cash - Escrow	1,200.00	300.00	900.00	600.00
004.000 Cash - Petty	300.00	0.00	0.00	300.00

CASH TRANSACTIONS REPORT

DRAFT

MONTH: JUNE
City of Manistee

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Account Number	Beginning Balance	Debit	Credit	Ending Balance
Total Dept: 000	5,959.54	57,609.40	53,399.37	10,169.57
Fund: 594	<hr/> 5,959.54	<hr/> 57,609.40	<hr/> 53,399.37	<hr/> 10,169.57
Fund: 661 - MOTOR POOL FUND				
Dept: 000				
001.000 Cash	550,378.09	125,038.87	0.00	675,416.96
Total Dept: 000	550,378.09	125,038.87	0.00	675,416.96
Fund: 661	<hr/> 550,378.09	<hr/> 125,038.87	<hr/> 0.00	<hr/> 675,416.96
Fund: 704 - PAYROLL CLEARING FUND				
Dept: 000				
001.000 Cash	42,713.65	521,925.33	516,437.65	48,201.33
Total Dept: 000	42,713.65	521,925.33	516,437.65	48,201.33
Fund: 704	<hr/> 42,713.65	<hr/> 521,925.33	<hr/> 516,437.65	<hr/> 48,201.33
Fund: 705 - DELINQUENT TAX COLLECTION				
Dept: 000				
001.000 Cash	3,444.34	63.93	3,508.23	0.04
Total Dept: 000	3,444.34	63.93	3,508.23	0.04
Fund: 705	<hr/> 3,444.34	<hr/> 63.93	<hr/> 3,508.23	<hr/> 0.04
Grand Totals:	<hr/> 5,407,349.11	<hr/> 2,515,304.93	<hr/> 2,308,394.98	<hr/> 5,614,259.06

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Revenues							
Dept: 000							
402.000 Real & Personal Property Tax	2,927,678.00	2,927,678.00	3,017,103.86	0.00	0.00	-89,425.86	103.1
411.000 Delinq Real Property Tax	220,080.00	220,080.00	178,551.56	173,953.50	0.00	41,528.44	81.1
420.000 Delinq Personal Property Tax	16,498.00	16,498.00	8,641.23	1,150.14	0.00	7,856.77	52.4
445.000 Tax Penalties & Interest	32,592.00	32,592.00	18,554.32	0.06	0.00	14,037.68	56.9
447.000 Tax Administration Fee	94,928.00	94,928.00	88,045.05	0.00	0.00	6,882.95	92.7
450.000 Business Registration	1,500.00	1,500.00	1,125.00	225.00	0.00	375.00	75.0
485.000 Permits	8,500.00	8,500.00	5,720.00	455.00	0.00	2,780.00	67.3
490.000 Franchise Fees	108,000.00	108,000.00	56,462.53	0.00	0.00	51,537.47	52.3
539.000 State Grant Revenue	8,500.00	8,500.00	1,086.72	0.00	0.00	7,413.28	12.8
539.002 Crim Just Training Grant	2,300.00	2,300.00	2,543.95	0.00	0.00	-243.95	110.6
573.000 Local Comm Stabilizaton Share	0.00	0.00	392.93	0.00	0.00	-392.93	0.0
574.000 State Share Liquor Tax	8,500.00	8,500.00	8,462.85	0.00	0.00	37.15	99.6
575.000 State Shared Revenue	495,400.00	495,400.00	385,633.00	75,089.00	0.00	109,767.00	77.8
575.001 State CVTRS	160,500.00	160,500.00	137,780.00	27,556.00	0.00	22,720.00	85.8
626.000 Charge for Service	28,000.00	28,000.00	30,769.76	1,050.00	0.00	-2,769.76	109.9
627.000 Charge for Serv - Bldg. Insp.	0.00	0.00	715.00	715.00	0.00	-715.00	0.0
628.000 Charge for Service - Boat Ramp	2,381.00	2,381.00	2,381.00	0.00	0.00	0.00	100.0
629.000 Charge for Serv - Inspections	0.00	0.00	30.00	0.00	0.00	-30.00	0.0
630.000 Charge for Services-Local St.	81,000.00	81,000.00	81,000.00	6,750.00	0.00	0.00	100.0
631.000 Charge for Services-Major St.	206,000.00	206,000.00	206,000.04	17,166.67	0.00	-0.04	100.0
632.000 Charge For Service - Marina	10,573.00	10,573.00	10,573.00	0.00	0.00	0.00	100.0
634.000 Charge for Services - Refuse	85,814.00	85,814.00	85,814.00	21,000.00	0.00	0.00	100.0
635.000 Charge for Service - W&S	320,496.00	320,496.00	320,496.00	26,708.00	0.00	0.00	100.0
636.000 Charge for Service-Transport	235,000.00	235,000.00	264,087.29	26,063.55	0.00	-29,087.29	112.4
639.000 Utility Ownership Fee	170,931.00	170,931.00	170,931.00	14,244.25	0.00	0.00	100.0
640.000 Payment in Lieu of Taxes	162,446.00	162,446.00	147,049.69	0.00	0.00	15,396.31	90.5
642.000 Sales	6,000.00	6,000.00	4,404.07	106.50	0.00	1,595.93	73.4
655.000 Fines & Forfeits	33,000.00	33,000.00	25,437.31	620.42	0.00	7,562.69	77.1
664.000 Interest Income	1,000.00	1,000.00	468.13	22.05	0.00	531.87	46.8
667.000 Rental Income	4,850.00	4,850.00	6,150.00	587.50	0.00	-1,300.00	126.8
668.000 Riverfront Lease Income	21,470.00	21,470.00	21,470.00	0.00	0.00	0.00	100.0
671.000 Other Revenue	500.00	500.00	90.99	90.99	0.00	409.01	18.2
674.000 Contributions/Donations	1,000.00	1,000.00	1,850.00	0.00	0.00	-850.00	185.0
676.000 Reimbursement	164,150.00	164,150.00	165,815.62	99.08	0.00	-1,665.62	101.0
687.000 Refunds	18,000.00	18,000.00	21,188.10	0.00	0.00	-3,188.10	117.7
688.000 Refunds - W.C. Premium	2,000.00	2,000.00	530.00	0.00	0.00	1,470.00	26.5
695.000 Insurance Settlement	0.00	0.00	10,668.64	1,064.32	0.00	-10,668.64	0.0
699.000 Transfers In	429,035.00	429,035.00	429,035.00	0.00	0.00	0.00	100.0
Dept: 000	6,068,622.00	6,068,622.00	5,917,057.64	394,717.03	0.00	151,564.36	97.5
Revenues							
	6,068,622.00	6,068,622.00	5,917,057.64	394,717.03	0.00	151,564.36	97.5
Expenditures							
Dept: 100 GENERAL							
728.000 SUPPLIES - Operating	1,000.00	1,000.00	554.32	0.00	0.00	445.68	55.4
801.000 Professional Services	41,400.00	41,400.00	34,628.67	642.77	0.00	6,771.33	83.6
822.000 Insurance	81,000.00	81,000.00	79,108.41	-6,569.17	0.00	1,891.59	97.7
855.000 Utilities - Cell Phones	16,500.00	16,500.00	17,929.55	969.60	0.00	-1,429.55	108.7
859.000 Utilities - Data/Internet	2,000.00	2,000.00	2,110.99	193.74	0.00	-110.99	105.5
901.000 Postage	26,000.00	26,000.00	27,972.15	2,221.07	0.00	-1,972.15	107.6
925.001 Electric - Street Lights	110,000.00	110,000.00	107,829.24	8,096.39	0.00	2,170.76	98.0
940.000 Rent	1,800.00	1,800.00	1,616.59	0.00	0.00	183.41	89.8
959.000 Bad Debt	500.00	500.00	0.00	0.00	0.00	500.00	0.0
960.000 Bank Charges	8,000.00	8,000.00	9,396.33	581.66	0.00	-1,396.33	117.5
964.000 Refunds	1,000.00	1,000.00	7,314.47	0.00	0.00	-6,314.47	731.4
989.000 Computer Hardware & Software	10,000.00	10,000.00	9,598.25	402.28	0.00	401.75	96.0
999.000 Transfers Out	160,000.00	160,000.00	165,616.00	0.00	0.00	-5,616.00	103.5
GENERAL	459,200.00	459,200.00	463,674.97	6,538.34	0.00	-4,474.97	101.0
Dept: 101 LEGISLATIVE							

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 101 LEGISLATIVE							
702.000 Salaries	27,052.00	27,052.00	27,052.20	2,254.35	0.00	-0.20	100.0
712.001 Costs - Social Security	1,677.00	1,677.00	1,677.00	139.75	0.00	0.00	100.0
712.002 Costs - Medicare	392.00	392.00	392.51	32.71	0.00	-0.51	100.1
712.009 Costs - Workers Compensation	80.00	80.00	67.13	5.18	0.00	12.87	83.9
728.000 SUPPLIES - Operating	6,600.00	28,600.00	25,906.96	-4,481.00	0.00	2,693.04	90.6
860.000 Travel & Training	6,500.00	6,500.00	2,062.31	0.00	0.00	4,437.69	31.7
LEGISLATIVE	42,301.00	64,301.00	57,158.11	-2,049.01	0.00	7,142.89	88.9
Dept: 172 MANAGER							
702.000 Salaries	142,625.00	142,625.00	126,156.62	11,046.64	0.00	16,468.38	88.5
708.000 Holiday/Vacation/Sick Sellback	0.00	0.00	2,559.31	0.00	0.00	-2,559.31	0.0
712.001 Costs - Social Security	9,649.00	9,649.00	8,659.09	707.84	0.00	989.91	89.7
712.002 Costs - Medicare	2,257.00	2,257.00	2,032.44	165.54	0.00	224.56	90.1
712.004 Costs - ICMA Contribution	0.00	0.00	3,919.75	0.00	0.00	-3,919.75	0.0
712.005 Costs - MERS Contribution	13,007.00	13,007.00	9,304.91	1,043.94	0.00	3,702.09	71.5
712.006 Costs - In Lieu of BC/BS	0.00	0.00	2,203.50	339.00	0.00	-2,203.50	0.0
712.007 Costs - SUTA	274.00	274.00	521.54	0.00	0.00	-247.54	190.3
712.009 Costs - Workers Compensation	613.00	613.00	598.14	47.50	0.00	14.86	97.6
712.010 Costs - Blue Cross Insurance	21,589.00	21,589.00	10,386.62	823.32	0.00	11,202.38	48.1
712.011 Costs - Life Insurance	635.00	635.00	885.25	53.55	0.00	-250.25	139.4
712.013 Costs - HSA Contribution	6,000.00	6,000.00	3,000.00	0.00	0.00	3,000.00	50.0
712.014 Costs - Dental Insurance	1,619.00	1,619.00	1,222.84	116.46	0.00	396.16	75.5
712.015 Costs - Vision / Ancillary	708.00	708.00	401.20	32.45	0.00	306.80	56.7
728.000 SUPPLIES - Operating	2,650.00	2,650.00	1,045.16	171.47	0.00	1,604.84	39.4
735.000 Periodicals & Publications	150.00	150.00	151.80	0.00	0.00	-1.80	101.2
801.000 Professional Services	500.00	500.00	4,503.92	0.00	0.00	-4,003.92	900.8
831.000 Contractual Repairs & Maint.	1,130.00	1,130.00	1,301.80	0.00	0.00	-171.80	115.2
860.000 Travel & Training	3,350.00	3,350.00	1,673.72	208.07	0.00	1,676.28	50.0
865.000 Vehicle Allowance	0.00	0.00	2,400.00	400.00	0.00	-2,400.00	0.0
870.000 Memberships & Dues	1,294.00	1,294.00	1,136.00	0.00	0.00	158.00	87.8
957.000 Motor Pool	9,270.00	9,270.00	9,270.00	772.50	0.00	0.00	100.0
985.000 Lease Purchase	2,220.00	2,220.00	2,224.94	184.95	0.00	-4.94	100.2
MANAGER	219,540.00	219,540.00	195,558.55	16,113.23	0.00	23,981.45	89.1
Dept: 215 CLERK							
702.000 Salaries	117,047.00	117,047.00	114,232.97	9,002.72	0.00	2,814.03	97.6
704.000 Overtime	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
706.000 Part-Time	11,200.00	11,200.00	3,675.25	0.00	0.00	7,524.75	32.8
712.001 Costs - Social Security	8,712.00	8,712.00	7,405.22	564.46	0.00	1,306.78	85.0
712.002 Costs - Medicare	2,037.00	2,037.00	1,737.53	132.01	0.00	299.47	85.3
712.005 Costs - MERS Contribution	10,766.00	10,766.00	10,674.03	821.04	0.00	91.97	99.1
712.007 Costs - SUTA	274.00	274.00	475.18	0.00	0.00	-201.18	173.4
712.009 Costs - Workers Compensation	556.00	556.00	540.41	38.72	0.00	15.59	97.2
712.010 Costs - Blue Cross Insurance	9,548.00	9,548.00	10,386.62	823.32	0.00	-838.62	108.8
712.011 Costs - Life Insurance	522.00	522.00	562.95	43.79	0.00	-40.95	107.8
712.013 Costs - HSA Contribution	3,000.00	3,000.00	3,000.00	0.00	0.00	0.00	100.0
712.014 Costs - Dental Insurance	720.00	720.00	756.99	58.23	0.00	-36.99	105.1
712.015 Costs - Vision / Ancillary	354.00	354.00	383.50	29.50	0.00	-29.50	108.3
728.000 SUPPLIES - Operating	3,000.00	3,000.00	3,345.71	575.91	0.00	-345.71	111.5
735.000 Periodicals & Publications	155.00	155.00	151.80	0.00	0.00	3.20	97.9
740.000 Election Expense	7,805.00	7,805.00	4,590.59	-193.41	0.00	3,214.41	58.8
801.000 Professional Services	2,500.00	2,500.00	558.00	0.00	0.00	1,942.00	22.3
831.000 Contractual Repairs & Maint.	7,700.00	7,700.00	6,833.10	-5,692.50	0.00	866.90	88.7
860.000 Travel & Training	6,000.00	6,000.00	5,495.05	789.10	0.00	504.95	91.6
870.000 Memberships & Dues	570.00	570.00	775.00	95.00	0.00	-205.00	136.0
900.000 Printing & Publishing	5,110.00	5,110.00	4,799.89	1,846.27	0.00	310.11	93.9
985.000 Lease Purchase	3,000.00	3,000.00	2,982.24	745.56	0.00	17.76	99.4
CLERK	201,576.00	201,576.00	183,362.03	9,679.72	0.00	18,213.97	91.0
Dept: 253 FINANCE / TREASURER							

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City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 253 FINANCE / TREASURER							
702.000 Salaries	149,360.00	149,360.00	144,707.16	12,222.94	0.00	4,652.84	96.9
704.000 Overtime	1,000.00	1,000.00	24.89	0.00	0.00	975.11	2.5
712.001 Costs - Social Security	9,715.00	9,715.00	9,538.87	763.66	0.00	176.13	98.2
712.002 Costs - Medicare	2,272.00	2,272.00	2,238.40	178.58	0.00	33.60	98.5
712.005 Costs - MERS Contribution	13,133.00	13,133.00	13,465.55	1,114.74	0.00	-332.55	102.5
712.006 Costs - In Lieu of BC/BS	0.00	0.00	3,200.00	400.00	0.00	-3,200.00	0.0
712.007 Costs - SUTA	376.00	376.00	799.16	0.00	0.00	-423.16	212.5
712.009 Costs - Workers Compensation	619.00	619.00	674.33	52.57	0.00	-55.33	108.9
712.010 Costs - Blue Cross Insurance	21,035.00	21,035.00	13,090.27	1,037.40	0.00	7,944.73	62.2
712.011 Costs - Life Insurance	654.00	654.00	700.30	57.02	0.00	-46.30	107.1
712.013 Costs - HSA Contribution	5,250.00	5,250.00	3,000.00	0.00	0.00	2,250.00	57.1
712.014 Costs - Dental Insurance	1,574.00	1,574.00	946.14	72.78	0.00	627.86	60.1
712.015 Costs - Vision / Ancillary	620.00	620.00	383.50	29.50	0.00	236.50	61.9
728.000 SUPPLIES - Operating	3,900.00	3,900.00	4,413.80	0.00	0.00	-513.80	113.2
735.000 Periodicals & Publications	790.00	790.00	723.60	0.00	0.00	66.40	91.6
801.000 Professional Services	24,600.00	24,600.00	25,081.20	0.00	0.00	-481.20	102.0
831.000 Contractual Repairs & Maint.	8,720.00	8,720.00	8,685.79	-7,194.34	0.00	34.21	99.6
860.000 Travel & Training	4,500.00	4,500.00	2,539.98	105.00	0.00	1,960.02	56.4
870.000 Memberships & Dues	605.00	605.00	630.00	0.00	0.00	-25.00	104.1
900.000 Printing & Publishing	650.00	650.00	1,049.33	333.47	0.00	-399.33	161.4
970.000 Capital Outlay - under \$5,000	800.00	800.00	1,870.00	0.00	0.00	-1,070.00	233.8
985.000 Lease Purchase	1,740.00	1,740.00	1,726.56	143.88	0.00	13.44	99.2
FINANCE / TREASURER	251,913.00	251,913.00	239,488.83	9,317.20	0.00	12,424.17	95.1
Dept: 257 ASSESSOR							
702.000 Salaries	40,000.00	40,000.00	0.00	0.00	0.00	40,000.00	0.0
706.000 Part-Time	0.00	0.00	1,829.64	0.00	0.00	-1,829.64	0.0
712.001 Costs - Social Security	2,706.00	2,706.00	130.43	0.00	0.00	2,575.57	4.8
712.002 Costs - Medicare	633.00	633.00	30.49	0.00	0.00	602.51	4.8
712.005 Costs - MERS Contribution	3,648.00	3,648.00	0.00	0.00	0.00	3,648.00	0.0
712.007 Costs - SUTA	137.00	137.00	40.08	0.00	0.00	96.92	29.3
712.009 Costs - Workers Compensation	408.00	408.00	11.93	0.00	0.00	396.07	2.9
712.010 Costs - Blue Cross Insurance	12,041.00	12,041.00	0.00	0.00	0.00	12,041.00	0.0
712.011 Costs - Life Insurance	227.00	227.00	0.00	0.00	0.00	227.00	0.0
712.013 Costs - HSA Contribution	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.0
712.014 Costs - Dental Insurance	900.00	900.00	145.56	0.00	0.00	754.44	16.2
712.015 Costs - Vision / Ancillary	354.00	354.00	177.00	0.00	0.00	177.00	50.0
728.000 SUPPLIES - Operating	2,000.00	2,000.00	212.98	26.99	0.00	1,787.02	10.6
735.000 Periodicals & Publications	1,000.00	1,000.00	-60.39	0.00	0.00	1,060.39	-6.0
801.000 Professional Services	7,000.00	16,000.00	76,794.96	5,928.33	0.00	-60,794.96	480.0
831.000 Contractual Repairs & Maint.	2,475.00	2,475.00	5,285.80	1,558.46	0.00	-2,810.80	213.6
860.000 Travel & Training	1,600.00	1,600.00	0.00	0.00	0.00	1,600.00	0.0
870.000 Memberships & Dues	610.00	610.00	0.00	0.00	0.00	610.00	0.0
874.000 Retire. Costs - Blue Cross	4,500.00	4,500.00	4,159.01	250.00	0.00	340.99	92.4
ASSESSOR	83,239.00	92,239.00	88,757.49	7,763.78	0.00	3,481.51	96.2
Dept: 265 MUNICIPAL BUILDINGS							
728.000 SUPPLIES - Operating	7,500.00	7,500.00	6,286.86	850.04	0.00	1,213.14	83.8
801.000 Professional Services	2,500.00	2,500.00	515.00	190.00	0.00	1,985.00	20.6
831.000 Contractual Repairs & Maint.	12,000.00	14,000.00	16,761.69	708.03	0.00	-2,761.69	119.7
850.000 Phone	12,000.00	21,000.00	20,313.55	822.76	0.00	686.45	96.7
920.000 Gas	6,000.00	6,000.00	4,411.46	252.81	0.00	1,588.54	73.5
920.336 Gas - Fire Dept	4,000.00	4,000.00	3,209.87	118.60	0.00	790.13	80.2
920.441 Gas - DPW	22,000.00	22,000.00	13,988.45	459.84	0.00	8,011.55	63.6
920.446 Gas - Bridge	1,300.00	1,300.00	1,188.19	24.51	0.00	111.81	91.4
922.000 Water	3,000.00	3,000.00	1,891.47	230.10	0.00	1,108.53	63.0
922.336 Water - Fire	1,200.00	1,200.00	1,499.22	176.55	0.00	-299.22	124.9
922.441 Water - DPW	3,000.00	3,000.00	1,959.57	493.89	0.00	1,040.43	65.3
922.446 Water - Bridge	1,100.00	1,100.00	1,085.89	121.29	0.00	14.11	98.7
925.000 Electric	21,500.00	21,500.00	22,346.63	1,877.42	0.00	-846.63	103.9
925.336 Electric - Fire	5,000.00	5,000.00	5,482.58	443.41	0.00	-482.58	109.7

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Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 265 MUNICIPAL BUILDINGS							
925.441 Electric - DPW	13,500.00	13,500.00	13,981.00	773.59	0.00	-481.00	103.6
925.446 Electric - Bridge	4,800.00	4,800.00	3,546.49	0.00	0.00	1,253.51	73.9
930.000 Repairs & Maintenance	8,500.00	8,500.00	16,333.55	0.99	0.00	-7,833.55	192.2
970.000 Capital Outlay - under \$5,000	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.0
MUNICIPAL BUILDINGS	131,900.00	142,900.00	134,801.47	7,543.83	0.00	8,098.53	94.3
Dept: 266 ATTORNEY							
802.000 Attorney	50,000.00	50,000.00	49,296.70	1,624.41	0.00	703.30	98.6
803.000 Attorney - Litigation	30,000.00	73,000.00	68,176.20	5,764.44	0.00	4,823.80	93.4
804.000 Attorney - Labor	0.00	0.00	7,551.00	3,626.00	0.00	-7,551.00	0.0
805.000 Attorney - Tax Appeals	0.00	0.00	1,825.10	209.50	0.00	-1,825.10	0.0
ATTORNEY	80,000.00	123,000.00	126,849.00	11,224.35	0.00	-3,849.00	103.1
Dept: 285 CITY ENGINEER							
801.000 Professional Services	12,000.00	12,000.00	11,000.00	0.00	0.00	1,000.00	91.7
CITY ENGINEER	12,000.00	12,000.00	11,000.00	0.00	0.00	1,000.00	91.7
Dept: 290 BOARDS & COMMISSIONS							
712.001 Costs - Social Security	100.00	100.00	70.68	0.00	0.00	29.32	70.7
712.002 Costs - Medicare	25.00	25.00	16.55	0.00	0.00	8.45	66.2
712.009 Costs - Workers Compensation	5.00	5.00	4.93	0.00	0.00	0.07	98.6
881.000 Board of Review	2,600.00	2,600.00	1,601.10	0.00	0.00	998.90	61.6
883.000 Harbor Commission	250.00	250.00	17.97	0.00	0.00	232.03	7.2
884.000 Historic District Commission	750.00	750.00	736.13	514.87	0.00	13.87	98.2
885.000 Non-Motorized Transportation	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
886.000 Parks Commission	850.00	850.00	324.96	109.98	0.00	525.04	38.2
887.000 Planning Commission	6,000.00	6,000.00	2,840.35	578.36	0.00	3,159.65	47.3
888.000 Tree Commission	350.00	350.00	546.06	349.42	0.00	-196.06	156.0
889.000 Zoning Board of Appeals	1,300.00	1,300.00	653.69	0.00	0.00	646.31	50.3
BOARDS & COMMISSIONS	13,230.00	13,230.00	6,812.42	1,552.63	0.00	6,417.58	51.5
Dept: 301 POLICE							
702.000 Salaries	626,625.00	626,625.00	601,478.42	46,844.69	0.00	25,146.58	96.0
704.000 Overtime	16,500.00	30,500.00	27,541.87	1,592.96	0.00	2,958.13	90.3
706.000 Part-Time	14,196.00	14,196.00	16,820.88	1,325.00	0.00	-2,624.88	118.5
708.000 Holiday/Vacation/Sick Sellback	15,000.00	15,000.00	20,774.19	2,266.68	0.00	-5,774.19	138.5
712.001 Costs - Social Security	1,444.00	1,444.00	1,071.77	82.16	0.00	372.23	74.2
712.002 Costs - Medicare	11,132.00	11,132.00	10,297.17	807.41	0.00	834.83	92.5
712.005 Costs - MERS Contribution	71,270.00	71,270.00	69,436.59	3,153.46	0.00	1,833.41	97.4
712.006 Costs - In Lieu of BC/BS	15,034.00	15,034.00	15,623.78	1,195.90	0.00	-589.78	103.9
712.007 Costs - SUTA	2,131.00	2,131.00	3,342.29	34.98	0.00	-1,211.29	156.8
712.009 Costs - Workers Compensation	16,404.00	16,404.00	17,678.64	1,209.39	0.00	-1,274.64	107.8
712.010 Costs - Blue Cross Insurance	106,278.00	106,278.00	105,040.10	8,457.44	0.00	1,237.90	98.8
712.011 Costs - Life Insurance	2,845.00	2,845.00	3,179.20	247.44	0.00	-334.20	111.7
712.013 Costs - HSA Contribution	27,000.00	27,000.00	25,160.33	0.00	0.00	1,839.67	93.2
712.014 Costs - Dental Insurance	7,946.00	7,946.00	7,654.03	594.37	0.00	291.97	96.3
712.015 Costs - Vision / Ancillary	3,363.00	3,363.00	3,643.26	280.25	0.00	-280.26	108.3
715.000 Uniform & Cleaning Allowance	14,650.00	14,650.00	6,650.71	700.31	0.00	7,999.29	45.4
728.000 SUPPLIES - Operating	12,500.00	12,500.00	16,426.41	6,302.70	0.00	-3,926.41	131.4
735.000 Periodicals & Publications	200.00	200.00	246.00	0.00	0.00	-46.00	123.0
770.000 Vehicle Gas	17,000.00	17,000.00	14,368.07	1,169.95	0.00	2,631.93	84.5
801.000 Professional Services	5,600.00	5,600.00	1,629.00	0.00	0.00	3,971.00	29.1
831.000 Contractual Repairs & Maint.	8,155.00	8,155.00	8,463.38	-1,983.00	0.00	-308.38	103.8
860.000 Travel & Training	7,100.00	7,100.00	8,260.36	-53.97	0.00	-1,160.36	116.3
865.000 Vehicle Allowance	4,800.00	4,800.00	4,800.00	400.00	0.00	0.00	100.0
870.000 Memberships & Dues	500.00	500.00	530.00	0.00	0.00	-30.00	106.0
874.000 Retire. Costs - Blue Cross	0.00	0.00	3,500.00	250.00	0.00	-3,500.00	0.0
900.000 Printing & Publishing	1,100.00	1,100.00	263.32	-121.40	0.00	836.68	23.9
930.000 Repairs & Maintenance	11,000.00	11,000.00	14,687.12	1,664.70	0.00	-3,687.12	133.5
957.000 Motor Pool	31,930.00	31,930.00	31,929.96	2,660.83	0.00	0.04	100.0

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Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 301 POLICE							
970.000 Capital Outlay - under \$5,000	0.00	0.00	1,698.00	0.00	0.00	-1,698.00	0.0
985.000 Lease Purchase	1,800.00	1,800.00	1,415.76	117.98	0.00	384.24	78.7
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POLICE	1,053,503.00	1,067,503.00	1,043,610.61	79,200.23	0.00	23,892.39	97.8
Dept: 336 FIRE							
702.000 Salaries	445,256.00	445,256.00	435,442.63	34,254.38	0.00	9,813.37	97.8
704.000 Overtime	30,000.00	30,000.00	32,830.06	1,475.00	0.00	-2,830.06	109.4
706.000 Part-Time	5,000.00	5,000.00	3,982.50	0.00	0.00	1,017.50	79.7
708.000 Holiday/Vacation/Sick Sellback	27,000.00	27,000.00	22,969.57	1,139.60	0.00	4,030.43	85.1
712.001 Costs - Social Security	310.00	310.00	258.09	0.00	0.00	51.91	83.3
712.002 Costs - Medicare	8,076.00	8,076.00	6,975.51	502.18	0.00	1,100.49	86.4
712.005 Costs - MERS Contribution	100,443.00	100,443.00	101,636.00	7,498.97	0.00	-1,193.00	101.2
712.006 Costs - In Lieu of BC/BS	5,011.00	5,011.00	0.00	0.00	0.00	5,011.00	0.0
712.007 Costs - SUTA	1,608.00	1,608.00	2,085.83	0.00	0.00	-477.83	129.7
712.009 Costs - Workers Compensation	17,825.00	17,825.00	20,019.82	1,355.57	0.00	-2,194.82	112.3
712.010 Costs - Blue Cross Insurance	82,195.00	102,195.00	102,436.19	8,118.97	0.00	-241.19	100.2
712.011 Costs - Life Insurance	1,938.00	1,938.00	2,229.73	171.83	0.00	-291.73	115.1
712.013 Costs - HSA Contribution	21,000.00	21,000.00	23,839.67	0.00	0.00	-2,839.67	113.5
712.014 Costs - Dental Insurance	6,147.00	6,147.00	7,411.43	570.11	0.00	-1,264.43	120.6
712.015 Costs - Vision / Ancillary	2,655.00	2,655.00	3,230.24	250.75	0.00	-575.24	121.7
715.000 Uniform & Cleaning Allowance	6,000.00	6,000.00	3,765.03	0.00	0.00	2,234.97	62.8
716.000 Food Allowance	6,240.00	6,240.00	6,066.66	0.00	0.00	173.34	97.2
728.000 SUPPLIES - Operating	7,700.00	7,700.00	11,978.24	6,012.73	0.00	-4,278.24	155.6
732.000 SUPPLIES - Medical	16,000.00	16,000.00	20,994.42	1,214.18	0.00	-4,994.42	131.2
735.000 Periodicals & Publications	350.00	350.00	0.00	0.00	0.00	350.00	0.0
770.000 Vehicle Gas	8,600.00	8,600.00	6,257.02	478.75	0.00	2,342.98	72.8
790.000 Fire Prevention	2,200.00	2,200.00	1,860.00	0.00	0.00	340.00	84.5
801.000 Professional Services	18,800.00	18,800.00	22,549.03	1,989.98	0.00	-3,749.03	119.9
831.000 Contractual Repairs & Maint.	4,300.00	4,300.00	6,119.55	364.00	0.00	-1,819.55	142.3
860.000 Travel & Training	8,300.00	8,300.00	6,432.71	654.00	0.00	1,867.29	77.5
870.000 Memberships & Dues	400.00	400.00	250.00	0.00	0.00	150.00	62.5
873.000 Education	13,000.00	13,000.00	1,379.50	1,379.50	0.00	11,620.50	10.6
874.000 Retire. Costs - Blue Cross	15,000.00	15,000.00	16,250.00	1,250.00	0.00	-1,250.00	108.3
900.000 Printing & Publishing	500.00	500.00	192.95	90.46	0.00	307.05	38.6
930.000 Repairs & Maintenance	12,100.00	12,100.00	25,690.73	201.39	0.00	-13,590.73	212.3
942.000 Hydrant Rental	21,600.00	21,600.00	21,600.00	0.00	0.00	0.00	100.0
956.000 Mutual Aid	200.00	200.00	0.00	0.00	0.00	200.00	0.0
957.000 Motor Pool	63,860.00	63,860.00	63,860.04	5,321.67	0.00	-0.04	100.0
970.000 Capital Outlay - under \$5,000	7,200.00	7,200.00	8,422.85	0.00	0.00	-1,222.85	117.0
985.000 Lease Purchase	600.00	600.00	471.84	39.32	0.00	128.16	78.6
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FIRE	967,414.00	987,414.00	989,487.84	74,333.34	0.00	-2,073.84	100.2
Dept: 441 PUBLIC WORKS							
702.000 Salaries	563,034.00	563,034.00	512,947.95	41,798.92	0.00	50,086.05	91.1
704.000 Overtime	27,000.00	27,000.00	42,110.31	2,134.84	0.00	-15,110.31	156.0
706.000 Part-Time	29,120.00	29,120.00	30,512.75	5,795.75	0.00	-1,392.75	104.8
708.000 Holiday/Vacation/Sick Sellback	9,000.00	9,000.00	18,097.51	0.00	0.00	-9,097.51	201.1
712.001 Costs - Social Security	40,169.00	40,169.00	37,431.31	3,002.47	0.00	2,737.69	93.2
712.002 Costs - Medicare	9,394.00	9,394.00	8,758.10	702.20	0.00	635.90	93.2
712.004 Costs - ICMA Contribution	2,922.00	2,922.00	2,706.32	195.83	0.00	215.68	92.6
712.005 Costs - MERS Contribution	10,994.00	10,994.00	7,647.01	708.24	0.00	3,346.99	69.6
712.006 Costs - In Lieu of BC/BS	5,011.00	5,011.00	5,352.28	440.68	0.00	-341.28	106.8
712.007 Costs - SUTA	2,198.00	2,198.00	3,486.52	233.82	0.00	-1,288.52	158.6
712.009 Costs - Workers Compensation	37,578.00	37,578.00	42,261.20	3,121.12	0.00	-4,683.20	112.5
712.010 Costs - Blue Cross Insurance	103,520.00	103,520.00	102,631.81	8,145.59	0.00	888.19	99.1
712.011 Costs - Life Insurance	2,270.00	2,270.00	2,183.32	164.12	0.00	86.68	96.2
712.013 Costs - HSA Contribution	28,500.00	28,500.00	23,750.00	0.00	0.00	4,750.00	83.3
712.014 Costs - Dental Insurance	7,766.00	7,766.00	7,423.68	567.69	0.00	342.32	95.6
712.015 Costs - Vision / Ancillary	4,071.00	4,071.00	4,130.00	324.50	0.00	-59.00	101.4
715.000 Uniform & Cleaning Allowance	7,303.00	7,303.00	5,950.92	159.22	0.00	1,352.08	81.5
728.000 SUPPLIES - Operating	13,500.00	13,500.00	18,027.20	2,891.50	0.00	-4,527.20	133.5

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 441 PUBLIC WORKS							
735.000 Periodicals & Publications	250.00	250.00	151.80	0.00	0.00	98.20	60.7
770.000 Vehicle Gas	72,750.00	72,750.00	35,562.36	2,701.86	0.00	37,187.64	48.9
801.000 Professional Services	3,560.00	3,560.00	5,823.85	411.00	0.00	-2,263.85	163.6
831.000 Contractual Repairs & Maint.	10,450.00	10,450.00	12,487.67	878.78	0.00	-2,037.67	119.5
860.000 Travel & Training	5,450.00	5,450.00	2,752.64	0.00	0.00	2,697.36	50.5
870.000 Memberships & Dues	400.00	400.00	488.00	70.00	0.00	-88.00	122.0
874.000 Retire. Costs - Blue Cross	0.00	0.00	3,500.00	500.00	0.00	-3,500.00	0.0
900.000 Printing & Publishing	500.00	500.00	1,279.80	106.90	0.00	-779.80	256.0
930.000 Repairs & Maintenance	78,000.00	78,000.00	92,726.44	9,329.89	0.00	-14,726.44	118.9
955.000 Christmas Decorations	9,300.00	9,300.00	5,606.10	0.00	0.00	3,693.90	60.3
957.000 Motor Pool	74,160.00	74,160.00	74,160.00	6,180.00	0.00	0.00	100.0
985.000 Lease Purchase	1,560.00	1,560.00	1,514.58	125.90	0.00	45.42	97.1
PUBLIC WORKS	1,159,730.00	1,159,730.00	1,111,461.43	90,690.82	0.00	48,268.57	95.8
Dept: 574 DEBT SERVICE							
992.002 Renaissance Park - Principal	5,616.00	5,616.00	0.00	0.00	0.00	5,616.00	0.0
992.006 2010 DDA Refunding - Principal	120,000.00	120,000.00	120,000.00	0.00	0.00	0.00	100.0
992.007 2010 Cap Imp Principal	230,000.00	230,000.00	230,000.00	0.00	0.00	0.00	100.0
992.008 2013 CI Refunding - Principal	165,000.00	165,000.00	165,000.00	0.00	0.00	0.00	100.0
997.006 2010 DDA Refunding - Interest	19,750.00	19,750.00	19,750.00	0.00	0.00	0.00	100.0
997.007 2010 Cap Imp Interest	199,035.00	199,035.00	199,035.00	0.00	0.00	0.00	100.0
997.008 2013 CI Refunding - Interest	40,550.00	40,550.00	40,550.00	0.00	0.00	0.00	100.0
DEBT SERVICE	779,951.00	779,951.00	774,335.00	0.00	0.00	5,616.00	99.3
Dept: 748 COMMUNITY DEVELOPMENT OFFICE							
702.000 Salaries	91,688.00	99,688.00	97,433.00	7,681.16	0.00	2,255.00	97.7
704.000 Overtime	250.00	250.00	549.27	0.00	0.00	-299.27	219.7
712.001 Costs - Social Security	6,263.00	6,263.00	6,151.67	449.26	0.00	111.33	98.2
712.002 Costs - Medicare	1,465.00	1,465.00	1,443.66	105.07	0.00	21.34	98.5
712.005 Costs - MERS Contribution	6,677.00	6,677.00	9,376.44	718.78	0.00	-2,699.44	140.4
712.007 Costs - SUTA	274.00	274.00	475.19	0.00	0.00	-201.19	173.4
712.009 Costs - Workers Compensation	238.00	238.00	2,468.52	176.06	0.00	-2,230.52	1037.2
712.010 Costs - Blue Cross Insurance	21,589.00	21,589.00	23,055.56	1,646.64	0.00	-1,466.56	106.8
712.011 Costs - Life Insurance	227.00	227.00	245.70	18.90	0.00	-18.70	108.2
712.013 Costs - HSA Contribution	6,000.00	6,000.00	6,000.00	0.00	0.00	0.00	100.0
712.014 Costs - Dental Insurance	1,619.00	1,619.00	1,674.03	116.46	0.00	-55.03	103.4
712.015 Costs - Vision / Ancillary	708.00	708.00	767.00	59.00	0.00	-59.00	108.3
728.000 SUPPLIES - Operating	3,650.00	3,650.00	2,593.30	1,316.44	0.00	1,056.70	71.0
735.000 Periodicals & Publications	250.00	250.00	183.80	0.00	0.00	66.20	73.5
831.000 Contractual Repairs & Maint.	2,400.00	2,400.00	1,630.44	-444.67	0.00	769.56	67.9
860.000 Travel & Training	2,300.00	2,300.00	1,751.51	0.00	0.00	548.49	76.2
865.000 Vehicle Allowance	2,400.00	2,400.00	2,400.00	200.00	0.00	0.00	100.0
870.000 Memberships & Dues	400.00	400.00	56.00	0.00	0.00	344.00	14.0
900.000 Printing & Publishing	200.00	200.00	0.00	0.00	0.00	200.00	0.0
COMMUNITY DEVELOPMENT OFFICE	148,598.00	156,598.00	158,255.09	12,043.10	0.00	-1,657.09	101.1
Dept: 751 PARKS & RECREATION							
702.000 Salaries	86,611.00	86,611.00	83,756.04	6,662.41	0.00	2,854.96	96.7
704.000 Overtime	7,960.00	7,960.00	14,252.57	966.03	0.00	-6,292.57	179.1
706.000 Part-Time	47,190.00	47,190.00	47,525.33	9,563.88	0.00	-335.33	100.7
708.000 Holiday/Vacation/Sick Sellback	500.00	500.00	3,839.46	0.00	0.00	-3,339.46	767.9
712.001 Costs - Social Security	8,820.00	8,820.00	9,359.51	1,042.85	0.00	-539.51	106.1
712.002 Costs - Medicare	2,063.00	2,063.00	2,189.06	243.91	0.00	-126.06	106.1
712.007 Costs - SUTA	1,907.00	1,907.00	1,472.06	252.49	0.00	434.94	77.2
712.009 Costs - Workers Compensation	3,998.00	3,998.00	4,916.36	553.94	0.00	-918.36	123.0
712.010 Costs - Blue Cross Insurance	19,096.00	19,096.00	20,617.04	1,860.72	0.00	-1,521.04	108.0
712.011 Costs - Life Insurance	302.00	302.00	324.55	25.20	0.00	-22.55	107.5
712.013 Costs - HSA Contribution	6,000.00	6,000.00	6,000.00	0.00	0.00	0.00	100.0
712.014 Costs - Dental Insurance	1,439.00	1,439.00	1,516.37	131.01	0.00	-77.37	105.4
712.015 Costs - Vision / Ancillary	708.00	708.00	752.25	59.00	0.00	-44.25	106.3

REVENUE/EXPENDITURE REPORT
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City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 101 - GENERAL FUND							
Expenditures							
Dept: 751 PARKS & RECREATION							
715.000 Uniform & Cleaning Allowance	1,031.00	1,031.00	820.02	263.00	0.00	210.98	79.5
728.000 SUPPLIES - Operating	10,800.00	10,800.00	17,775.19	5,038.75	0.00	-6,975.19	164.6
770.000 Vehicle Gas	6,000.00	6,000.00	8,668.20	986.97	0.00	-2,668.20	144.5
801.000 Professional Services	500.00	500.00	0.00	0.00	0.00	500.00	0.0
831.000 Contractual Repairs & Maint.	22,500.00	91,800.00	43,783.44	16,488.27	0.00	48,016.56	47.7
850.000 Phone	0.00	0.00	128.99	128.99	0.00	-128.99	0.0
860.000 Travel & Training	500.00	500.00	694.50	0.00	0.00	-194.50	138.9
870.000 Memberships & Dues	250.00	250.00	0.00	0.00	0.00	250.00	0.0
874.000 Retire. Costs - Blue Cross	0.00	0.00	1,613.01	250.00	0.00	-1,613.01	0.0
900.000 Printing & Publishing	500.00	500.00	796.22	0.00	0.00	-296.22	159.2
920.000 Gas	1,000.00	1,000.00	874.81	53.39	0.00	125.19	87.5
922.000 Water	13,000.00	13,000.00	14,033.52	1,354.64	0.00	-1,033.52	108.0
925.000 Electric	20,000.00	20,000.00	20,932.97	1,794.24	0.00	-932.97	104.7
930.000 Repairs & Maintenance	48,000.00	48,000.00	44,471.49	4,084.89	0.00	3,528.51	92.6
957.000 Motor Pool	37,080.00	37,080.00	37,080.00	3,090.00	0.00	0.00	100.0
970.000 Capital Outlay - under \$5,000	0.00	0.00	3,557.90	1,651.01	0.00	-3,557.90	0.0
PARKS & RECREATION	347,755.00	417,055.00	391,750.86	56,545.59	0.00	25,304.14	93.9
Dept: 801 APPROPRIATIONS							
890.000 Alternatives for Area Youth	13,000.00	13,000.00	13,000.00	0.00	0.00	0.00	100.0
891.001 2-1-1	3,000.00	3,000.00	3,000.00	0.00	0.00	0.00	100.0
892.000 Alliance for Economic Success	46,518.00	46,518.00	46,518.00	0.00	0.00	0.00	100.0
893.000 Junior Baseball	3,500.00	3,500.00	3,500.00	0.00	0.00	0.00	100.0
893.500 MAPS Paine Pool	40,000.00	40,000.00	40,000.00	0.00	0.00	0.00	100.0
894.000 Manistee Recreation Assoc.	28,500.00	28,500.00	28,500.00	0.00	0.00	0.00	100.0
894.500 Manistee Saints	6,000.00	6,000.00	6,000.00	0.00	0.00	0.00	100.0
895.000 Man. Co. Historical Museum	10,500.00	10,500.00	10,500.00	0.00	0.00	0.00	100.0
896.000 PEG Studio	25,500.00	25,500.00	25,500.00	0.00	0.00	0.00	100.0
899.000 Veteran's Memorial Day	1,000.00	1,000.00	1,000.00	0.00	0.00	0.00	100.0
APPROPRIATIONS	177,518.00	177,518.00	177,518.00	0.00	0.00	0.00	100.0
Expenditures	6,129,368.00	6,325,668.00	6,153,881.70	380,497.15	0.00	171,786.30	97.3

REVENUE/EXPENDITURE REPORT
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City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 202 - MAJOR STREET FUND							
Revenues							
Dept: 000							
539.000 State Grant Revenue	5,839.00	5,839.00	37,392.80	0.00	0.00	-31,553.80	640.4
576.000 Act 51 Revenue	385,000.00	385,000.00	348,094.95	33,830.78	0.00	36,905.05	90.4
626.000 Charge for Service	185,000.00	185,000.00	123,090.36	0.00	0.00	61,909.64	66.5
641.000 Snow Removal	0.00	0.00	16,235.85	0.00	0.00	-16,235.85	0.0
664.000 Interest Income	100.00	100.00	302.45	0.00	0.00	-202.45	302.5
676.000 Reimbursement	0.00	0.00	26,825.44	0.00	0.00	-26,825.44	0.0
699.000 Transfers In	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.0
Dept: 000	585,939.00	585,939.00	551,941.85	33,830.78	0.00	33,997.15	94.2
Revenues	585,939.00	585,939.00	551,941.85	33,830.78	0.00	33,997.15	94.2
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	500.00	500.00	262.56	262.56	0.00	237.44	52.5
935.000 Traffic Services	12,000.00	12,000.00	14,391.35	7,638.72	0.00	-2,391.35	119.9
936.000 Preservation Streets	150,000.00	170,500.00	166,382.49	-3,852.48	0.00	4,117.51	97.6
937.000 Routine Maintenance Bridges	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
938.000 Winter Maintenance Streets	177,000.00	177,000.00	154,327.12	37,083.37	0.00	22,672.88	87.2
999.000 Transfers Out	191,369.00	191,369.00	191,387.94	0.00	0.00	-18.94	100.0
Dept: 000	535,869.00	556,369.00	526,751.46	41,132.17	0.00	29,617.54	94.7
Expenditures	535,869.00	556,369.00	526,751.46	41,132.17	0.00	29,617.54	94.7

REVENUE/EXPENDITURE REPORT
 DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 203 - LOCAL STREET FUND							
Revenues							
Dept: 000							
539.000 State Grant Revenue	5,839.00	5,839.00	37,392.79	0.00	0.00	-31,553.79	640.4
576.000 Act 51 Revenue	138,000.00	138,000.00	120,837.65	11,744.74	0.00	17,162.35	87.6
664.000 Interest Income	80.00	80.00	125.57	0.00	0.00	-45.57	157.0
676.000 Reimbursement	140,000.00	140,000.00	0.00	0.00	0.00	140,000.00	0.0
699.000 Transfers In	368,369.00	451,369.00	441,387.94	0.00	0.00	9,981.06	97.8
Dept: 000	652,288.00	735,288.00	599,743.95	11,744.74	0.00	135,544.05	81.6
Revenues	652,288.00	735,288.00	599,743.95	11,744.74	0.00	135,544.05	81.6
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	500.00	500.00	304.80	0.00	0.00	195.20	61.0
935.000 Traffic Services	5,000.00	5,000.00	586.26	49.98	0.00	4,413.74	11.7
936.000 Preservation Streets	482,800.00	522,800.00	470,149.81	13,295.80	0.00	52,650.19	89.9
938.000 Winter Maintenance Streets	77,500.00	77,500.00	52,008.77	9,833.37	0.00	25,491.23	67.1
999.000 Transfers Out	81,369.00	81,369.00	81,387.94	0.00	0.00	-18.94	100.0
Dept: 000	647,169.00	687,169.00	604,437.58	23,179.15	0.00	82,731.42	88.0
Expenditures	647,169.00	687,169.00	604,437.58	23,179.15	0.00	82,731.42	88.0

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 204 - STREET IMPROVEMENT FUND							
Revenues							
Dept: 000							
495.000 ROW Fee	23,500.00	23,500.00	0.00	0.00	0.00	23,500.00	0.0
664.000 Interest Income	360.00	360.00	218.10	0.00	0.00	141.90	60.6
672.000 Special Assessment Revenue	1,500.00	1,500.00	1,471.45	0.00	0.00	28.55	98.1
676.000 Reimbursement	7,143.00	7,143.00	7,143.00	0.00	0.00	0.00	100.0
699.000 Transfers In	83,000.00	83,000.00	0.00	0.00	0.00	83,000.00	0.0
Dept: 000	115,503.00	115,503.00	8,832.55	0.00	0.00	106,670.45	7.6
Revenues	115,503.00	115,503.00	8,832.55	0.00	0.00	106,670.45	7.6
Expenditures							
Dept: 000							
801.000 Professional Services	7,500.00	7,500.00	3,445.45	0.00	0.00	4,054.55	45.9
984.000 Capital Outlay - Trees	5,000.00	5,000.00	11,303.25	1,923.50	0.00	-6,303.25	226.1
999.000 Transfers Out	103,000.00	103,000.00	0.00	0.00	0.00	103,000.00	0.0
Dept: 000	115,500.00	115,500.00	14,748.70	1,923.50	0.00	100,751.30	12.8
Expenditures	115,500.00	115,500.00	14,748.70	1,923.50	0.00	100,751.30	12.8

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 226 - CITY REFUSE FUND							
Revenues							
Dept: 000							
402.000 Real & Personal Property Tax	197,300.00	197,300.00	195,188.81	0.00	0.00	2,111.19	98.9
411.000 Delinq Real Property Tax	10,380.00	10,380.00	11,137.12	11,000.41	0.00	-757.12	107.3
420.000 Delinq Personal Property Tax	200.00	200.00	436.02	35.09	0.00	-236.02	218.0
626.000 Charge for Service	233,200.00	233,200.00	234,676.30	19,674.35	0.00	-1,476.30	100.6
643.000 Yard Bags	12,250.00	12,250.00	9,188.00	704.00	0.00	3,062.00	75.0
644.000 Trash Bags	1,000.00	1,000.00	903.50	30.00	0.00	96.50	90.4
664.000 Interest Income	150.00	150.00	64.56	0.27	0.00	85.44	43.0
671.000 Other Revenue	0.00	0.00	1.00	0.00	0.00	-1.00	0.0
Dept: 000	454,480.00	454,480.00	451,595.31	31,444.12	0.00	2,884.69	99.4
Revenues	454,480.00	454,480.00	451,595.31	31,444.12	0.00	2,884.69	99.4
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	2,500.00	2,500.00	2,547.12	0.00	0.00	-47.12	101.9
755.000 Yard Bags	15,000.00	15,000.00	19,049.16	7,265.16	0.00	-4,049.16	127.0
820.000 Administration	31,814.00	31,814.00	31,814.00	0.00	0.00	0.00	100.0
826.000 Refuse Contract Fees	331,593.00	331,593.00	309,606.75	27,764.85	0.00	21,986.25	93.4
827.000 Municipal Refuse Fees	24,000.00	24,000.00	17,086.19	1,273.78	0.00	6,913.81	71.2
828.000 Trash Haul Contract Fees	26,000.00	26,000.00	30,872.01	8,016.56	0.00	-4,872.01	118.7
829.000 Trash Haul City	18,000.00	18,000.00	18,000.00	18,000.00	0.00	0.00	100.0
829.001 Yard Waste Contract Fees	8,000.00	8,000.00	0.00	0.00	0.00	8,000.00	0.0
829.002 Yard Waste City	36,000.00	36,000.00	36,000.00	3,000.00	0.00	0.00	100.0
925.000 Electric	0.00	0.00	61.37	30.86	0.00	-61.37	0.0
970.000 Capital Outlay - under \$5,000	0.00	7,000.00	16,102.13	3,418.52	0.00	-9,102.13	230.0
Dept: 000	492,907.00	499,907.00	481,138.73	68,769.73	0.00	18,768.27	96.2
Expenditures	492,907.00	499,907.00	481,138.73	68,769.73	0.00	18,768.27	96.2

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 243 - BROWNFIELD REDEVELOPMENT AUTHO							
Revenues							
Dept: 000							
402.000 Real & Personal Property Tax	0.00	0.00	339.26	0.00	0.00	-339.26	0.0
676.000 Reimbursement	0.00	0.00	9,140.09	0.00	0.00	-9,140.09	0.0
Dept: 000	0.00	0.00	9,479.35	0.00	0.00	-9,479.35	0.0
Revenues	0.00	0.00	9,479.35	0.00	0.00	-9,479.35	0.0
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	0.00	0.00	74.65	39.95	0.00	-74.65	0.0
801.000 Professional Services	0.00	0.00	11,189.00	0.00	0.00	-11,189.00	0.0
Dept: 000	0.00	0.00	11,263.65	39.95	0.00	-11,263.65	0.0
Dept: 691 MDEQ Loan							
990.000 American Materials MDEQ Loan	0.00	0.00	9,140.09	0.00	0.00	-9,140.09	0.0
MDEQ Loan	0.00	0.00	9,140.09	0.00	0.00	-9,140.09	0.0
Expenditures	0.00	0.00	20,403.74	39.95	0.00	-20,403.74	0.0

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 245 - OIL & GAS FUND							
Revenues							
Dept: 000							
664.000 Interest Income	250,000.00	250,000.00	168,611.11	7,437.72	0.00	81,388.89	67.4
665.001 Unrealized Gain\Losson Investm	275,000.00	275,000.00	-278,057.71	0.00	0.00	553,057.71	-101.1
666.000 Oil Royalties	80,000.00	80,000.00	26,834.37	73.84	0.00	53,165.63	33.5
Dept: 000	605,000.00	605,000.00	-82,612.23	7,511.56	0.00	687,612.23	-13.7
Revenues	605,000.00	605,000.00	-82,612.23	7,511.56	0.00	687,612.23	-13.7
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	200.00	200.00	0.00	0.00	0.00	200.00	0.0
801.000 Professional Services	52,000.00	52,000.00	38,115.52	0.00	0.00	13,884.48	73.3
999.000 Transfers Out	457,680.00	457,680.00	457,680.00	0.00	0.00	0.00	100.0
Dept: 000	509,880.00	509,880.00	495,795.52	0.00	0.00	14,084.48	97.2
Expenditures	509,880.00	509,880.00	495,795.52	0.00	0.00	14,084.48	97.2

REVENUE/EXPENDITURE REPORT
 DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 249 - BUILDING INSPECTOR							
Expenditures							
Dept: 000							
831.000 Contractual Repairs & Maint.	0.00	0.00	186.33	0.00	0.00	-186.33	0.0
Dept: 000							
Expenditures	0.00	0.00	186.33	0.00	0.00	-186.33	0.0

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 275 - GRANT MANAGEMENT FUND							
Revenues							
Dept: 000							
501.000 Federal Grant	48,000.00	48,000.00	95,620.00	0.00	0.00	-47,620.00	199.2
570.000 Local Grants	50,000.00	23,786.00	20,000.00	0.00	0.00	3,786.00	84.1
570.066 2015 Cycle 1 -Fire Heart Monit	0.00	15,000.00	15,000.00	0.00	0.00	0.00	100.0
570.067 2015 Cycle 1 - Police Vests	0.00	3,000.00	3,000.00	0.00	0.00	0.00	100.0
570.068 2015 Cycle 2 AEDs	0.00	8,214.00	8,214.00	0.00	0.00	0.00	100.0
674.000 Contributions\Donations	0.00	0.00	3,000.00	0.00	0.00	-3,000.00	0.0
Dept: 000	98,000.00	98,000.00	144,834.00	0.00	0.00	-46,834.00	147.8
Revenues	98,000.00	98,000.00	144,834.00	0.00	0.00	-46,834.00	147.8
Expenditures							
Dept: 901 LOCAL REVENUE SHARING GRANTS							
799.000 Miscellaneous Expense	75,000.00	48,786.00	0.00	0.00	0.00	48,786.00	0.0
965.052 2012 Cycle 1 Playground Equip	0.00	0.00	25,000.00	0.00	0.00	-25,000.00	0.0
965.065 2014 Cycle 2 - Police Video	0.00	0.00	66.65	0.00	0.00	-66.65	0.0
965.066 2015 Cycle 1 - Fire Heart Moni	0.00	15,000.00	15,000.00	0.00	0.00	0.00	100.0
965.067 2015 Cycle 1 - Police Vests	0.00	3,000.00	2,541.90	0.00	0.00	458.10	84.7
965.068 2015 Cycle 2 AEDs	0.00	8,214.00	8,134.00	0.00	0.00	80.00	99.0
LOCAL REVENUE SHARING GRANTS	75,000.00	75,000.00	50,742.55	0.00	0.00	24,257.45	67.7
Dept: 902 OTHER GRANTS							
970.002 Rotary Park	98,000.00	98,000.00	70,417.71	0.00	0.00	27,582.29	71.9
970.004 FEMA Grant - Fire Exhaust Rmvl	0.00	4,000.00	47,452.90	0.00	0.00	-43,452.90	1186.3
OTHER GRANTS	98,000.00	102,000.00	117,870.61	0.00	0.00	-15,870.61	115.6
Expenditures	173,000.00	177,000.00	168,613.16	0.00	0.00	8,386.84	95.3

REVENUE/EXPENDITURE REPORT
 DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 290 - PEG COMMISSION							
Revenues							
Dept: 000							
570.000 Local Grants	34,300.00	34,300.00	33,550.00	0.00	0.00	750.00	97.8
578.000 Cable Grant	6,600.00	6,600.00	4,219.66	0.00	0.00	2,380.34	63.9
664.000 Interest Income	0.00	0.00	2.75	0.00	0.00	-2.75	0.0
Dept: 000	40,900.00	40,900.00	37,772.41	0.00	0.00	3,127.59	92.4
Revenues	40,900.00	40,900.00	37,772.41	0.00	0.00	3,127.59	92.4
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	1,339.00	1,339.00	1,807.74	0.00	0.00	-468.74	135.0
801.000 Professional Services	38,000.00	38,000.00	38,000.04	3,166.67	0.00	-0.04	100.0
870.000 Memberships & Dues	275.00	275.00	0.00	0.00	0.00	275.00	0.0
930.000 Repairs & Maintenance	200.00	200.00	224.14	54.00	0.00	-24.14	112.1
970.000 Capital Outlay - under \$5,000	1,086.00	1,086.00	0.00	0.00	0.00	1,086.00	0.0
Dept: 000	40,900.00	40,900.00	40,031.92	3,220.67	0.00	868.08	97.9
Expenditures	40,900.00	40,900.00	40,031.92	3,220.67	0.00	868.08	97.9

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 296 - RAMSDELL THEATRE							
Revenues							
Dept: 000							
652.000 Sales - Movies/Opera	6,653.00	6,653.00	6,555.78	6,555.78	0.00	97.22	98.5
653.000 Sales - Performances	31,875.00	31,875.00	24,349.85	-4,752.97	0.00	7,525.15	76.4
664.000 Interest Income	50.00	50.00	23.19	0.15	0.00	26.81	46.4
667.000 Rental Income	22,440.00	22,440.00	18,296.34	2,954.40	0.00	4,143.66	81.5
667.001 Rental Income - Ballroom	27,000.00	27,000.00	19,987.50	3,225.00	0.00	7,012.50	74.0
667.002 Rental Income - Theatre	4,700.00	4,700.00	6,275.00	0.00	0.00	-1,575.00	133.5
667.003 Rental Income - Hardy Hall	1,600.00	1,600.00	2,115.00	552.50	0.00	-515.00	132.2
667.004 Rental Income - Studio	0.00	0.00	150.00	0.00	0.00	-150.00	0.0
667.005 Rental Income - Workshops	0.00	0.00	695.00	695.00	0.00	-695.00	0.0
671.000 Other Revenue	0.00	0.00	2,000.00	0.00	0.00	-2,000.00	0.0
674.000 Contributions/Donations	10,000.00	10,000.00	40.00	0.00	0.00	9,960.00	0.4
699.000 Transfers In	268,830.00	268,830.00	268,829.92	0.00	0.00	0.08	100.0
Dept: 000	373,148.00	373,148.00	349,317.58	9,229.86	0.00	23,830.42	93.6
Revenues	373,148.00	373,148.00	349,317.58	9,229.86	0.00	23,830.42	93.6
Expenditures							
Dept: 000							
702.000 Salaries	47,777.00	47,777.00	46,721.78	3,675.14	0.00	1,055.22	97.8
706.000 Part-Time	13,580.00	13,580.00	14,635.00	1,350.00	0.00	-1,055.00	107.8
712.001 Costs - Social Security	3,804.00	3,804.00	3,903.91	301.10	0.00	-99.91	102.6
712.002 Costs - Medicare	890.00	890.00	915.32	70.43	0.00	-25.32	102.8
712.005 Costs - MERS Contribution	4,357.00	4,357.00	4,357.54	335.18	0.00	-0.54	100.0
712.007 Costs - SUTA	137.00	137.00	494.75	35.64	0.00	-357.75	361.1
712.009 Costs - Workers Compensation	2,158.00	2,158.00	664.80	78.90	0.00	1,493.20	30.8
712.010 Costs - Blue Cross Insurance	9,548.00	9,548.00	10,386.62	823.32	0.00	-838.62	108.8
712.011 Costs - Life Insurance	113.00	113.00	291.08	22.68	0.00	-178.08	257.6
712.013 Costs - HSA Contribution	3,000.00	3,000.00	3,000.00	0.00	0.00	0.00	100.0
712.014 Costs - Dental Insurance	720.00	720.00	756.99	58.23	0.00	-36.99	105.1
712.015 Costs - Vision / Ancillary	354.00	354.00	383.50	29.50	0.00	-29.50	108.3
728.000 SUPPLIES - Operating	10,000.00	10,000.00	3,830.77	722.06	0.00	6,169.23	38.3
752.000 Ramsdell - Movie / Opera Expen	4,090.00	4,090.00	6,138.56	318.00	0.00	-2,048.56	150.1
753.000 Ramsdell - Performance Expense	28,381.00	28,381.00	24,116.58	984.12	0.00	4,264.42	85.0
754.000 Ramsdell - Misc. Events	0.00	0.00	486.50	486.50	0.00	-486.50	0.0
801.000 Professional Services	8,500.00	8,500.00	10,523.00	190.00	0.00	-2,023.00	123.8
822.000 Insurance	2,000.00	2,000.00	3,839.59	-320.08	0.00	-1,839.59	192.0
831.000 Contractual Repairs & Maint.	18,000.00	18,000.00	9,685.68	354.33	0.00	8,314.32	53.8
850.000 Phone	600.00	600.00	2,027.73	-50.57	0.00	-1,427.73	338.0
860.000 Travel & Training	1,000.00	1,000.00	1,328.08	0.00	0.00	-328.08	132.8
870.000 Memberships & Dues	485.00	485.00	425.00	0.00	0.00	60.00	87.6
892.500 Marketing	5,000.00	5,000.00	3,357.77	181.00	0.00	1,642.23	67.2
900.000 Printing & Publishing	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.0
901.000 Postage	2,000.00	2,000.00	44.54	44.54	0.00	1,955.46	2.2
920.000 Gas	14,000.00	14,000.00	10,793.17	278.14	0.00	3,206.83	77.1
922.000 Water	480.00	480.00	463.53	0.00	0.00	16.47	96.6
925.000 Electric	15,000.00	15,000.00	12,558.14	1,200.49	0.00	2,441.86	83.7
930.000 Repairs & Maintenance	10,000.00	10,000.00	7,565.29	0.00	0.00	2,434.71	75.7
940.000 Rent	0.00	0.00	1,000.00	0.00	0.00	-1,000.00	0.0
970.000 Capital Outlay - under \$5,000	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
Dept: 000	212,974.00	212,974.00	184,695.22	11,168.65	0.00	28,278.78	86.7
Dept: 574 DEBT SERVICE							
998.000 Ramsdell Theatre Roof - Int	3,147.00	3,147.00	3,142.36	0.00	0.00	4.64	99.9
998.002 Ramsdell Theatre HVAC - Intere	36,412.00	36,412.00	36,411.82	0.00	0.00	0.18	100.0
DEBT SERVICE	39,559.00	39,559.00	39,554.18	0.00	0.00	4.82	100.0
Expenditures	252,533.00	252,533.00	224,249.40	11,168.65	0.00	28,283.60	88.8

REVENUE/EXPENDITURE REPORT
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City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 297 - FRIENDS OF THE RAMSDELL							
Revenues							
Dept: 000							
664.000 Interest Income	0.00	0.00	2.76	0.00	0.00	-2.76	0.0
674.000 Contributions\Donations	0.00	0.00	10,332.53	620.00	0.00	-10,332.53	0.0
Dept: 000	0.00	0.00	10,335.29	620.00	0.00	-10,335.29	0.0
Revenues	0.00	0.00	10,335.29	620.00	0.00	-10,335.29	0.0
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	0.00	0.00	267.81	0.00	0.00	-267.81	0.0
801.000 Professional Services	0.00	0.00	70.00	0.00	0.00	-70.00	0.0
Dept: 000	0.00	0.00	337.81	0.00	0.00	-337.81	0.0
Expenditures	0.00	0.00	337.81	0.00	0.00	-337.81	0.0

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 DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 430 - CAPITAL IMPROVEMENT FUND							
Revenues							
Dept: 000							
664.000 Interest Income	200.00	200.00	22.32	0.00	0.00	177.68	11.2
699.000 Transfers In	457,680.00	457,680.00	457,680.00	0.00	0.00	0.00	100.0
Dept: 000	457,880.00	457,880.00	457,702.32	0.00	0.00	177.68	100.0
Revenues	457,880.00	457,880.00	457,702.32	0.00	0.00	177.68	100.0
Expenditures							
Dept: 000							
970.000 Capital Outlay - under \$5,000	40,000.00	50,500.00	0.00	0.00	0.00	50,500.00	0.0
979.003 Ramsdell - Roof Note	69,880.00	69,880.00	69,879.92	0.00	0.00	0.08	100.0
979.004 Ramsdell - HVAC Note	108,950.00	108,950.00	108,950.00	0.00	0.00	0.00	100.0
979.019 Marina Bldg Note Support	40,000.00	40,000.00	70,000.00	30,000.00	0.00	-30,000.00	175.0
979.020 First St Bond	72,640.00	72,640.00	56,079.36	0.00	0.00	16,560.64	77.2
979.022 5th Ave Beach Improve FY14/15	0.00	0.00	5,794.78	0.00	0.00	-5,794.78	0.0
979.023 Rotary Park Grnt Match FY14/15	0.00	0.00	20,000.00	0.00	0.00	-20,000.00	0.0
979.025 Fire Rear Garage Door FY13/14	0.00	0.00	2,059.76	0.00	0.00	-2,059.76	0.0
979.026 Wayfinding Signs FY 15/16	7,500.00	7,500.00	7,500.00	0.00	0.00	0.00	100.0
979.027 Simunitions FY 15/16	7,500.00	7,500.00	5,943.79	0.00	0.00	1,556.21	79.3
979.028 Heart Monitor FY 15/16	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.0
999.000 Transfers Out	180,000.00	180,000.00	196,556.27	0.00	0.00	-16,556.27	109.2
Dept: 000	551,470.00	561,970.00	542,763.88	30,000.00	0.00	19,206.12	96.6
Expenditures	551,470.00	561,970.00	542,763.88	30,000.00	0.00	19,206.12	96.6

REVENUE/EXPENDITURE REPORT
 DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 490 - RENAISSANCE PARK							
Revenues							
Dept: 000							
664.000 Interest Income	0.00	0.00	0.82	0.00	0.00	-0.82	0.0
699.000 Transfers In	5,616.00	5,616.00	5,616.00	0.00	0.00	0.00	100.0
Dept: 000	5,616.00	5,616.00	5,616.82	0.00	0.00	-0.82	100.0
Revenues	5,616.00	5,616.00	5,616.82	0.00	0.00	-0.82	100.0
Expenditures							
Dept: 000							
992.002 Renaissance Park - Principal	5,616.00	5,616.00	5,615.88	1,871.96	0.00	0.12	100.0
Dept: 000	5,616.00	5,616.00	5,615.88	1,871.96	0.00	0.12	100.0
Expenditures	5,616.00	5,616.00	5,615.88	1,871.96	0.00	0.12	100.0

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 508 - BOAT RAMP FUND							
Revenues							
Dept: 000							
642.000 Sales	34,000.00	34,000.00	34,888.00	5,279.00	0.00	-888.00	102.6
664.000 Interest Income	10.00	10.00	6.01	0.00	0.00	3.99	60.1
Dept: 000	34,010.00	34,010.00	34,894.01	5,279.00	0.00	-884.01	102.6
Revenues	34,010.00	34,010.00	34,894.01	5,279.00	0.00	-884.01	102.6
Expenditures							
Dept: 000							
728.000 SUPPLIES - Operating	2,500.00	2,500.00	539.02	71.61	0.00	1,960.98	21.6
801.000 Professional Services	500.00	500.00	0.00	0.00	0.00	500.00	0.0
820.000 Administration	2,381.00	2,381.00	2,381.00	0.00	0.00	0.00	100.0
850.000 Phone	330.00	330.00	1,169.71	112.12	0.00	-839.71	354.5
892.500 Marketing	500.00	500.00	0.00	0.00	0.00	500.00	0.0
922.000 Water	1,600.00	1,600.00	2,053.89	162.00	0.00	-453.89	128.4
925.000 Electric	3,500.00	3,500.00	3,518.98	412.39	0.00	-18.98	100.5
930.000 Repairs & Maintenance	1,000.00	1,000.00	60.87	11.38	0.00	939.13	6.1
960.000 Bank Charges	600.00	600.00	543.63	48.90	0.00	56.37	90.6
970.000 Capital Outlay - under \$5,000	800.00	800.00	2,257.28	2,257.28	0.00	-1,457.28	282.2
Dept: 000	13,711.00	13,711.00	12,524.38	3,075.68	0.00	1,186.62	91.3
Dept: 574 DEBT SERVICE							
998.003 Interest - Internal Loan	1,897.00	1,897.00	1,897.48	0.00	0.00	-0.48	100.0
DEBT SERVICE	1,897.00	1,897.00	1,897.48	0.00	0.00	-0.48	100.0
Expenditures	15,608.00	15,608.00	14,421.86	3,075.68	0.00	1,186.14	92.4

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 573 - WATER & SEWER UTILITY							
Revenues							
Dept: 000							
539.000 State Grant Revenue	0.00	0.00	228,072.59	24,496.42	0.00	-228,072.59	0.0
608.000 Penalties	36,225.00	36,225.00	42,730.70	3,122.57	0.00	-6,505.70	118.0
610.000 Water Ready to Serve	199,099.00	199,099.00	178,396.10	16,194.57	0.00	20,702.90	89.6
611.000 Sewer Ready to Serve	604,240.00	604,240.00	515,230.18	46,819.52	0.00	89,009.82	85.3
612.000 New Service	2,500.00	2,500.00	12,700.00	0.00	0.00	-10,200.00	508.0
626.000 Charge for Service	1,000.00	1,000.00	439.92	50.00	0.00	560.08	44.0
648.000 Water Sales	867,178.00	867,178.00	802,930.52	93,756.42	0.00	64,247.48	92.6
649.000 Sewer Sales	2,056,413.00	2,056,413.00	1,940,181.35	186,820.51	0.00	116,231.65	94.3
650.000 Meter Sales	3,500.00	3,500.00	5,111.00	1,116.00	0.00	-1,611.00	146.0
664.000 Interest Income	1,500.00	1,500.00	8,859.74	1,132.81	0.00	-7,359.74	590.6
667.000 Rental Income	69,922.00	69,922.00	128,264.09	40,442.52	0.00	-58,342.09	183.4
669.000 Hydrant & Tunnel Rental	21,600.00	21,600.00	21,600.00	0.00	0.00	0.00	100.0
671.000 Other Revenue	3,500.00	3,500.00	11,365.67	1,135.00	0.00	-7,865.67	324.7
676.000 Reimbursement	0.00	0.00	25,545.18	-226.93	0.00	-25,545.18	0.0
680.000 Capital Cost Recovery	31,924.00	31,924.00	61,950.54	1,987.95	0.00	-30,026.54	194.1
695.000 Insurance Settlement	0.00	0.00	7,536.57	0.00	0.00	-7,536.57	0.0
699.000 Transfers In	457,680.00	457,680.00	457,680.00	0.00	0.00	0.00	100.0
Dept: 000	4,356,281.00	4,356,281.00	4,448,594.15	416,847.36	0.00	-92,313.15	102.1
Revenues	4,356,281.00	4,356,281.00	4,448,594.15	416,847.36	0.00	-92,313.15	102.1
Expenditures							
Dept: 100 GENERAL							
961.000 Utility Ownership Fee	170,931.00	170,931.00	170,931.00	14,244.25	0.00	0.00	100.0
999.000 Transfers Out	457,680.00	457,680.00	457,680.00	-275,011.43	0.00	0.00	100.0
GENERAL	628,611.00	628,611.00	628,611.00	-260,767.18	0.00	0.00	100.0
Dept: 541 ADMINISTRATION							
702.000 Salaries	68,625.00	98,425.00	92,995.70	8,449.50	0.00	5,429.30	94.5
704.000 Overtime	1,200.00	1,200.00	362.16	0.00	0.00	837.84	30.2
712.001 Costs - Social Security	4,576.00	4,576.00	5,714.48	489.66	0.00	-1,138.48	124.9
712.002 Costs - Medicare	1,070.00	1,070.00	1,341.81	114.52	0.00	-271.81	125.4
712.005 Costs - MERS Contribution	3,984.00	3,984.00	8,620.26	770.60	0.00	-4,636.26	216.4
712.007 Costs - SUTA	274.00	274.00	604.80	0.00	0.00	-330.80	220.7
712.009 Costs - Workers Compensation	1,055.00	1,055.00	1,413.38	135.72	0.00	-358.38	134.0
712.010 Costs - Blue Cross Insurance	15,569.00	15,569.00	21,039.98	1,860.72	0.00	-5,470.98	135.1
712.011 Costs - Life Insurance	265.00	265.00	259.06	22.05	0.00	5.94	97.8
712.013 Costs - HSA Contribution	4,500.00	4,500.00	5,250.00	0.00	0.00	-750.00	116.7
712.014 Costs - Dental Insurance	1,170.00	1,170.00	1,557.60	131.01	0.00	-387.60	133.1
712.015 Costs - Vision / Ancillary	531.00	531.00	649.00	59.00	0.00	-118.00	122.2
728.000 SUPPLIES - Operating	10,900.00	10,900.00	6,927.66	356.83	0.00	3,972.34	63.6
735.000 Periodicals & Publications	150.00	150.00	0.00	0.00	0.00	150.00	0.0
801.000 Professional Services	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.0
802.000 Attorney	0.00	0.00	4,840.00	95.00	0.00	-4,840.00	0.0
820.000 Administration	320,496.00	320,496.00	320,496.00	26,708.00	0.00	0.00	100.0
831.000 Contractual Repairs & Maint.	4,300.00	4,300.00	778.77	0.00	0.00	3,521.23	18.1
850.000 Phone	8,000.00	28,000.00	25,209.66	2,391.33	0.00	2,790.34	90.0
860.000 Travel & Training	3,000.00	3,000.00	469.57	422.07	0.00	2,530.43	15.7
870.000 Memberships & Dues	300.00	300.00	75.00	0.00	0.00	225.00	25.0
900.000 Printing & Publishing	6,000.00	6,000.00	6,754.92	4,023.10	0.00	-754.92	112.6
960.000 Bank Charges	8,000.00	8,000.00	8,657.48	66.60	0.00	-657.48	108.2
970.000 Capital Outlay - under \$5,000	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
ADMINISTRATION	469,965.00	519,765.00	514,017.29	46,095.71	0.00	5,747.71	98.9
Dept: 542 WATER OPERATION							
702.000 Salaries	131,560.00	131,560.00	120,317.45	9,804.80	0.00	11,242.55	91.5
704.000 Overtime	22,242.00	22,242.00	25,392.75	1,761.98	0.00	-3,150.75	114.2
708.000 Holiday/Vacation/Sick Sellback	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.0
712.001 Costs - Social Security	8,602.00	8,602.00	8,795.80	754.25	0.00	-193.80	102.3
712.002 Costs - Medicare	2,012.00	2,012.00	2,059.63	176.41	0.00	-47.63	102.4

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 573 - WATER & SEWER UTILITY							
Expenditures							
Dept: 542 WATER OPERATION							
712.005 Costs - MERS Contribution	0.00	0.00	4,376.84	346.52	0.00	-4,376.84	0.0
712.007 Costs - SUTA	410.00	410.00	842.38	0.00	0.00	-432.38	205.5
712.009 Costs - Workers Compensation	4,859.00	4,859.00	5,530.63	417.58	0.00	-671.63	113.8
712.010 Costs - Blue Cross Insurance	25,515.00	25,515.00	38,982.78	3,112.20	0.00	-13,467.78	152.8
712.011 Costs - Life Insurance	454.00	454.00	478.80	37.80	0.00	-24.80	105.5
712.013 Costs - HSA Contribution	7,500.00	7,500.00	8,500.00	0.00	0.00	-1,000.00	113.3
712.014 Costs - Dental Insurance	1,739.00	1,739.00	2,823.87	218.34	0.00	-1,084.87	162.4
712.015 Costs - Vision / Ancillary	1,062.00	1,062.00	1,121.00	88.50	0.00	-59.00	105.6
715.000 Uniform & Cleaning Allowance	1,455.00	1,455.00	2,567.28	256.70	0.00	-1,112.28	176.4
728.000 SUPPLIES - Operating	3,750.00	3,750.00	7,583.98	1,874.20	0.00	-3,833.98	202.2
745.000 Chemicals	35,500.00	35,500.00	20,769.66	3,365.36	0.00	14,730.34	58.5
750.000 Meters	45,000.00	45,000.00	16,449.26	1,885.78	0.00	28,550.74	36.6
770.000 Vehicle Gas	7,500.00	7,500.00	5,645.37	604.39	0.00	1,854.63	75.3
801.000 Professional Services	28,000.00	28,000.00	13,125.00	0.00	0.00	14,875.00	46.9
822.000 Insurance	3,500.00	3,500.00	4,828.42	-402.50	0.00	-1,328.42	138.0
824.000 Lab Testing	9,000.00	9,000.00	8,449.34	643.95	0.00	550.66	93.9
831.000 Contractual Repairs & Maint.	57,000.00	57,000.00	28,990.47	2,652.99	0.00	28,009.53	50.9
860.000 Travel & Training	2,500.00	2,500.00	2,869.90	810.00	0.00	-369.90	114.8
870.000 Memberships & Dues	525.00	525.00	479.25	0.00	0.00	45.75	91.3
925.000 Electric	70,000.00	70,000.00	67,010.17	5,944.46	0.00	2,989.83	95.7
930.000 Repairs & Maintenance	58,900.00	85,900.00	131,380.78	3,863.47	0.00	-45,480.78	152.9
957.000 Motor Pool	36,050.00	36,050.00	36,050.04	3,004.17	0.00	-0.04	100.0
970.000 Capital Outlay - under \$5,000	20,800.00	20,800.00	30,336.70	1,633.15	0.00	-9,536.70	145.8
WATER OPERATION	587,435.00	614,435.00	595,757.55	42,854.50	0.00	18,677.45	97.0
Dept: 543 SEWER - WWTP							
702.000 Salaries	175,365.00	175,365.00	122,562.02	8,913.60	0.00	52,802.98	69.9
704.000 Overtime	12,602.00	12,602.00	18,011.65	822.95	0.00	-5,409.65	142.9
708.000 Holiday/Vacation/Sick Sellback	2,000.00	2,000.00	11,045.39	0.00	0.00	-9,045.39	552.3
712.001 Costs - Social Security	11,493.00	11,493.00	9,316.93	593.60	0.00	2,176.07	81.1
712.002 Costs - Medicare	2,688.00	2,688.00	2,179.93	138.84	0.00	508.07	81.1
712.005 Costs - MERS Contribution	0.00	0.00	1,317.11	279.33	0.00	-1,317.11	0.0
712.007 Costs - SUTA	547.00	547.00	874.61	78.11	0.00	-327.61	159.9
712.009 Costs - Workers Compensation	4,250.00	4,250.00	3,748.74	239.79	0.00	501.26	88.2
712.010 Costs - Blue Cross Insurance	31,934.00	31,934.00	24,049.59	4,152.13	0.00	7,884.41	75.3
712.011 Costs - Life Insurance	605.00	605.00	500.85	47.25	0.00	104.15	82.8
712.013 Costs - HSA Contribution	9,000.00	9,000.00	7,125.00	250.00	0.00	1,875.00	79.2
712.014 Costs - Dental Insurance	2,399.00	2,399.00	1,758.84	169.82	0.00	640.16	73.3
712.015 Costs - Vision / Ancillary	1,416.00	1,416.00	1,135.75	88.50	0.00	280.25	80.2
715.000 Uniform & Cleaning Allowance	3,728.00	3,728.00	3,102.12	315.23	0.00	625.88	83.2
728.000 SUPPLIES - Operating	25,040.00	25,040.00	34,198.72	4,372.97	0.00	-9,158.72	136.6
745.000 Chemicals	30,000.00	30,000.00	24,951.14	4,143.68	0.00	5,048.86	83.2
770.000 Vehicle Gas	4,250.00	4,250.00	2,827.08	141.99	0.00	1,422.92	66.5
801.000 Professional Services	24,500.00	24,500.00	27,314.52	1,000.00	0.00	-2,814.52	111.5
822.000 Insurance	20,000.00	20,000.00	21,297.50	-1,790.92	0.00	-1,297.50	106.5
824.000 Lab Testing	10,900.00	10,900.00	5,517.44	225.00	0.00	5,382.56	50.6
831.000 Contractual Repairs & Maint.	73,000.00	73,000.00	71,581.01	37,437.05	0.00	1,418.99	98.1
860.000 Travel & Training	4,000.00	4,000.00	2,123.62	553.42	0.00	1,876.38	53.1
870.000 Memberships & Dues	600.00	600.00	493.00	95.00	0.00	107.00	82.2
874.000 Retire. Costs - Blue Cross	0.00	0.00	875.00	250.00	0.00	-875.00	0.0
920.000 Gas	21,000.00	21,000.00	15,733.96	989.12	0.00	5,266.04	74.9
925.000 Electric	117,000.00	117,000.00	129,909.39	9,507.79	0.00	-12,909.39	111.0
930.000 Repairs & Maintenance	86,500.00	86,500.00	49,537.33	3,519.03	0.00	36,962.67	57.3
957.000 Motor Pool	36,050.00	36,050.00	36,050.04	3,004.17	0.00	-0.04	100.0
970.000 Capital Outlay - under \$5,000	0.00	0.00	23,963.90	23,963.90	0.00	-23,963.90	0.0
SEWER - WWTP	710,867.00	710,867.00	653,102.18	103,501.35	0.00	57,764.82	91.9
Dept: 544 SEWER COLLECTION (STREETS)							
702.000 Salaries	41,746.00	41,746.00	51,930.30	6,182.40	0.00	-10,184.30	124.4
704.000 Overtime	1,750.00	1,750.00	4,912.80	479.95	0.00	-3,162.80	280.7
708.000 Holiday/Vacation/Sick Sellback	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.0

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 573 - WATER & SEWER UTILITY							
Expenditures							
Dept: 544 SEWER COLLECTION (STREETS)							
712.001 Costs - Social Security	2,890.00	2,890.00	3,389.68	400.68	0.00	-499.68	117.3
712.002 Costs - Medicare	676.00	676.00	792.76	93.70	0.00	-116.76	117.3
712.005 Costs - MERS Contribution	0.00	0.00	238.21	156.57	0.00	-238.21	0.0
712.007 Costs - SUTA	137.00	137.00	566.24	87.20	0.00	-429.24	413.3
712.009 Costs - Workers Compensation	1,544.00	1,544.00	1,884.01	154.42	0.00	-340.01	122.0
712.010 Costs - Blue Cross Insurance	12,041.00	12,041.00	16,639.30	2,929.24	0.00	-4,598.30	138.2
712.011 Costs - Life Insurance	151.00	151.00	214.20	25.20	0.00	-63.20	141.9
712.013 Costs - HSA Contribution	3,000.00	3,000.00	3,250.00	250.00	0.00	-250.00	108.3
712.014 Costs - Dental Insurance	900.00	900.00	1,213.00	145.56	0.00	-313.00	134.8
712.015 Costs - Vision / Ancillary	354.00	354.00	501.50	59.00	0.00	-147.50	141.7
715.000 Uniform & Cleaning Allowance	2,366.00	2,366.00	1,451.73	336.20	0.00	914.27	61.4
728.000 SUPPLIES - Operating	5,000.00	5,000.00	2,755.33	1,108.68	0.00	2,244.67	55.1
745.000 Chemicals	3,000.00	3,000.00	0.00	0.00	0.00	3,000.00	0.0
801.000 Professional Services	35,000.00	35,000.00	0.00	0.00	0.00	35,000.00	0.0
831.000 Contractual Repairs & Maint.	15,300.00	15,300.00	675.82	675.82	0.00	14,624.18	4.4
860.000 Travel & Training	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
930.000 Repairs & Maintenance	18,000.00	18,000.00	13,473.72	1,430.35	0.00	4,526.28	74.9
957.000 Motor Pool	36,050.00	36,050.00	36,049.92	3,004.16	0.00	0.08	100.0
970.000 Capital Outlay - under \$5,000	4,800.00	4,800.00	400.00	0.00	0.00	4,400.00	8.3
SEWER COLLECTION (STREETS)	188,205.00	188,205.00	140,338.52	17,519.13	0.00	47,866.48	74.6
Dept: 574 DEBT SERVICE							
960.000 Bank Charges	1,500.00	1,500.00	1,552.50	0.00	0.00	-52.50	103.5
995.003 1997 B SRF Bond Interest	1,463.00	1,463.00	1,462.50	0.00	0.00	0.50	100.0
995.005 1998 B SRF Bond Interest	12,488.00	12,488.00	12,487.50	0.00	0.00	0.50	100.0
995.007 1999 B SRF Bond Interest	18,688.00	18,688.00	18,687.50	0.00	0.00	0.50	100.0
995.008 2005 W/S Refunding Interest	133,283.00	133,283.00	133,282.50	0.00	0.00	0.50	100.0
995.009 2006 SRF Bond Interest	28,393.00	28,393.00	28,393.14	0.00	0.00	-0.14	100.0
995.010 2010 SRF Bond Interest	13,402.00	13,402.00	13,401.88	0.00	0.00	0.12	100.0
995.011 2010 DWRP Bond Interest	9,375.00	9,375.00	9,375.00	0.00	0.00	0.00	100.0
995.013 2011 SRF Bond Interest	27,769.00	27,769.00	27,769.36	0.00	0.00	-0.36	100.0
995.014 2011 DWRP Bond Interest	9,314.00	9,314.00	9,313.88	0.00	0.00	0.12	100.0
995.015 2015 W/S Revenue Bond - Int	86,250.00	86,250.00	86,750.00	0.00	0.00	-500.00	100.6
999.000 Transfers Out	275,026.00	275,026.00	275,011.43	275,011.43	0.00	14.57	100.0
DEBT SERVICE	616,951.00	616,951.00	617,487.19	275,011.43	0.00	-536.19	100.1
Dept: 902 OTHER GRANTS							
988.000 SAW Grant Expense	0.00	200,000.00	133,345.30	26,446.95	0.00	66,654.70	66.7
OTHER GRANTS	0.00	200,000.00	133,345.30	26,446.95	0.00	66,654.70	66.7
Dept: 903 CAPITAL OUTLAY - over \$5,000							
987.001 2015 Maywood Tank Painting	0.00	0.00	164,039.80	0.00	0.00	-164,039.80	0.0
987.002 2015 RenPk PS Generator	0.00	0.00	6,600.00	0.00	0.00	-6,600.00	0.0
987.003 2015 Industrial Park PS Upgrad	0.00	0.00	152,342.43	0.00	0.00	-152,342.43	0.0
987.004 2015 Sweetnam PS Upgrades	0.00	0.00	89,188.93	0.00	0.00	-89,188.93	0.0
987.005 2015 Return Activated Sludge P	0.00	0.00	6,234.63	0.00	0.00	-6,234.63	0.0
987.006 2015 Riverbank Sewer Line	0.00	0.00	99,311.83	4,363.90	0.00	-99,311.83	0.0
987.007 2015 Sixth Ave Pump Station	0.00	0.00	113,122.16	36,100.45	0.00	-113,122.16	0.0
987.008 2015 Flow Monitoring	0.00	0.00	15,173.28	0.00	0.00	-15,173.28	0.0
987.009 2015 Gallery Leaks	0.00	0.00	1,996.00	1,996.00	0.00	-1,996.00	0.0
CAPITAL OUTLAY - over \$5,000	0.00	0.00	648,009.06	42,460.35	0.00	-648,009.06	0.0
Expenditures	3,202,034.00	3,478,834.00	3,930,668.09	293,122.24	0.00	-451,834.09	113.0

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 594 - MARINA FUND							
Revenues							
Dept: 000							
642.000 Sales	3,500.00	3,500.00	2,042.50	230.00	0.00	1,457.50	58.4
645.000 Charge for Sales - Fuel	90,900.00	90,900.00	92,785.36	13,285.64	0.00	-1,885.36	102.1
646.000 Charge for Sales - Dockage	75,000.00	75,000.00	63,277.61	13,191.61	0.00	11,722.39	84.4
664.000 Interest Income	50.00	50.00	4.04	0.01	0.00	45.96	8.1
667.000 Rental Income	2,000.00	2,000.00	2,730.00	240.00	0.00	-730.00	136.5
687.000 Refunds	0.00	0.00	966.30	966.30	0.00	-966.30	0.0
699.000 Transfers In	40,000.00	40,000.00	70,000.00	30,000.00	0.00	-30,000.00	175.0
Dept: 000	211,450.00	211,450.00	231,805.81	57,913.56	0.00	-20,355.81	109.6
Revenues	211,450.00	211,450.00	231,805.81	57,913.56	0.00	-20,355.81	109.6
Expenditures							
Dept: 000							
704.000 Overtime	500.00	500.00	0.00	0.00	0.00	500.00	0.0
706.000 Part-Time	25,000.00	25,000.00	21,793.48	4,242.41	0.00	3,206.52	87.2
712.001 Costs - Social Security	1,581.00	1,581.00	1,429.78	263.04	0.00	151.22	90.4
712.002 Costs - Medicare	370.00	370.00	334.38	61.51	0.00	35.62	90.4
712.007 Costs - SUTA	367.00	367.00	395.19	1,078.29	0.00	-28.19	107.7
712.009 Costs - Workers Compensation	895.00	895.00	924.88	150.18	0.00	-29.88	103.3
728.000 SUPPLIES - Operating	7,500.00	7,500.00	4,909.73	508.84	0.00	2,590.27	65.5
730.000 SUPPLIES - Fuel	81,990.00	81,990.00	81,867.95	12,371.37	0.00	122.05	99.9
801.000 Professional Services	500.00	500.00	0.00	0.00	0.00	500.00	0.0
820.000 Administration	10,573.00	10,573.00	10,573.00	0.00	0.00	0.00	100.0
822.000 Insurance	1,750.00	1,750.00	1,600.92	-952.98	0.00	149.08	91.5
831.000 Contractual Repairs & Maint.	3,500.00	3,500.00	3,867.21	1,109.08	0.00	-367.21	110.5
892.500 Marketing	4,000.00	4,000.00	425.00	0.00	0.00	3,575.00	10.6
920.000 Gas	1,400.00	1,400.00	2,357.80	119.01	0.00	-957.80	168.4
922.000 Water	8,000.00	8,000.00	7,465.84	1,578.51	0.00	534.16	93.3
925.000 Electric	15,000.00	15,000.00	9,511.57	945.85	0.00	5,488.43	63.4
930.000 Repairs & Maintenance	3,000.00	3,000.00	4,441.36	1,095.67	0.00	-1,441.36	148.0
958.000 Sales Tax	4,000.00	4,000.00	4,282.93	871.86	0.00	-282.93	107.1
960.000 Bank Charges	8,500.00	8,500.00	5,496.16	1,179.50	0.00	3,003.84	64.7
970.000 Capital Outlay - under \$5,000	0.00	0.00	7,601.91	0.00	0.00	-7,601.91	0.0
Dept: 000	178,426.00	178,426.00	169,279.09	24,622.14	0.00	9,146.91	94.9
Dept: 574 DEBT SERVICE							
998.001 Marina Bldg - Interest	9,581.00	9,581.00	9,566.26	0.00	0.00	14.74	99.8
998.003 Interest - Internal Loan	5,540.00	5,540.00	5,540.24	0.00	0.00	-0.24	100.0
DEBT SERVICE	15,121.00	15,121.00	15,106.50	0.00	0.00	14.50	99.9
Expenditures	193,547.00	193,547.00	184,385.59	24,622.14	0.00	9,161.41	95.3

REVENUE/EXPENDITURE REPORT
DRAFT - No YE Adjustments

City of Manistee

For the Period: 7/1/2015 to 6/30/2016	Original Bud.	Amended Bud.	YTD Actual	CURR MTH	Encumb. YTD	UnencBal	% Bud
Fund: 661 - MOTOR POOL FUND							
Revenues							
Dept: 000							
664.000 Interest Income	0.00	0.00	133.60	1.37	0.00	-133.60	0.0
670.002 Equipment Rental - City Mgr.	9,270.00	9,270.00	9,270.00	772.50	0.00	0.00	100.0
670.003 Equipment Rental - Fire	63,860.00	63,860.00	63,860.04	5,321.67	0.00	-0.04	100.0
670.004 Equipment Rental - Parks	37,080.00	37,080.00	37,080.00	3,090.00	0.00	0.00	100.0
670.005 Equipment Rental - Police	31,930.00	31,930.00	31,929.96	2,660.83	0.00	0.04	100.0
670.006 Equipment Rental - Public Work	74,160.00	74,160.00	74,160.00	6,180.00	0.00	0.00	100.0
670.007 Equipment Rental - StreetSewer	36,050.00	36,050.00	36,049.92	3,004.16	0.00	0.08	100.0
670.008 Equipment Rental - Water	36,050.00	36,050.00	36,050.04	3,004.17	0.00	-0.04	100.0
670.009 Equipment Rental - WWTP	36,050.00	36,050.00	36,050.04	3,004.17	0.00	-0.04	100.0
Dept: 000	324,450.00	324,450.00	324,583.60	27,038.87	0.00	-133.60	100.0
Revenues	324,450.00	324,450.00	324,583.60	27,038.87	0.00	-133.60	100.0
Expenditures							
Dept: 000							
799.000 Miscellaneous Expense	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.0
822.000 Insurance	32,640.00	32,640.00	30,641.42	-2,535.58	0.00	1,998.58	93.9
971.001 DPW - Plow Trucks	105,788.00	110,788.00	219,308.97	0.00	0.00	-108,520.97	198.0
971.003 DPW - Sidewalk Tractor/Blower	80,000.00	80,000.00	79,930.05	0.00	0.00	69.95	99.9
971.004 DPW - Pickup	24,000.00	24,000.00	25,968.38	0.00	0.00	-1,968.38	108.2
972.001 PARKS - Mowers	12,000.00	12,000.00	8,750.28	0.00	0.00	3,249.72	72.9
972.004 PARKS - Gator	16,000.00	16,000.00	19,850.00	0.00	0.00	-3,850.00	124.1
974.002 FIRE - Rescue Ambulance	29,276.00	29,276.00	29,000.00	0.00	0.00	276.00	99.1
975.001 WATER - Pickup	28,000.00	28,000.00	26,085.38	0.00	0.00	1,914.62	93.2
977.001 WS - Vactor	26,705.00	26,705.00	26,704.73	0.00	0.00	0.27	100.0
Dept: 000	355,409.00	360,409.00	466,239.21	-2,535.58	0.00	-105,830.21	129.4
Expenditures	355,409.00	360,409.00	466,239.21	-2,535.58	0.00	-105,830.21	129.4
Grand Total Net Effect:	1,162,757.00	685,657.00	-373,176.15	116,089.47	0.00	1,058,833.15	

City of Manistee

Investment Report

6/30/2016

INVESTMENTS BY TYPE

Cash on Hand	\$ 2,600	0.0%
Checking	\$ 3,762,698	23.8%
Money Market	\$ 318,072	2.0%
CD	\$ -	0.0%
Investment Pool	\$ 2,495,950	15.8%
Internal Loan	\$ 330,805	2.1%
Bonds	\$ 2,689,906	17.0%
Equities	\$ 6,209,841	39.3%

Total	\$ 15,809,871	100.0%
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INVESTMENTS BY CUSTODIAN

PNC	\$ 61,907	0.4%
Huntington	\$ 3,700,791	23.4%
Northwestern	\$ -	0.0%
West Shore Bank	\$ -	0.0%
Flagstar	\$ -	0.0%
Michigan CLASS	\$ 2,495,950	15.8%
Honor State Bank	\$ -	0.0%
UBS	\$ -	0.0%
City	\$ 333,405	2.1%
Charles Schwab	\$ 9,217,819	58.3%

Total	\$ 15,809,871	100.0%
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INVESTMENTS BY MATURITY (est)

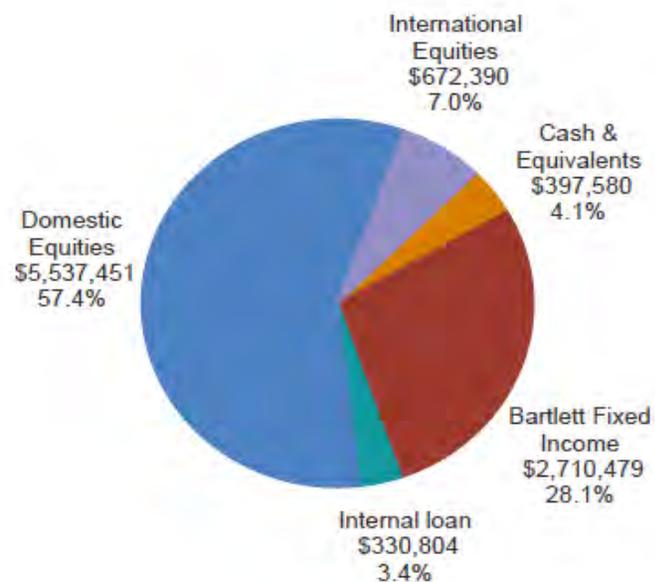
Available	\$ 6,579,320	41.6%
Equities	\$ 6,209,841	39.3%
CD's 0-2 years	\$ -	0.0%
CD's 2+ years	\$ -	0.0%
<1 year bonds	\$ 252,338	1.6%
1-3 years bonds	\$ 645,500	4.1%
3-5 years bonds	\$ 581,221	3.7%
5-7 years bonds	\$ 726,101	4.6%
7-10 years bonds	\$ 290,329	1.8%
>10 years bonds	\$ 194,416	1.2%
Internal Loan	\$ 330,805	2.1%

Total	\$ 15,809,871	100.0%
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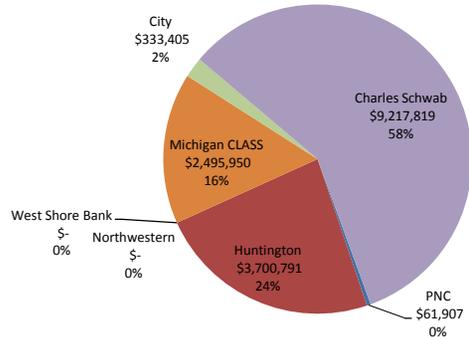
COMMENTS:

The S&P 500 reached a record high on July 22. Equities have demonstrated a positive trend over the past several weeks. The Nasdaq also eclipsed its previous high only to slip back a bit. While the trend is positive, expect continued volatility in the coming months due to the US Presidential election, continuing fallout from Brexit and instability in the Middle East.

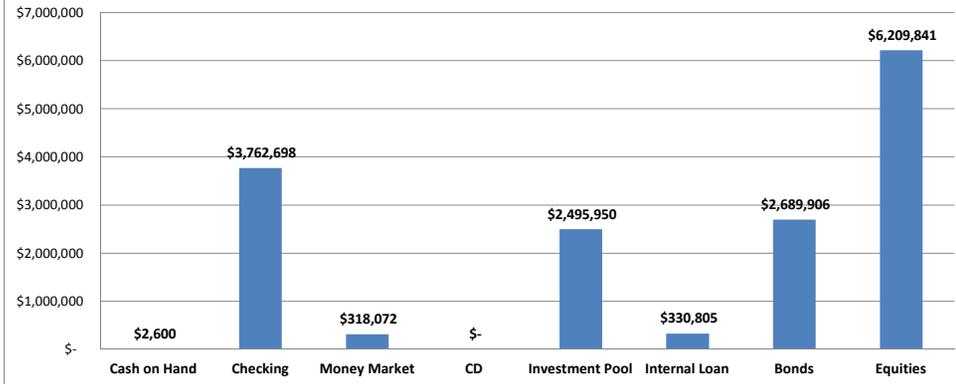
The value of the oil & gas fund of 6/30/2016 was \$9.65 million. The fiscal year to date return for the fund is 3.9%. This topped the all-equity S&P 500 index performance for the year, even though we have a diversified portfolio including bonds. The asset allocation as of 6/30/2016 is below:



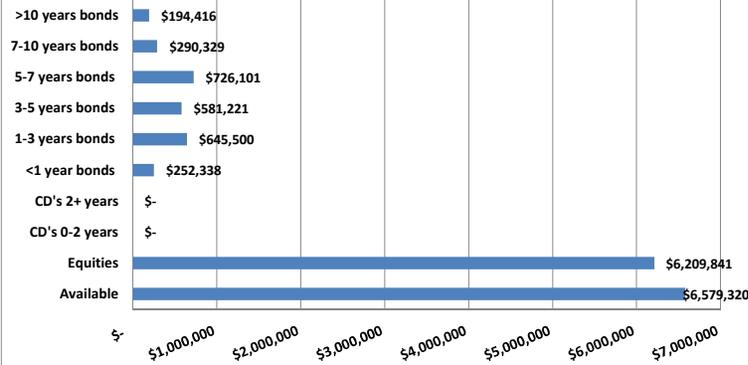
Investments by Custodian



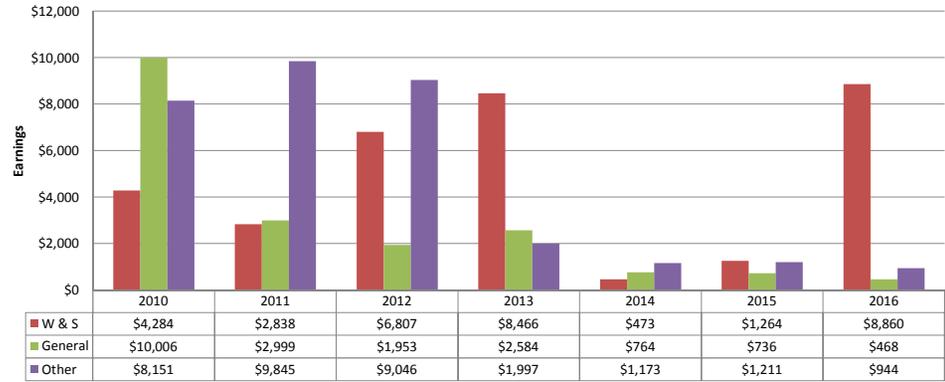
Investments by Type



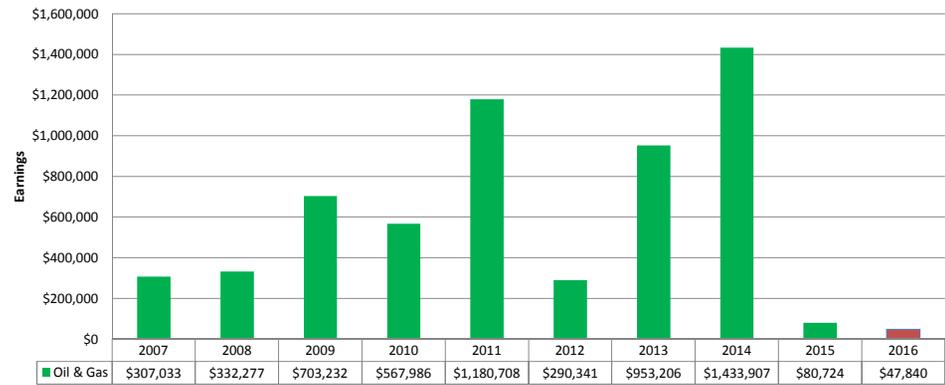
Investments by Maturity



Investment Earnings



Oil & Gas Investment Earnings





CITY HALL

ADMINISTRATION
FAX 231.723.1546

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

PLANNING & ZONING
231.398.2805

CLERK/TREASURER
FAX 231.723.5410

CITY CLERK
231.398.2803

CITY TREASURER/
FINANCE DIRECTOR
231.398.2804

WATER BILLING
231.723.2559

POLICE DEPARTMENT
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

DEPT. OF
PUBLIC WORKS
280 Washington St.
• Street Dept.
• Parks Dept.
• Water Maintenance
280 Washington St.
231.723.7132
FAX 231.723.1803

WASTEWATER PLANT
15 Ninth St.
231.723.1553

Memo To: Thad Taylor
From: Chief Bachman 
Re: Agenda Item
Patrol Car Purchase

Thad;

Over the 4th of July weekend we were allowed to demo a new patrol car from Gorno Ford. We drove and evaluated a 2016 Ford Utility Police interceptor.

That vehicle is available from the dealer for immediate purchase. The typical lead time to buy a new patrol car can be 6 months from order to delivery.

The best feature of this car is that it already has lights; siren and a cage in it installed and ready to go. We anticipated the price of a new car in the budget to be \$38,000 for the car with an unknown amount for emergency equipment purchase and install. It is a savings on \$5,480 with the contract price.

The motor pool budget has \$38,000 in it for the purchase of the vehicle. The budget anticipates a cash purchase rather than a finance vehicle. The \$38,000 in the budget was a best estimate of the cost of the car when we were building the budget. I would hope the motor pool budget would absorb the difference.

Gordo Ford is a Michigan Contract Holder and the vehicle is being offered to us at the contract price. The vehicle has 1,000 miles on it. 500 miles were put on this car by our department. The vehicle has a 6 cylinder engine and all-wheel drive. I anticipate that will use our vendor Tele-Rad for the radio install, gun racks, video system and MDT after we take possession of the vehicle. However I will ask Gordo what their cost will be to swap those items out and compare that to an estimate from Tele-Rad before I make a decision

This vehicle purchase will result in the removal of the Police Expedition from the fleet. The radio and MDT mount if feasible will be transferred to the new vehicle to save costs. The Expedition will be sold or traded in depending on the best value. The revenue from the sale of the expedition will go into the motor pool to offset the costs.

MICHIGAN CONTRACT HOLDER

Robert K. Alderman
Government Sales
Gorno Ford
Woodhaven, Michigan
Bus: 734-671- 4017
Fax: 734- 671-4375
ralderman@gornoford.com

MANISTEE POLICE DEPT

ATT: SGT TOM BRUCE 07-21-16

MANISTEE, MI

BUS: 231-723-2533

EMAIL: tbruce@manisteemi.gov

2017 FORD UTILITY INTERCEPTOR

3.7 L V6

6SPD AUTO TRANS

SHADOW BLACK

EBONY CLOTH FRONT / VINYL REAR SEAT

DARK CAR FEATURE

POWER MIRROR / SPOTTED/HEATED

KEYED ALIKE CODE B (1284X)

CONFIG AUDIO CONTROLS ON STEERING WHEEL

SPOT LIGHT DUAL INCCANDESCENT

REVERSE SENSING

FRONT HEADLIGHT HOUSING ONLY

REAR TAILLIGHT HOUSING ONLY

CODE 3 SOLEX LIGHTBAR

CODE 3 SUPERVISOR WINDSHIELD BAR LIGHT

MR6 GHOST LIGHTS (SIDE OF FRONT HEADLIGHTS)

CODE 3 BLUE LED TAILLIGHT

CITADEL REAR WINDOW LIGHT W/ CODE 3 RED/BLUE LED LIGHTS

SOUNDOFF GHOST LIGHTS IN REAR HATCH

TAILLIGHT FLASHERS

HEADLIGHT FLASHERS

TROY CONSOLE W/ ARMREST AND CUPHOLDER

CODE 3 HB4 LED LIGHTS IN REAR LIFTGATE

SOUNDOFF LED REAR QUARTER LIGHTS

STATE CONTRACT
IS \$5,480
SAVINGS.
RZ

TROT LIFT / ELECTRONIC TRAY IN REAR CARGO AREA
CODE Z3 SIREN CONTROLLER
CODE 3 100 WATT SIREN SPEAKER
INTERSECTOR LIGHTS MOUNTED UNDER SIDE MIRRORS
KEYLESS ENTRY / REMOTE START
SETINA FRONT AND REAR PRISONER CAGE

TOTAL DELIVERED TO MANISTEE, MI \$ 39,995.00

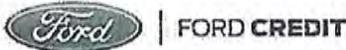
RECOMMENDED OPTIONS

GRAPGICS (DESIGN SUPPLIED BY CUSTOMER) \$ 970.00
UPGRADE TO REFLECTIVE GRAPHICS \$ 250.00

WE CAN ARRANGE RADIO, RADAR, VIDEO, COMPUTER, AND GUNRACK INSTALLATION OR SWAP FROM ANOTHER VEHICLE.

THANK YOU

ROBERT ALDERMAN
GORNO FORD
BUS: 734-671-4017
CELL: 313-587-4770



Lease Option

Municipal Finance Department
1 American Road, MD 7500
Dearborn, Michigan 48126

July 21, 2016

Bob Alderman
Gorno Ford
ralderman@gornoford.com

RE: City of Manistee, MI, Quote #85595A

Ford Credit Municipal Finance is pleased to present the following financing options for your review and consideration.

Option	Quantity	Description				Price
	1	2017 Ford Interceptor Utility w/ Police Equip.				\$41,000.00
	Total Amount Financed*	Number of Payments	Payment Timing	APR	Payment Factor	Payment Amount
A	\$41,545.00	3	Annual in Advance	6.50%	0.354531	\$14,728.99
B	\$41,545.00	4	Annual in Advance	6.45%	0.273904	\$11,379.34

*\$545.00 underwriting fee included

3yr lease per year
4yr lease per year

EXPIRATION DATE: 10/31/2016

This quotation, until credit approved, is not a commitment by Ford Credit Municipal Finance. It has been prepared assuming that the lease qualifies for Federal Income Tax Exempt Status for Ford Credit Company LLC under Section 103 of the IRS Code. Financing is subject to credit review and approval of acceptable documentation by Ford Credit Municipal Finance.

Ford Credit Municipal Finance Program

- There is no security deposit, no prepayment penalty, and no mileage penalty.
- At inception, the new equipment title/registration indicates the municipality as Registered Owner, with Ford Motor Credit Company LLC as first lien holder.
- At term end, the municipality buys the equipment for \$1.

Thank you for allowing Ford Credit Municipal Finance the opportunity to provide this quotation. If you have any questions regarding the option presented, need additional options, or would like to proceed with the approval process, please contact me at (800) 241-4199, option 1.

Sincerely,

Janet Doty

Janet Doty
Marketing Coordinator
jdoty@ford.com



We look forward to assisting you as we have other customers.

"I purchase Fords through Ford Credit as an easy alternative to conventional financing. Good product, good rate, easy process, great support staff." J.J. Randall – Frankfort Park District, IL 02/15/2016

Ford Motor Credit Company ("FMCC") is providing the information contained in this document for discussion purposes only in connection with a proposed arm's length commercial leasing transaction between you and FMCC. FMCC is acting for its own interest and has financial and other interests that differ from yours. FMCC is not acting as a municipal advisor or financial advisor to you, and has no fiduciary duty to you. The information provided in this document is not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 and the municipal advisor rules of the SEC. FMCC is not recommending that you take an action and you should discuss any actions with your own advisors as you deem appropriate.

Dave Bachman

From: Thomas Bruce
Sent: Tuesday, July 26, 2016 9:33 AM
To: Dave Bachman
Subject: FW: IN STOCK POLICE UTILITY

Chief,

It sounds as though this 2016 vehicle has additional options already installed and cost savings for a 2017 vehicle are minimal; given these options are already on the 2016 vehicle and included. Also, after speaking with you on graphics, I had previously sent him photos of our current vehicle's graphics. He advised these graphics would run about \$970. And that was not included in the quoted price.

Tom

From: Robert Alderman [<mailto:ralderman@gornoford.com>]
Sent: Monday, July 25, 2016 4:17 PM
To: Thomas Bruce
Subject: IN STOCK POLICE UTILITY

GOOD AFTERNOON SGT

PER OUR CONVERSATION REGARDING PURCHASING AN EQUIPPED POLICE VEHICLE COMPARED TO ORDERING ONE. HERE ARE MY FOLLOWING POINTS:

FINANCE: WEATHER YOU ORDER ONE OR NOT, THE FINANCING IS A HUGE SAVINGS BASED ON THE YEARLY PAYMENTS. THE EXTRA MONEY EACH YEAR CAN BE UTILIZED ON OTHER NEEDS FOR THE POLICE DEPARTMENT.

IF YOU ORDER A VEHICLE:

IT WILL BE A 2017 MODEL YEAR / THE ONE YOU LOOKED AT IS A 2016 MODEL YEAR

IT WILL TAKE 10-12 WEEKS TO ARRIVE, AND WITH THAT AMOUNT OF BUILD, COULD TAKE ANOTHER 3 TO 4 WEEKS NOT INCLUDING RADIO, RADAR, CAMERA SYSTEM, AND GRAPHICS

YOU HAVE TO OPTION OF ORDERING EXACTLY WHAT YOU WANT ON THE VEHECLE.

WITH THIS VEHICLE, THE OPTIONS MENTIONED BELOW ARE ALREADY ON THE VEHICLE BUT NOTHIHNG YOU WOULDN'T WANT TO USE.

BUTTONS ON THE STEERING WHEEL IS A GOOD OPTION FOR THE QUICK YELP AT AN INTERSECTION OR A QUICK AIRHORN. COST \$ 155.00

REVERSE SENSING HELPS NOT BACKING INTO SOMETHING YOU MAY NOT SEE. COST \$ 275.00

ON THIS PARTICULAR UTILITY THAT YOU HAVE SEEN IS THE OPTIONS, THE TOTAL COST DIFFERENCE ON THE VEHICLE WILL BE APPROXIMATELY \$ 410.00 (WOULD THAT BE WORTH WAITING APPROXIMATELY 15 WEEKS TO DRIVE IT.)

YOU STILL RECEIVE THE STATE CONTRACT DISCOUNT ON THE VEHICLE. THE DIFFERENCE BETWEEN THE COST OF THIS VEHICLE AND THE MSRP IS APPROXIMATELY \$ 5,480.00

CAR IS BUILT / GRAPHICS ARE READY, I CAN HAVE THIS CAR TO YOU WITHIN A COUPLE WEEKS AND ALL YOU WOULD HAVE TO DO IS GET YOUR RADIO INSTALLED.

THAT'S CALLED ON THE ROAD WITHIN A MONTH. HAHA

HOPE THIS HELPS

IF THERE IS ANYTHING ELSE YOU NEED, PLEASE DO NOT HESITATE TO CALL ME AT ANYTIME

THANK YOU

ROBERT ALDERMAN
GORNO FORD
734-671-4017





Administrative Services

Clerk | Finance | Treasury | IT | Brownfield | Assessing | Facilities | Ramsdell

Memo to: Thad Taylor, City Manager

From: Edward Bradford, CFO, Brownfield Administrator *WB*

Re: Amended Brownfield Plan for Joslin Cove

Date: July 27, 2016



Thad,

The Joslin Cove condominium project on Manistee Lake was never completed and has had no construction activity for several years. The original project had an approved County BRA brownfield plan, and development and reimbursement agreement approved by the County, County BRA and City. When the previous developer stopped paying taxes, they defaulted on the development and reimbursement agreement, but the brownfield plan remained in effect.

One remaining member of the original LLC, Warren Stansbury, and another partner, Eric King, desire to complete the project with modifications, including reducing the size and cost of the condominium units, under the entity Manistee Lakes, LLC. The completed project will result in forty condominiums, a pocket park and pedestrian access, and significant additional investment. The changes in project scope have already been approved by the City planning commission.

In order for the project to be completed and economically viable, revenues from the future increased property taxes resulting from the completion of the project are needed to reimburse the remaining balance of the Eligible Activities. The previous developer completed over \$1,135,000 in Eligible Activities that were approved by the County BRA. Of that, about \$217,000 has been reimbursed leaving a balance of about \$918,000. In addition, there are Eligible Activities that were originally planned, such as a sidewalk, but not completed, as well as the need for the upgrade of sewer pump station(s) to service the project and nearby properties. The total budget amount is unchanged from the original brownfield plan.

The County BRA approved an amended brownfield plan for the development at their meeting on July 12, 2016. The amended brownfield plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors. County BRA consultant Mac McClelland presented an overview of the project and process at the July 12 Council work session.

The Brownfield Redevelopment Financing Act requires that brownfield plans obtain approval from the municipality in which they are located. This amended brownfield plan will take effect upon approval by the Manistee County BRA and the Manistee County Board of Commissioners, with the concurrence of the Manistee City Council, and the execution of the Development and Reimbursement Agreement between the MCBRA, the City of Manistee, and Manistee Lakes, LLC. This agreement.

The Development and Reimbursement has been negotiated and will also be on the agenda for consideration. Detailed obligations of the parties, and protections for the City are built into the agreement

From the City's perspective, the amended plan provides an additional \$150,000 to apply towards upgrades to the Arthur St. and/or Joslin Cove pump stations. More importantly, it enables the development to be completed and a blighted site to be removed. The amended brownfield plan has been reviewed by the City Attorney.

I recommend approval.

**RESOLUTION OF CONCURRENCE WITH THE AMENDED BROWNFIELD PLAN
FOR MANISTEE LAKE CONDOMINIUM – JOSLIN COVE**

At a regular meeting of the Manistee City Council held in the Manistee City Hall, 70 Maple Street, Manistee, Michigan on the 19th day of July, 2016

PRESENT:

ABSENT:

The following resolution was offered by _____ and seconded by _____:

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, or historic property through tax increment financing of eligible environmental and developmental activities; and

WHEREAS, The Manistee County Board of Commissioners, pursuant to and in accordance with the provisions of Act 381, established the Manistee County Brownfield Redevelopment Authority on May 21, 2002 and certified by the State of Michigan on June 27, 2002 to facilitate the cleanup and redevelopment of Brownfields within Manistee County; and

WHEREAS, The original Brownfield Plan for Bay Condominiums – Joslin Cove was approved in June 2006 and an Act 381 Work Plan for State tax capture was approved in September 2006, tax capture was anticipated for approximately seven years, and the development halted in 2006 after Brownfield Eligible Activities were conducted and approximately 25% of the development was built; and

WHEREAS, A new development team desires to complete modifications, including reducing the size and cost of the condominium units, resulting in forty condominiums, a pocket park, and pedestrian access, with an estimated additional investment of over \$8 million, and desires to be eligible for reimbursement for Brownfield Eligible Activities; and

WHEREAS, The City has identified the need for upgrades to the Arthur Street and/or Joslin Cove pump stations and the costs for the upgrades have been included in the Amended Brownfield Plan as an Eligible Activities for reimbursement from future Brownfield tax capture; and

WHEREAS, The Amended Brownfield Plan is necessary to extend the anticipated capture period and modify the project and attendant Brownfield Tax Increment Financing (TIF) revenues and there is no change to the Eligible Activity budget from the original Brownfield Plan, so there is no change to the fiscal impact to taxing jurisdictions.

WHEREAS, The Manistee County Brownfield Redevelopment Authority has reviewed the Amended Brownfield Plan for Manistee Lake Condominiums – Joslin Cove and finds that it meets the requirements of Act 381 and constitutes a public purpose of increased private investment and economic development and increased property tax value; and

**Amended Brownfield Plan
Manistee Lake Condominiums – Joslin Cove
City of Manistee, Manistee County, Michigan**

July 2016

**Approved by Manistee County
Brownfield Redevelopment Authority: July 12, 2016**

**Concurred by City of Manistee
City Council: August 2, 2016
(considered)**

**Manistee County Board of Commissioners
Public Hearing: July 19, 2016**

**Approved by Manistee County
Board of Commissioners: July 19, 2016**

**Prepared by:
Mac McClelland
Otwell Mawby, P.C.
309 E. Front Street
Traverse City, Michigan 49684**

**Amended Brownfield Plan
Manistee Lake Condominiums – Joslin Cove
Manistee County Brownfield Redevelopment Authority**

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PROJECT SUMMARY

This Amended Brownfield Plan for Manistee Lake Condominiums – Joslin Cove amends the original Brownfield Plan for Bay Condominium – Joslin Cove, approved in 2006. The Brownfield Plan anticipated six three story building each with six or eight residential condo units, boat docks, and amenities, with a capture period of approximately seven years, ending in 2013. Eligible Activities were conducted by a prior developer and approved by the Manistee County Brownfield Redevelopment Authority (MCBRA) for reimbursement and approximately 20% of the Eligible Activity costs were reimbursed. The development halted in 2008, taxes on the undeveloped property became delinquent, and the obligation to reimburse the prior developer was terminated under the terms of the Reimbursement Agreement between West Coast, LLC and the MCBRA.

One remaining member of the original LLC, Warren Stansbury, and another partner, Eric King, desire to complete the project with modifications, including reducing the size and cost of the condominium units, under Manistee Lakes, LLC. The proposed project will result in forty condominiums, a pocket park, and pedestrian access, with an estimated additional investment of over \$8 million. In order for the project to be completed and economically viable, revenues from the future increased property taxes resulting from the completion of the project are needed to reimburse the remaining balance of the Eligible Activity obligation. In addition, there are Eligible Activities that were originally planned, such as a sidewalk, but not completed, as well as the need for the upgrade of sewer pump station(s) to service the project and nearby properties.

The original Eligible Property included three parcels at 111 and 123 Arthur Street in the City of Manistee, the site of the former AD Joslin building and the Moonlite Motel. The property has subsequently been divided into the condo units, with multiple Parcel Identification Numbers, as noted in the Appendix. The property qualified as Eligible Property under the definition in Act 381 as a Part 201 Facility, with contamination above Michigan Department of Environmental Quality (MDEQ) Generic Cleanup Criteria (GCC). A Baseline Environment Assessment (BEA) has been prepared and filed with the MDEQ to provide an exemption from environmental liability for pre-existing contamination and a Due Care Plan has been prepared which analyzes exposure pathways and identifies measures to prevent exposure to or exacerbation of pre-existing contamination.

This Amended Brownfield Plan will extend the period of capture and amend the Eligible Activity budget. There will not be an increase in the overall Eligible Activity budget and no impact on the Act 381 Work Plan approvals by the MDEQ and (then) MEGA.

Project Name: Manistee Lake Condominiums – Joslin Cove

Project Location: The Eligible Property is located in the City of Manistee, Manistee County, Michigan.

Original Property Tax Identification Numbers: 51-51-174-704-01 51-51-174-70-19 51-51-101-275-01

Type of Eligible Property: Part 201 Facility

Eligible Activities:	Baseline Environmental Assessment, Due Care, Additional Response Activities, Lead and Asbestos Abatement, Demolition, Site Preparation, and Public Infrastructure
Eligible Activity Costs:	\$1,756,223
Years to Complete Eligible Activities Payback (from 2016):	<i>9 Years Local and State Tax Capture</i>
Estimated Investment:	\$8,000,000
Annual Tax Revenue Before Project (2006 Base Year):	\$22,971
Estimated Annual Tax Revenue in First Year After Project Obligation:	\$230,536

AMENDED BROWNFIELD PLAN

**MANISTEE LAKE CONDOMINIUMS – JOSLIN COVE
CITY OF MANISTEE, MANISTEE COUNTY, MICHIGAN**

**MANISTEE COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY**

Introduction

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax reverted, blighted, functionally obsolete or historically designated property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the Brownfield Redevelopment Authority established under Act 381 and the governing body of the authority's municipality, with the concurrence of the local governmental unit in which the project is located, in order to take effect. The state must approve the Eligible Activities if state taxes are to be captured.

The Manistee County Board of Commissioners established the Manistee County Brownfield Redevelopment Authority under the procedures required under Act 381 on May 21, 2002 and certified by the State of Michigan on June 27, 2002.

This Amended Brownfield Plan is for Manistee Lake Condominiums – Joslin Cove in the City of Manistee, Manistee County, Michigan, consistent with Act 381. A Brownfield Plan was approved for the Eligible Property by the MCBRA and the Manistee County Board of Commissioners, with the concurrence of the Manistee City Council in June 2006 and an Act 381 Work Plan was approved for State tax capture by the MCBRA and by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Economic Growth Authority (MEGA) for Non-Environmental Eligible Activities in September 2006.

Eligible Activities were conducted by a prior developer and approved by the Manistee County Brownfield Redevelopment Authority (MCBRA) for reimbursement in an amount of \$130,299.25 for Environmental Eligible Activities and \$1,005,634.50 for Non-Environmental Eligible Activities, and

\$217,879.67 was reimbursed to the prior developer, leaving a balance of \$918,055.10 for approved Eligible Activity cost for reimbursement. The development halted in 2008, taxes on the undeveloped property became delinquent, and the obligation to reimburse the prior developer was terminated under the terms of the Reimbursement Agreement between West Coast, LLC and the MCBRA, and a Development Agreement between West Coast, LLC and the City of Manistee.

One remaining member of the original LLC, Warren Stansbury, and another partner, Eric King, desire to complete the project with modifications, including reducing the size and cost of the condominium units, under Manistee Lakes, LLC. In order for the project to be completed and economically viable, revenues from the future increased property taxes resulting from the completion of the project are needed to reimburse the remaining balance of the Eligible Activity obligation. In addition, there are Eligible Activities that were originally planned, such as a sidewalk, but not completed, as well as the need for the upgrades to sewer pump stations to service the project and nearby properties.

This Amended Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts of tax increment financing, and other project factors. This Amended Brownfield Plan includes Environmental and Non-Environmental Eligible Activities.

This Amended Brownfield Plan will take effect upon approval by the Manistee County Brownfield Redevelopment Authority and the Manistee County Board of Commissioners, with the concurrence of the Manistee City Council, and the execution of a Development and Reimbursement Agreement between the MCBRA, the City of Manistee, and Manistee Lakes, LLC.

Public Purpose - MCL 125.2664(1):

The completion of the Manistee Lake Condominiums – Joslin Cover is anticipated to include almost \$8 million of investment for a stalled development that is only approximately 25% complete. The residential redevelopment will provide construction jobs, increase tax base, improve an unsightly vacant development, improve waterfront access, and stimulate additional private investment.

The project will significantly add to the local and state tax base. Following the retirement of Brownfield obligations, local property taxes are estimated at almost \$150,000 per year and State

taxes at over \$81,500 for a total of over \$230,500. At the beginning of the original Brownfield Plan, in 2006, the Eligible Property generated \$22,971 in total property taxes, and currently generates \$31,858 in total property taxes.

Description of Project and Plan Costs - MCL 125.2663(1)(a):

The original Eligible Property included three parcels at 111 and 123 Arthur Street in the City of Manistee, the site of the former AD Joslin building and the Moonlite Motel. The property has subsequently been divided into the condo units, with multiple Parcel Identification Numbers, as noted in the Appendix.

The property qualified as Eligible Property under the definition in Act 381 as a Part 201 Facility. Environmental Site Assessments conducted in 2004 at 123 Arthur Street (the former AD Joslin property) identified the presence of cadmium, chromium, lead, trichloroethene, flouranthene, phenanthrene, and pyrene in soils and chromium, benzo(a)anthracene, benzo(b)flouranthene and flouranthene in groundwater and in 2006 at 111 Arthur Street (the former Moonlite Motel) identified the presence of arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, naphthalene, zinc, phananthrene, flouranthene, and benzo(a)pyrene in soils above MDEQ Generic Cleanup Criteria.

A Baseline Environment Assessment (BEA) has been prepared and filed with the MDEQ to provide an exemption from environmental liability for pre-existing contamination and a Due Care Plan has been prepared which analyzes exposure pathways and identifies measures to prevent exposure to or exacerbation of pre-existing contamination.

The proposed project will result in forty condominiums, a pocket park, and pedestrian access, with an estimated additional investment of over \$8 million.

Environmental Eligible Activities and Non-Environmental Eligible Activities have been or will be conducted under this Amended Brownfield Plan.

Environmental Eligible Activities include:

- Baseline Environmental Assessment Activities, including Phase I and Phase II Environmental Site Assessment, Baseline Environmental Assessment; and
- Due Care Activities, including additional investigation, Due Care Plan, installation of protective barriers, removal of contaminated soil during development, deed restrictions, and groundwater monitoring.

Non-Environmental Eligible Activities include:

- Lead and Asbestos Abatement;
- Demolition;
- Site Preparation; and
- Infrastructure

Other Eligible Activities include:

- Brownfield Plan and Act 381 Work Plan development and approval; and
- Administrative and operating costs of the MCBRA with local tax capture only.

**SUMMARY OF MAXIMUM ELIGIBLE COSTS
 MANISTEE LAKE CONDOMINIUMS - JOSLIN COVE**

Environmental Eligible Activity Costs Maximum	
Baseline Environmental Assessment Activities	\$19,000
Due Care Activities	\$155,950
Work Plan Review & Approval,	\$5,000
Admin/Operating Costs	<u>\$5,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITY TOTAL	<u>\$184,950</u>
Non-Environmental Eligible Activity Cost Maximum	
Lead/Asbestos Abatement, Demolition	\$21,500
Site Preparation	\$1,020,640
Infrastructure	
Public Sanitary Sewer	\$15,320
Public Water System	\$29,500
Stormwater Management	\$7,500
US-31 Retaining Wall	\$64,125
Public Sidewalk	\$26,000
Arthur Street Pump Station	\$150,000
Contingency (15%)	\$201,688
Work Plan Review & Approval	\$10,000
Admin/Operating Costs	\$25,000
NON-ENVIRONMENTAL ELIGIBLE ACTIVITY TOTAL	<u>\$1,571,273</u>
MANISTEE LAKE CONDOMINIUMS - JOSLIN COVE MAXIMUM ELIGIBLE ACTIVITIES	<u>\$1,756,223</u>

Summary of Eligible Activities - MCL 125.2663(1)(b):

Act 381 provides for the costs of certain Eligible Activities to be reimbursed through Brownfield Tax Increment Financing (TIF). The following is a summary of Environmental and Non-Environmental Eligible Activities.

Environmental Eligible Activities

1. Baseline Environmental Assessment

The work scope included conducting Phase II Environmental Site Assessments (ESAs), and preparing a Baseline Environmental Assessments for the former Moonlite Motel property to provide an exemption from environmental liability for pre-existing contamination for the Developer. A Phase I and Phase II ESA and BEA for the AD Joslin property and a Phase I ESA for the former Moonlite Motel were completed prior to the original Brownfield Plan and Act 381 Work Plan approval.

- A. Phase II ESA: Historical use of the Site as a former manufacturing stamping plant has resulted in contamination with hazardous substances above the MDEQ Part 201 Generic Cleanup Criteria (GCC). Environmental Site Assessments conducted in 2004 at 123 Arthur Street (the former AD Joslin property) identified the presence of cadmium, chromium, lead, trichloroethene, flouranthene, phenanthrene, and pyrene in soils and chromium, benzo(a)anthracene, benzo(b)flouranthene and flouranthene in groundwater and in 2006 at 111 Arthur Street (the former Moonlite Motel) identified the presence of arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, naphthalene, zinc, phananthrene, flouranthene, and benzo(a)pyrene in soils above MDEQ Generic Cleanup Criteria. As a result, the properties are considered Part 201 Facilities under Act 451, P.A. 1994 as amended. Supplemental Phase II assessment activities were conducted to support preparation of the former Moonlite Motel property BEAs.
- B. Baseline Environmental Assessment: The former Moonlite Motel property has been identified as a Part 201 Facility based on the findings of previous environmental investigations conducted on the property. These findings were used to prepare Baseline Environmental Assessment (BEA) for the former Moonlite Motel property and filed with the MDEQ.

2. Due Care Investigation and Activities

While the BEA provides an exemption from environmental liability for pre-existing contamination, new purchasers have due care obligations to prevent exposure to or exacerbation of pre-existing contamination. There are three primary due care activities proposed under this Brownfield Plan:

- A. Phase II ESA Investigation: Due to the historical presence of contaminated soil and groundwater on the Eligible Property, additional investigation was required to determine if exposure pathways are complete and if mitigation measures are required.
- B. Due Care Plan Preparation: Following the completion of the Phase II ESA and determination of the redevelopment details of each future land use, the data summary and recommendations for meeting due care obligations were included in a Due Care Plan. The Due Care Plan described the known contamination, proposed redevelopment activities, plans for mitigating unacceptable exposures and preventing exacerbation, recommendations for filing abandon container notices, notices to third parties who may be exposed to contamination (e.g., utility workers), and filing of Notices of Migration of Contamination, if necessary. In addition, an Environmental Construction Management Plan was prepared to detail measures to protect on-site workers and construction measures to meet due care obligations.
- C. Due Care Exposure Pathway Mitigation: The Due Care Plan and Environmental Construction Management Plan identify specific measures to be taken to address due care requirements. These activities included: removal and disposal of contaminated materials, developing and implementing a soils management plan to safely relocate soils on the property; engineered barriers to prevent direct contact with soils or vapors such as capping or isolating contaminated soils; and/or institutional controls, such as deed restrictions.

3. Other Activities

Brownfield Plan and Work Plan: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between Environmental Eligible Activities and Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Manistee County Brownfield Redevelopment Authority (ECBRA) is included as

Eligible Activities. These costs are split between Environmental Eligible Activities and Non-Environmental Eligible Activities.

Estimated Cost of Eligible Environmental Activities	
Environmental Eligible Activities	Estimated Cost
Baseline Environmental Assessment	\$19,000
Due Care Activities	\$155,950
Subtotal	\$174,950
Work Plan Development and Review Cost	\$5,000
Subtotal	\$179,950
Brownfield Authority Administrative and Operating Cost	\$5,000
Environmental Eligible Activities Total	\$184,950

Non-Environmental Eligible Activities

1. Lead and Asbestos Abatement

Lead and cadmium based paint and asbestos-containing building materials exists due to the age of the building located on the subject property. Lead and cadmium were common ingredients in paints prior to 1978, which during building demolition have the potential to become an occupational health exposure hazard during building demolition. Surfacing materials and thermal system insulation in buildings constructed and asphalt and vinyl-flooring material installed prior to January 1, 1981 must be considered presumed asbestos-containing materials (PACM). Employers or building owners may demonstrate that PACMs do not contain asbestos by properly testing materials in accordance with OSHA standards. Demolition or remodeling buildings that contain lead, cadmium and/or asbestos is subject to regulations to protect the health of the persons that may be affected. In addition, demolition can impact the concentration of lead, cadmium and/or asbestos in the soils that are in close proximity to the building. An asbestos survey identified the presence of asbestos containing materials in the former Moonlite Motel which was abated prior to demolition. The scope of work included abatement, contract administration, and air monitoring to prevent a potential exposure to site workers or adjacent residents.

2. Demolition

Both the former AD Joslin building and former Moonlite Motel building, along with site improvements, such as driveways and parking areas, unusable utilities, and foundation were removed to prepare th site for construction. However, the AD Joslin building was removed prior to the approval of the Brownfield Plan and Act 381 Work Plan and, under the provisions of Act 381 at that time, could not be considered Eligible Activities for reimbursement. Documentation of the cost of the Moonlite Motel demolition was not provided. Removal of miscellaneous concrete and asphalt was conducted after the approval and included as an Eligible Activities for reimbursement. As a result, the budget for this Amended Brownfield Plan has been adjusted.

3. Site Preparation

Site preparation consisted of geotechnical engineering, temporary site and erosion control, sediment and debris removal, shoreline and slope stabilization, land balancing and grading, and structural foundations necessary due to poor soil conditions.

4. Infrastructure

Infrastructure will include public water and sewer improvements, including upgrades to the Arthur Street and\or Joslin Cove pump stations, stormwater improvements, US 31 retaining wall, and a sidewalk to provide pedestrian access.

5. Other Activities

Brownfield Plan and Work Plan: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities. These costs are allocated between Environmental Eligible Activities and Non-Environmental Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the Manistee County Brownfield Redevelopment Authority (ECBRA) is included as Eligible Activities. These costs are split between Environmental Eligible Activities and Non-Environmental Eligible Activities.

Estimated Cost of Non-Environmental Eligible Activities

Eligible Activities	Estimated Cost
Lead/Asbestos Abatement	\$15,500
Demolition	\$6,000
Site Preparation	\$1,020,640
Infrastructure	\$292,445
Subtotal	\$1,334,585
Contingency (~15%)	\$201,688
Subtotal	\$1,536,273
Work Plan Development and Review Cost	\$10,000
Subtotal	\$1,546,273
Brownfield Authority Administrative and Operating Cost	\$25,000
Non-Environmental Eligible Activities	\$1,571,273

Estimate of Captured Taxable Value and Tax Increment Revenues MCL 125.2663(1)(c):

The initial taxable value for the Eligible Property was set at the taxable value as of the approval date of the original Brownfield Plan, which was June 20, 2006. The initial taxable value established by the original Brownfield Plan is based on the taxable value as of December 31, 2005, which was \$312,216.

The total Eligible Activity cost is \$174,950 for Environmental Eligible Activities and \$1,536,273 for Non-Environmental Eligible Activities, \$15,000 in Work Plan Development and Approval, and \$30,000 in MCBRA Administrative and Operating Costs for a total of \$1,726,223. In addition, the Brownfield Plan includes capture of local taxes for approximately one year after the Eligible Activity obligation is met, estimated at \$167,995 an amount equivalent to State tax capture for Environmental Eligible Activities, estimated at \$64,286, for a total of \$232,281. The overall investment for the Project is estimated at \$8 million

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. The cash flow analysis for the project indicates payoff of the Eligible Activity obligation in *nine (9) years* for Local and State Tax Capture, with approximately one additional year of tax capture each for the Local Site Remediation Revolving Fund

Table 3 provides a graphic representation of the tax capture and tax increment revenues. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions to reimburse the actual Eligible Activity costs as approved by the MCBRA.

The estimated tax increment captured by the Authority is summarized in the table below and detailed in Table 2.

Estimated Tax Increment Capture by the Authority

Year	Total Tax Revenues	Captured Taxes
2007	\$68,996	\$46,439
2008	\$120,517	\$97,960
2009	\$119,245	\$69,044
2010	\$95,034	\$0
2011	\$66,326	\$0
2012	\$36,323	\$0
2013	\$37,018	\$0
2014	\$34,000	\$0
2015	\$34,588	\$0
2016	\$31,282	\$0
2017	\$126,860	\$104,304
2018	\$200,952	\$178,396
2019	\$203,966	\$181,410
2020	\$207,026	\$184,469
2021	\$210,131	\$187,575

Year	Total Tax Revenues	Captured Taxes
2022	\$213,283	\$190,727
2023	\$216,482	\$193,926
2024	\$219,729	\$197,173
2025	\$223,025	\$200,469
2026	\$226,371	\$157,152
2027	\$229,766	\$0
2028	\$233,213	\$0
2029	\$236,711	\$0
2030	\$240,262	\$0
2031	\$243,866	\$0
2032	\$247,524	\$0
2033	\$251,236	\$0
2034	\$255,005	\$0
2035	\$258,830	\$0
2036	\$262,712	\$0

(1)
(2)

(1) Local and State Tax Capture Eligible Activity
 Obligation Met

(2) Local and State LSSRF Obligation Met

Total	\$5,150,278	\$1,989,044
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Method of Financing Plan Costs - MCL 125.2663(1)(d):

All Eligible Activity Costs, with the exception of the upgrades to the Arthur Street/Joslin Cove pump stations will be financed privately by the Developer. The upgrades to the Arthur Street/Joslin Cove pump stations will be financed from the City of Manistee Sewer and Water Fund.

Maximum Amount of Indebtedness - MCL 125.2663(1)(e):

The MCBRA will not incur any bond or other indebtedness. The maximum amount of indebtedness as an obligation to reimburse Eligible Activity costs will be \$1,989,944, including \$1,711,223 in Eligible Activity Costs, \$15,000 in Work Plan approval costs, \$30,000 in MCBRA Administrative and Operating Cost, and \$232,821 for the Local Site Remediation Revolving Fund.

Duration of Brownfield Plan - MCL 125.2663(1)(f):

The duration of the Brownfield Plan will be the lesser of the time to capture taxes in an amount equal to the Eligible Activity obligation or thirty (30) years from the original adoption date, whichever is sooner. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment is expected to be repaid through tax increment financing within 9 years for Local and State Tax Capture, plus one year for the local site remediation revolving fund, for a total of 10 years (from 2016). The duration of total tax capture is estimated at a total of twenty years from the approval of the original Brownfield Plan in 2006.

Estimate of Impact of Tax Increment Financing on Taxing Jurisdictions – MCL 125.2663(1)(g):

Table 2 identifies annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2. Table 4 presents the allocation of tax capture and the total tax increment for the maximum duration of the Brownfield Plan, 30 years. Taxing jurisdictions will continue to receive their attendant tax allocation for the project beyond the duration of the plan.

The total tax capture is estimated at \$1,999,430. After the brownfield obligation is met, tax revenues will accrue to the taxing jurisdictions in an amount estimated at almost \$234,000 per year on into the future.

Legal Description, Location, and Determination of Eligibility - MCL 125.2663(1)(h):

Legal Description and Location: The former AD Joslin property is located at 123 Arthur Street and the former Moonlite Motel is located at 111 Arthur Street in the City of Manistee, Manistee County,

Michigan. A map depicting the location and dimensions of the property are included in the Appendix. The Legal Descriptions of the original three parcels are provided below:

Property Tax ID Number	Description	Legal Description
51-51-174-704-01	Former AD Joslin Parcel	S C THOMPSONS ADDITION LOT D EXC S 30FT ____ P.ADDR: 123 ARTHUR ST. 2.20 A M/L ((SALE(77) 1357 0518
51-51174-704-19	Strip	S C THOMPSONS ADD S 30 FT OF LOT D SOUTH OF 123 ARTHUR ST. ((SALE(01) 6755 2807, 6744 2810, 3762 2774 (3) 3867 2426, 8500, 1867 2433
51-51-101275-01	Moonlite Motel	PT GOVT LOT 3, COM AT INT ARTHUR ST + N LI GOVT LOT 3 N 89DEG 30MIN E 286.83FT TO MANISTEE LAKE, S 29 DEG 15MIN W 140FT S 38DEG 15MI E 60FT S 64DEG 29MIN E 95FT, S 7DEG 1MIN W 1SFT, S 81DEG 55MIN W 80FT, S 58DEG 29MIN W 33.25FT, N 69DEG 42MIN W ALG REVETMENT WALL 181FT, N 69DEG 42MIN W 144.39FT, N 32DEG 49MIN E ALG ST 51.28FT, NLY ALG ARC 408.1FT RAD. CURVE TO LEFT 105.87 FT TO POB. SEC 1 T21N R17W ____ P.ADDR 111 ARTHUR ST. MOTEL ((SALE(84) 3436 1862 (86) 2416 2485 0137 (87) 3488 087 (88) 3507 0984 (01) 6744 2807, 6744 2810, 3762 2774 (03) 3867 2426, 8500 1867 2433.

Eligibility Determination: The property met the definition of a Part 201 Facility under Act 381 and under Act 451, P.A. 1994 as amended at the time of the original Brownfield Plan. Environmental Site Assessments conducted in 2004 at 123 Arthur Street (the former AD Joslin property) identified the presence of cadmium, chromium, lead, trichloroethene, flouranthene, phenanthrene, and pyrene in soils and chromium, benzo(a)anthracene, benzo(b)flouranthene and flouranthene in groundwater and in 2006 at 111 Arthur Street (the former Moonlite Motel) identified the presence of arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, naphthalene, zinc, phananthrene, flouranthene, and benzo(a)pyrene in soils above MDEQ Generic Cleanup Criteria.

Estimate of Number of Persons Residing on Eligible Property - MCL 125.2663(1)(i):

There were no residential dwellings or residences that occupy the Eligible Property.

Plan for Residential Relocation (MCL 125.2663(1)(j)):

The Eligible Property did not contain any residential dwellings; therefore, a plan for residential relocation was not applicable.

Provision of Costs of Relocation - MCL 125.2663(1)(k):

The Eligible Property did not currently contain any residential dwellings; therefore, a provision for residential relocation was not been allocated.

Strategy to Comply with Relocation Assistance Act, 1972 PA 227, MCL 213.321 to 213.332 - MCL 125.2663(1)(l):

The Eligible Property did not contain any residential dwellings; therefore, relocation was not necessary.

Description of Proposed Use of the Local Site Remediation Revolving Fund - MCL 125.2663(1)(m):

Use of the Local Site Remediation Fund will be consistent with the requirements of Act 381, including expenses for Eligible Activities on Eligible Property. Use of Local taxes captured from the City of Manistee will be for projects within the City of Manistee.

Other Material Required by the Authority or Governing Body - MCL 125.2663(1)(n):

No other material is required by the Authority or Governing Body

Tables

Table 1. 1 Environmental Eligible Activities Costs

Table 1. 2 Non-Environmental Eligible Activities Costs

Table 2. Cash Flow Statement

Table 3. Captured Taxes and Tax Revenues

Table 4.1 Impact on Tax Jurisdictions

Table 4.2 Brownfield Tax Capture Allocation

Table 4.3 Tax Revenue Allocations

Table 4.4 Brownfield Tax Capture/Revenue Allocations

Figures

Figure 1 - Eligible Property Location Map

Figure 2 – Eligible Property Boundary

TABLE 1.1
ENVIRONMENTAL ELIGIBLE ACTIVITIES COSTS
MANISTEE LAKE CONDOMINIUMS - JOSLIN COVE
MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY

Eligible Activity Description	TOTAL ELIGIBLE ACTIVITIES
<i>Baseline Environmental Assessment Activities</i>	
Phase II ESA	\$14,000
Category "N" BEA	<u>\$5,000</u>
<i>Subtotal</i>	\$19,000
<i>Due Care (7a) Obligation Compliance Activities</i>	
Phase II Investigation to Support Due Care	\$27,450
Section 7A Compliance Analyses (Due Care Plans)	\$6,000
Due Care Response Activities/Exposure Pathway Mitigation	
Engineering Controls	\$89,000
Deed Restictions	\$4,000
Disposal of Soil/Groundwater During Construction	\$13,500
Groundwater Monitoring	<u>\$16,000</u>
<i>Subtotal</i>	\$155,950
SUBTOTAL	\$174,950
<i>Work Plan Development and Approval Costs</i>	
	\$5,000
SUBTOTAL	\$179,950
Administrative and Operation Costs*	<u>\$5,000</u>
ENVIRONMENTAL ELIGIBLE ACTIVITIES SUBTOTAL	\$184,950

*Local Tax Capture Only

**TABLE 1.2
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES COSTS
MANISTEE LAKE CONDOMINIUMS - JOSLIN COVE
MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

Eligible Activity Description	ORIGINAL BUDGET	BUDGET ADJUSTMENT	REVISED BUDGET
Lead and Asbestos Abatement			
Survey	\$0		
Monitoring	\$0	\$15,500	\$15,500
Abatement			
<i>Subtotal</i>	\$0	\$15,500	\$15,500
Demolition			
Site Demolition	\$19,000	-\$13,000	\$6,000
Building Demolition	\$88,500	-\$88,500	\$0
<i>Subtotal</i>	\$107,500	-\$101,500	\$6,000
Site Preparation			
Geotechnical	\$12,000		\$12,000
Sediment and Debris Removal	\$54,000	-\$9,800	\$44,200
Shoreline and Slope Stabilization	\$115,040	-\$54,200	\$60,840
SW Area (US-31) Regrading/Balancing	\$65,000	\$50,000	\$115,000
Special Foundations	\$868,600	-\$80,000	\$788,600
<i>Subtotal</i>	\$1,114,640	-\$94,000	\$1,020,640
Infrastructure			
Public Sanitary Sewer	\$15,320		\$15,320
Public Water System	\$9,500	\$20,000	\$29,500
Stormwater Management	\$7,500		\$7,500
US-31 Retaining Wall	\$64,125		\$64,125
Public Sidewalk	\$26,000		\$26,000
Arthur Street Pump Station		\$150,000	\$150,000
<i>Subtotal</i>	\$122,445	\$170,000	\$292,445
Subtotal Totals	\$1,344,585	-\$10,000	\$1,334,585
Contingencies (15%)	\$201,688		\$201,688
SUBTOTAL	\$1,546,273	-\$10,000	\$1,536,273
Work Plan Development and Approval Costs		\$10,000	\$10,000
SUBTOTAL	\$1,546,273	\$0	\$1,546,273
Administrative and Operation Costs*	\$25,000		\$25,000
NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES SUBTOTAL	\$1,571,273	\$0	\$1,571,273

*Local Tax Capture Only

	YEAR	2006	1 2007	2 2008	3 2009	4 2010	5 2011	6 2012	7 2013	8 2014	9 2015	10 2016	11 2017
	\$0	\$436,866	\$1,336,300	\$2,334,152	\$2,309,526	\$1,840,600	\$1,284,600	\$703,500	\$716,951	\$658,500	\$669,900	\$605,869	\$2,457,009
36.02%	\$16,729	\$8,126	\$24,855	\$43,415	\$42,957	\$34,235	\$23,894	\$13,085	\$13,335	\$12,248	\$12,460	\$11,269	\$45,700
59.52%	\$27,641	\$13,426	\$41,067	\$71,733	\$70,976	\$56,565	\$39,478	\$21,620	\$22,033	\$20,237	\$20,587	\$18,620	\$75,509
4.45%	\$2,069	\$1,005	\$3,073	\$5,369	\$5,312	\$4,233	\$2,955	\$1,618	\$1,649	\$1,515	\$1,541	\$1,393	\$5,651
		\$22,556	\$68,996	\$120,517	\$119,245	\$95,034	\$66,326	\$36,323	\$37,018	\$34,000	\$34,588	\$31,282	\$126,860
State Allocation		Total Allocation											
	0 MILS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	10.42%	3.76%	\$1,744	\$3,679	\$2,593	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,917
	89.58%	32.27%	\$14,986	\$31,611	\$22,280	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33,658
		63.98%	\$29,710	\$62,671	\$44,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66,729
		0%	0%	0%	0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
100%	\$600,000	100.00%	\$46,439	\$97,960	\$69,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,304
		\$18,439	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$46,439	\$97,960	\$69,044	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,304
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$1,744	\$5,423	\$8,016	\$8,016	\$8,016	\$8,016	\$8,016	\$8,016	\$8,016	\$8,016	\$8,016	\$11,933
		\$14,986	\$46,596	\$68,876	\$68,876	\$68,876	\$68,876	\$68,876	\$68,876	\$68,876	\$68,876	\$68,876	\$102,534
		\$29,710	\$92,381	\$136,552	\$136,552	\$136,552	\$136,552	\$136,552	\$136,552	\$136,552	\$136,552	\$136,552	\$203,282
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$46,439	\$144,400	\$213,444	\$213,444	\$213,444	\$213,444	\$213,444	\$213,444	\$213,444	\$213,444	\$213,444	\$317,748
			Balance	\$27,645									
		\$64,826	\$63,082	\$59,403	\$56,810	\$56,810	\$56,810	\$56,810	\$56,810	\$56,810	\$56,810	\$56,810	\$52,893
		\$557,033	\$542,048	\$510,437	\$488,157	\$488,157	\$488,157	\$488,157	\$488,157	\$488,157	\$488,157	\$488,157	\$454,499
		\$1,134,364	\$1,104,654	\$1,041,983	\$997,812	\$997,812	\$997,812	\$997,812	\$997,812	\$997,812	\$997,812	\$997,812	\$931,083
		\$1,756,223	\$1,709,784	\$1,611,823	\$1,542,779	\$1,542,779	\$1,542,779	\$1,542,779	\$1,542,779	\$1,542,779	\$1,542,779	\$1,542,779	\$1,438,475
		\$14,431	\$14,431	\$32,117	\$60,799	\$42,433	\$23,238	\$23,682	\$21,752	\$22,128	\$20,013	\$14,431	
		\$8,126	\$8,126	\$17,046	\$34,235	\$23,894	\$13,085	\$13,335	\$12,248	\$12,460	\$11,269	\$8,126	
		\$22,556	\$22,556	\$49,163	\$95,034	\$66,326	\$36,323	\$37,018	\$34,000	\$34,588	\$31,282	\$22,556	

1.5%
70%

MILLAGE RATE

	Tax Capture	Tax Revenue
13.55% COUNTY TOTAL	7.7300	\$304,530
33.16% CITY	18.9112	\$745,023
1.75% LIBRARY	1.0000	\$39,396
5.42% WSCC	3.0907	\$121,761
4.03% ISD	2.3000	\$90,611
42.08% SCHOOL OPERATING	18.0000	\$687,723
SCHOOL SET	6.0000	\$1,167,625
100.00% TOTAL	57.0319	\$1,989,044
DEBT MILLAGE	2.2500	\$3,160,196

(NOT CAPTURED UNDER BROWNEFIELD)

	Ends					Capture	Ends							
YEAR	15 2021	16 2022	17 2023	18 2024	19 2025	20 2026	21 2027	22 2028	23 2029	24 2030	25 2031	26 2032		
\$0	\$4,069,790	\$4,130,836	\$4,192,799	\$4,255,691	\$4,319,526	\$4,384,319	\$4,450,084	\$4,516,835	\$4,584,588	\$4,653,357	\$4,723,157	\$4,794,004	\$	
2%	\$16,729	\$75,698	\$76,834	\$77,986	\$79,156	\$80,343	\$81,548	\$82,772	\$84,013	\$85,273	\$86,552	\$87,851	\$89,168	
2%	\$27,641	\$125,072	\$126,948	\$128,853	\$130,785	\$132,747	\$134,738	\$136,760	\$138,811	\$140,893	\$143,006	\$145,152	\$147,329	
5%	\$2,069	\$9,361	\$9,501	\$9,643	\$9,788	\$9,935	\$10,084	\$10,235	\$10,389	\$10,545	\$10,703	\$10,863	\$11,026	
	\$210,131	\$213,283	\$216,482	\$219,729	\$223,025	\$226,371	\$229,766	\$233,213	\$236,711	\$240,262	\$243,866	\$247,524		
						\$144,822								
State Allocation														
0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
10.42%	\$7,044	\$7,162	\$7,283	\$7,405	\$3,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
89.58%	\$60,528	\$61,545	\$62,578	\$63,626	\$30,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$120,002	\$122,019	\$124,066	\$126,143	\$90,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	0.0%	0.0%	0.0%	0.0%		100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%	
	\$0	\$0	\$0	\$0	\$38,066	\$26,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$37,603	\$130,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$75,669	\$157,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$187,575	\$190,727	\$193,926	\$197,173	\$200,469	\$157,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3%	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$187,575	\$190,727	\$193,926	\$197,173	\$200,469	\$157,152	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$39,416	\$46,578	\$53,861	\$61,266	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826
	\$338,693	\$400,239	\$462,817	\$526,442	\$557,033	\$557,033	\$557,033	\$557,033	\$557,033	\$557,033	\$557,033	\$557,033	\$557,033	\$557,033
	\$671,488	\$793,507	\$917,572	\$1,043,715	\$1,134,364	\$1,134,364	\$1,134,364	\$1,134,364	\$1,134,364	\$1,134,364	\$1,134,364	\$1,134,364	\$1,134,364	\$
	\$0	\$0	\$0	\$0	\$38,066	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826	\$64,826
	\$0	\$0	\$0	\$0	\$37,603	\$167,995	\$167,995	\$167,995	\$167,995	\$167,995	\$167,995	\$167,995	\$167,995	\$167,995
	\$0	\$0	\$0	\$0	\$75,669	\$232,821	\$232,821	\$232,821	\$232,821	\$232,821	\$232,821	\$232,821	\$232,821	\$
	\$1,049,597	\$1,240,324	\$1,434,250	\$1,631,423	\$1,831,892	\$1,989,044	\$1,989,044	\$1,989,044	\$1,989,044	\$1,989,044	\$1,989,044	\$1,989,044	\$1,989,044	\$
	\$25,410	\$18,247	\$10,965	\$3,560	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
	\$218,340	\$156,794	\$94,216	\$30,591	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
	\$462,876	\$340,858	\$216,792	\$90,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$706,626	\$515,899	\$321,973	\$124,800	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	\$0
	\$14,431	\$14,431	\$14,431	\$14,431	\$14,431	\$14,431	\$146,995	\$149,200	\$151,438	\$153,709	\$156,015	\$158,355		
	\$8,126	\$8,126	\$8,126	\$8,126	\$8,126	\$54,789	\$82,772	\$84,013	\$85,273	\$86,552	\$87,851	\$89,168		
	\$22,556	\$22,556	\$22,556	\$22,556	\$22,556	\$69,219	\$229,766	\$233,213	\$236,711	\$240,262	\$243,866	\$247,524		

1.5%

70%

Table 3 Captured Taxes and Revenues Manistee Lake Condominiums – Joslin Cove

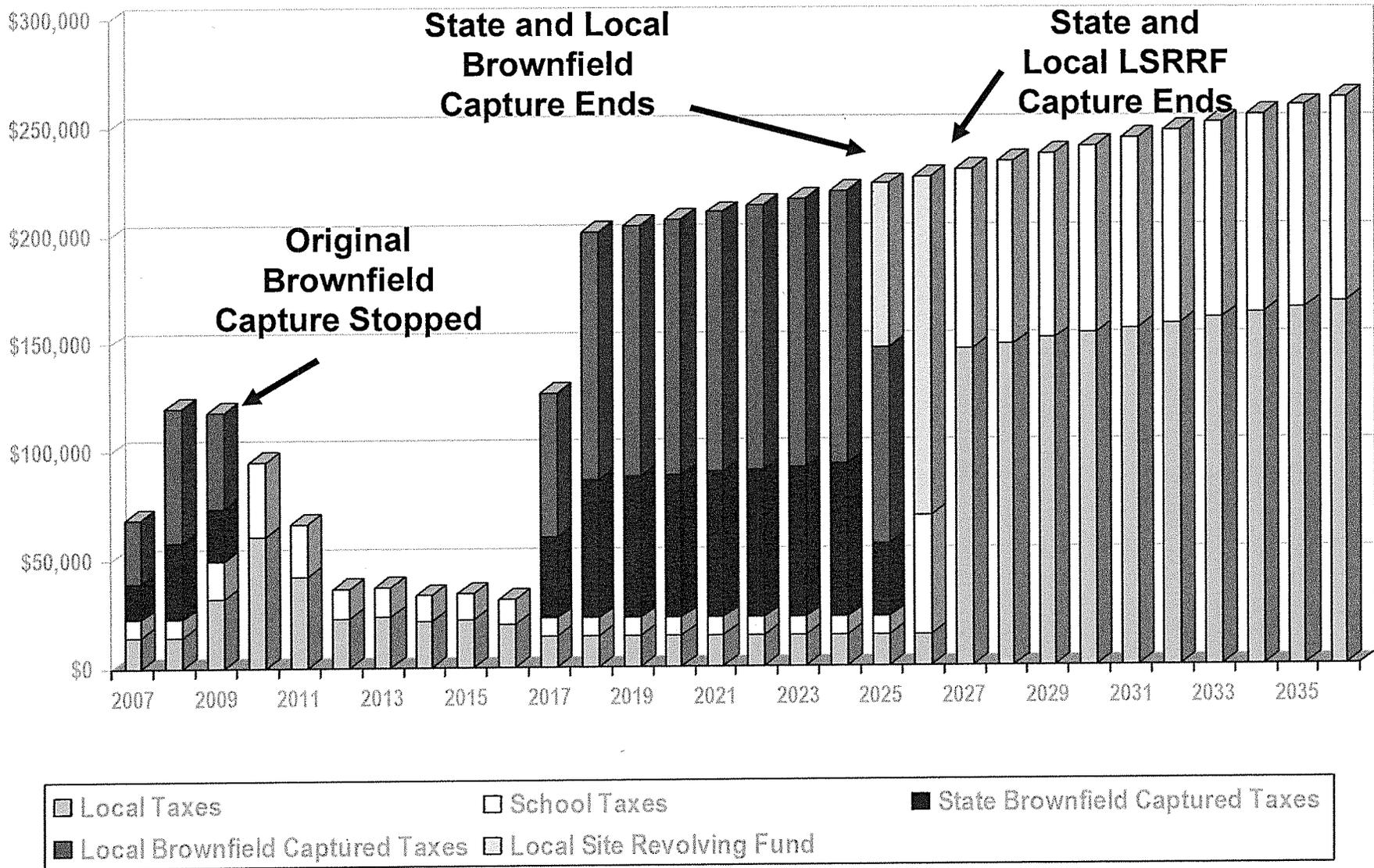
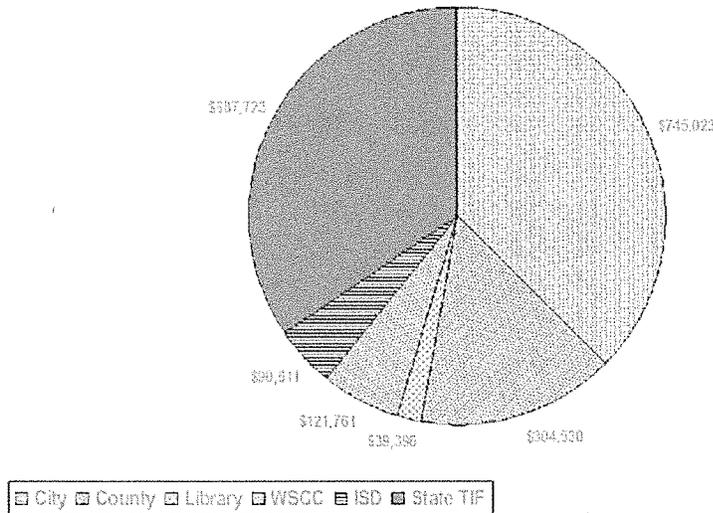


Table 4.1 Impact on Taxing Jurisdictions
Brownfield Plan - Thirty Year Duration
Joslin Cove - Manistee County Brownfield Redevelopment Authority

	Millages	Millage Total	Percent Allocation	Total Capture \$1,989,044	Total Revenues \$3,160,196
City of Manistee		18.91120	57.25%	\$745,023	\$1,140,773
General Operating	17.76120				
Refuse	1.15000				
Manistee County		7.73000	23.40%	\$304,530	\$466,294
Operating	5.50000				
Conservation District	0.10000				
Dial-A-Ride	0.33000				
EMS 911/Central Dispatch	1.00000				
Medical Care	0.50000				
Seniors	0.30000				
Manistee Library		1.00000	3.03%	\$39,396	\$60,323
WSCC	3.09070	3.09070	9.36%	\$121,761	\$186,439
Schools		0.00000	0.00%	\$0	\$0
School Debt*	2.25000				
Sinking Fund	0.00000				
ISD	2.30000	2.30000	6.96%	\$90,611	\$138,742
Local Taxes Total	34.28190	33.03190	100.00%	\$1,301,320	\$1,992,571
State Taxes		24.00000		\$687,723	\$1,167,625
School Operating	18.00000				
State Brownfield Fund	0.00000			\$0	
State Educ Tax	6.00000				
Total	58.28190	57.03190		\$1,989,044	\$3,160,196

**Table 4.2 Brownfield Tax Capture
Manistee Lake Condominiums – Joslin Cove**



**Table 4.3 Tax Revenue Allocations - 30 years
Manistee Lake Condominiums – Joslin Cove**

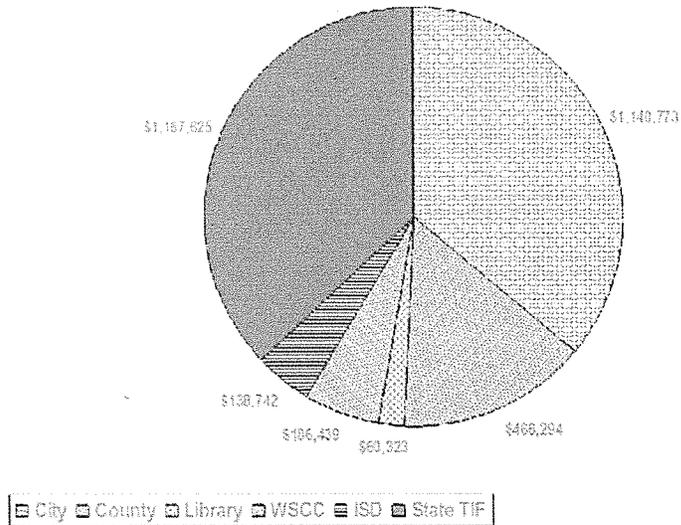
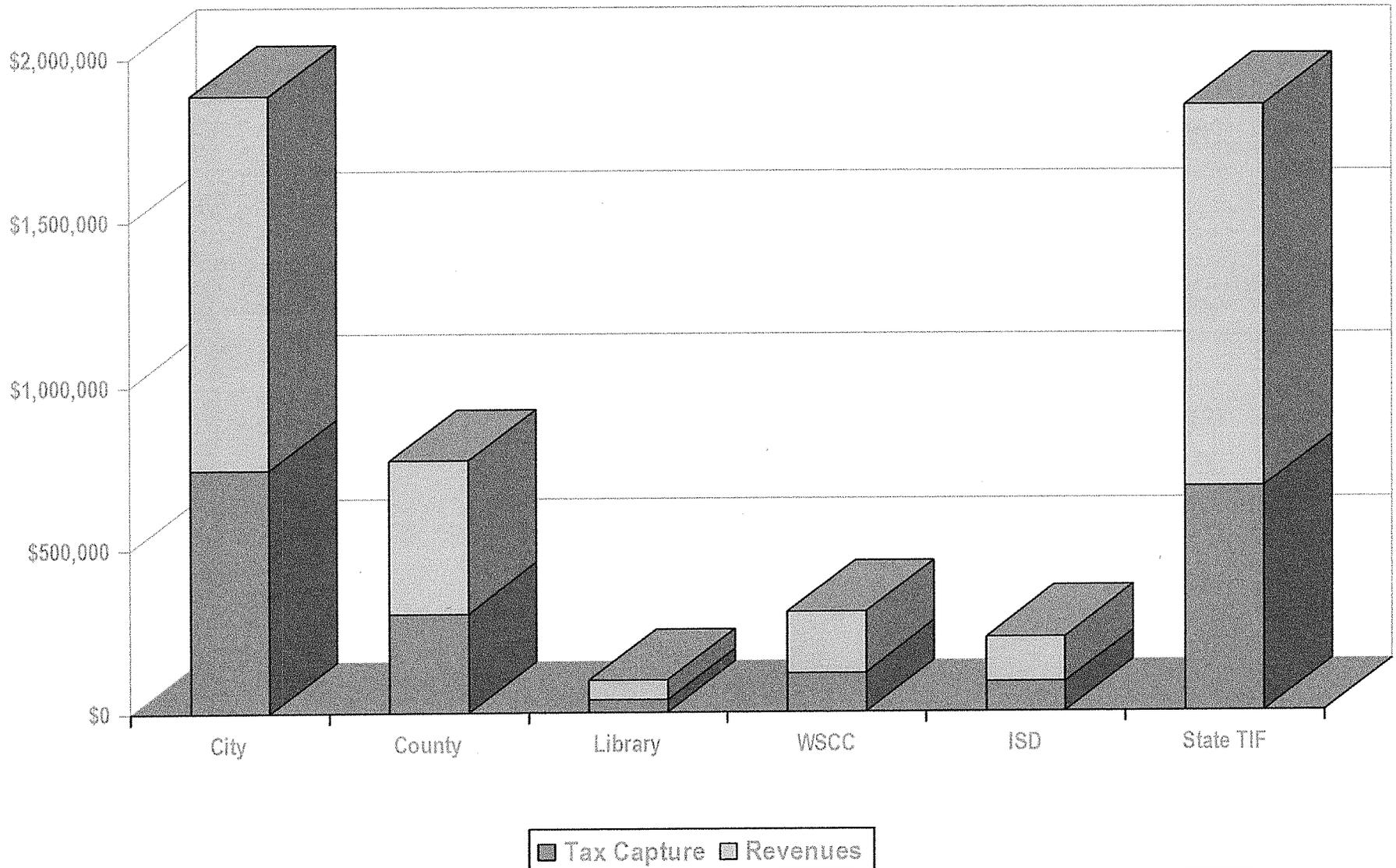
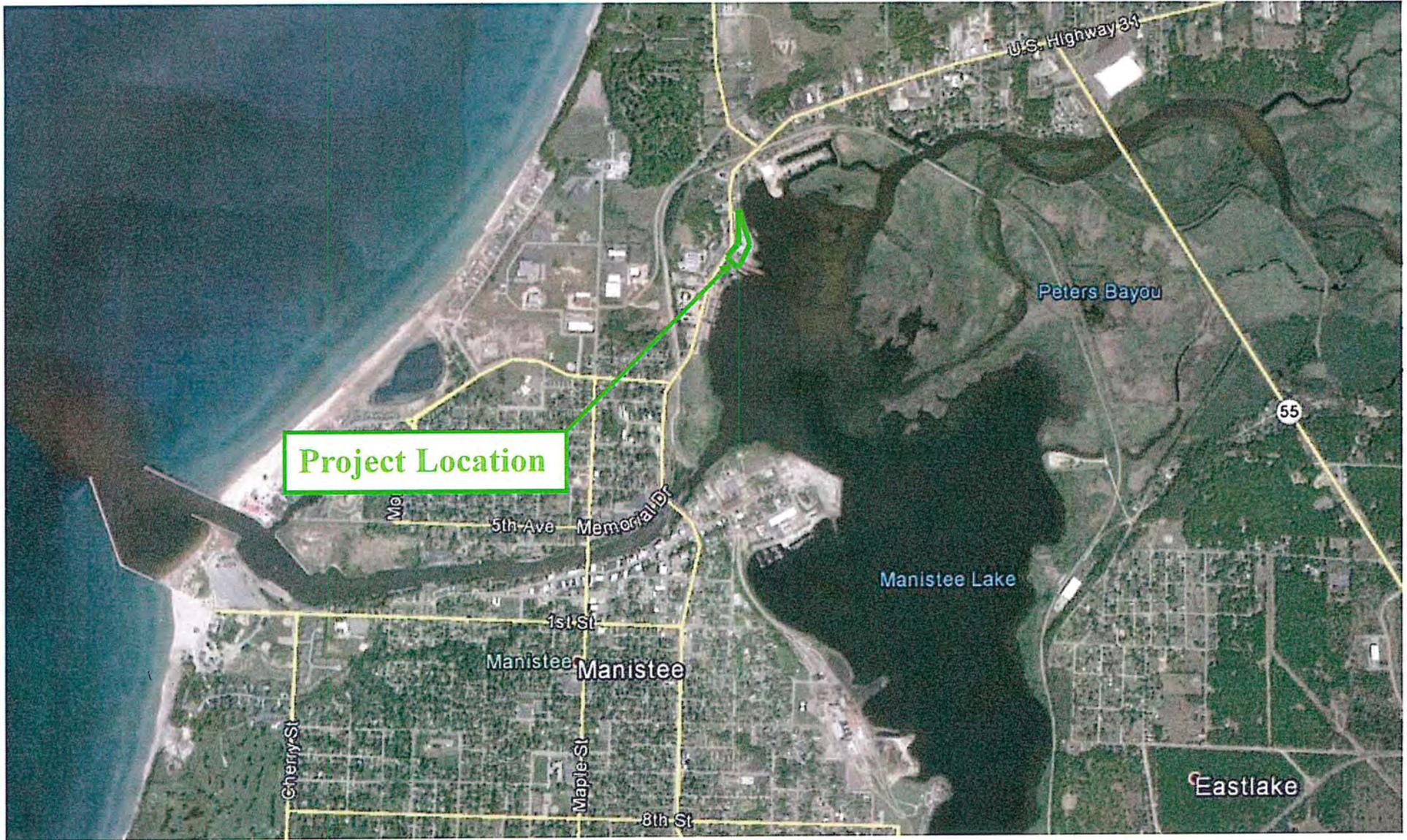


Table 4.4 Brownfield Tax Capture/Revenue Allocations Manistee Lake Condominiums – Joslin Cove





Manistee Lake Condominium – Joslin Cove	Figure 1: Site Location
Manistee County Brownfield Redevelopment Authority	Date: July 6, 2016



Manistee Lake Condominium – Joslin Cove	Figure 2: Eligible Property
Manistee County Brownfield Redevelopment Authority	Date: July 6, 2016



Administrative Services

Clerk | Finance | Treasury | IT | Brownfield | Assessing | Facilities | Ramsdell

Memo to: Thad Taylor, City Manager
From: Edward Bradford, CFO, Brownfield Administrator *WB*
Re: Joslin Cove Development & Reimbursement Agreement
Date: July 27, 2016



Thad,

Earlier tonight, City Council considered an amended Manistee County brownfield plan for the Manistee Lake Condominiums – Joslin Cove.

The next step is to consider a development and reimbursement agreement between the developer, the Manistee County Brownfield Redevelopment Authority and the City. The agreement was drafted by the County BRA with input from the City and developer. It has been reviewed by the City Attorney. It is very similar to the development agreement for River Parc\Edgewater that City Council previously approved.

As discussed at the July 12, 2016 City Council work session, the developer intends to complete the project as expediently as possible. However, as the developer Eric King noted then, there are no guarantees in the real estate development business because economic conditions can change rapidly.

However, the agreement in Section 2.1 specifies a time line for completion of both the private and public developments and imposes a meaningful penalty for non-compliance. The agreement specifies that Phase I consisting of 18 condominium units, the gazebo and sidewalk will be completed within eighteen months of commencement, but may be extended an additional three months by mutual consent. It then specifies that the entire development will be completed within 48 months of execution of the agreement. If not completed, the developer loses 4% of the eligible activity obligation balance each month.

The City's pump station work does not have to commence until within three months of the completion of the development, and the City will have one year to construct the improvements. This should give the City ample time to plan for and construct the upgrades. The reimbursement period for these expenses has been reduced from four years to three years.

Getting this stalled project going again and completed represents a great opportunity for the City to increase the tax base and remove a blight from the landscape.

I recommend approval.

DEVELOPMENT AND REIMBURSEMENT AGREEMENT

This Development & Reimbursement Agreement is made as of this _____, 2016, between **MANISTEE LAKES, LLC**, a Michigan limited liability company, 1971 E. Beltline Ave NE, Suite 206, Grand Rapids, Michigan 49525 ("Developer), and the **CITY OF MANISTEE**, a municipal corporation, 70 Maple Street, Manistee, Michigan 49660 ("City"); and the **MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**, a Michigan public body corporate, 415 Third Street, Manistee, Michigan 49660 (the "MCBRA") (all hereafter referred to as "the parties"):

PREMISES

- A. The Developer owns property which qualifies as Brownfield Eligible Property under Act 381, PA 1996 as amended, located in the City of Manistee, Manistee County and desires to continue to develop the property with thirty-two (32) additional condominiums, estimated at over \$8 million, commonly known as the "Manistee Lake Condominiums – Joslin Cove", described on attached Exhibit A ("Development"), to be located on the property described on attached Exhibit B ("Eligible Property").
- B. The MCBRA has been formed pursuant to Act 381, Public Acts of Michigan, 1996, MCL 125.2651 et. seq. ("Act 381") to promote the revitalization of contaminated, blighted, functionally obsolete or historically designated properties.
- C. A Brownfield Plan was approved for the Eligible Property by the MCBRA and the Manistee County Board of Commissioners, with the concurrence of the Manistee City Council in June 2006 and an Act 381 Work Plan was approved for State tax capture by the MCBRA and by the Michigan Department of Environmental Quality (MDEQ) for Environmental Eligible Activities and the Michigan Economic Growth Authority (MEGA) for Non-Environmental Eligible Activities in September 2006. The MCBRA and County approval and City concurrence were provided subject to the Developer's compliance with the terms of Development and Reimbursement agreements entered in 2006 between the MCBRA and Developer, and between the City and Developer.
- D. Eligible Activities were conducted by a prior developer and approved for reimbursement by the MCBRA in an amount of \$130,299.25 for Environmental Eligible Activities and \$1,005,634.50 for Non-Environmental Eligible Activities, and \$217,879.67 was reimbursed to the prior developer, leaving a balance of \$918,055.10 for approved Eligible Activity cost for reimbursement under this Agreement.
- E. In addition to the above expensed and approval Eligible Activity costs, the Developer anticipates additional Eligible Activity costs for the public gazebo and public sidewalks, and dredging in an amount not to exceed \$325,166.23.
- F. The MDEQ has determined that upgrades to the Arthur St. sewage pump station are needed to adequately serve the Development and others, and has made that a permit requirement. The City desires to include the cost of upgrading the Arthur St. pump

station, as well as enhancements to the on-site Joslin Cove pump station as a Brownfield Eligible Activity, estimated at \$150,000, for reimbursement from Brownfield Tax Increment Revenues.

- G. The MCBRA has determined in furtherance of its purposes and to accomplish its goals that it is in the best interest of the MCBRA to finance certain Eligible Activities as defined by Sec. 2(n) of Act 381, MCL 125.2652(n) on Eligible Property and as described in the Amended Brownfield Plan, attached as Exhibit C as the same may be amended or supplemented.
- H. An Amended Brownfield Plan (the "Amended Brownfield Plan"), attached as Exhibit C, has been approved by the MCBRA and County Board of Commissioners, with the concurrence of the Manistee City Council, that provides for the change in the Development, extends the period of Brownfield tax capture, and amends the Eligible Activity budget.
- I. Pursuant to the Amended Brownfield Plan and the Act 381 Work Plan (attached as Exhibit C and D, respectively), MCBRA will capture and retain 100% of the tax increment revenues authorized by law to be captured from the levies imposed by taxing jurisdictions upon taxable property for the Eligible Property consistent with Act 381, as amended, and the Amended Brownfield Plan approved by the MCBRA, the County, and City (the "Brownfield Tax Increment Revenues"). Upon satisfaction of the conditions expressed in this Agreement, MCBRA will use and distribute the Tax Increment revenues as provided by law and as described in this Agreement.

In consideration of the premises and the mutual covenants contained in this Agreement, Developer, City and MCBRA hereby enter into this Agreement and covenant and agree as follows:

ARTICLE 1 DEFINITIONS

Section 1.1 Definitions. The following capitalized terms used in this Agreement shall have the following meanings, except to the extent the context in which they are used requires otherwise:

- (a) "Act 381" means the Brownfield Redevelopment Financing Act, Act 381 of Michigan Public Acts of 1996, as amended, MCL 125.2651 et seq.
- (b) "Act 381 Work Plan" means the work plan approved by the MCBRA in October 2006 and the MDEQ on September 7, 2006 for Environmental Eligible Activities and MEGA (now the Michigan Strategic Fund) on September 19, 2006 for Non-Environmental Eligible Activities, and attached as Exhibit D, if applicable.
- (c) "Agreement" means this Development and Reimbursement Agreement entered into between the MCBRA, the City, and the Developer.

- (d) "Amended Brownfield Plan" means the Brownfield Plan amendment, as defined under Act 381, approved by the MCBRA and County Board, with the concurrence of the City Council, in July 2016, and attached as Exhibit C and incorporated here by reference.
- (e) "Brownfield Tax Increment Revenues" means the tax increment revenues, as defined by Act 381 from all taxable real and personal property located on the Eligible Property for the period of time for the Eligible Activity obligation to be met, which amount results from the increase in taxable value of the Eligible Property multiplied by those millages the MCBRA is legally permitted to capture.
- (f) "City" means the City of Manistee.
- (g) "City Council" means the City of Manistee City Council.
- (h) "County" means Manistee County
- (i) "County Board" means the Manistee County Board of Commissioners
- (j) "Developer" means Manistee Lakes, LLC, 1971 E. Beltline Ave NE, Suite 206, Grand Rapids, Michigan 49525 and its successors, affiliates and permitted assigns.
- (k) "Development" means the continued construction of condominium units and certain appurtenant properties and improvements as described in the Brownfield Plan attached hereto as Exhibit C.
- (l) "Development Completion Date" means the date for completion of the Development, which includes a total of forty (40) condominium units, the gazebo, and the sidewalk, as described in Exhibit A, which shall be forty-eight (48) months after the date of execution of this Agreement.
- (m) "Easement" means the Easement granted by Developer to the City for construction, maintenance and public use of a gazebo and sidewalk under terms acceptable to the City. Developer shall insure that any outstanding mortgage or lien is subordinated to the Easement when granted.
- (n) "Eligible Activities" means those environmental and non-environmental activities as defined by Sec. 2(1) of Act 381, MCL 125.2652, as amended, and included in the approved Amended Brownfield Plan and Act 381 Work Plan attached hereto as Exhibit C and D, respectively, as amended or supplemented.
- (o) "Eligible Property" is the property described in the Amended Brownfield Plan that meets Act 381 qualifying status as Eligible Property from which tax increment revenues will be captured to reimburse Eligible Activities and other costs, consistent with the Amended Brownfield Plan, Act 381 Work Plan, and Act 381 as amended.
- (p) "Event of Default" means the failure of performance or breach by a party to carry out its obligations under this Agreement or, with respect to a party, if any representation or warranty of such party was materially not accurate when made, and such obligation

has not been performed or such representation or warranty corrected within the cure period and as provided in Article 10 below. Event of Default also means non-payment of property taxes by the due date and any filing of bankruptcy or bankruptcy reorganization by the Developer.

- (q) "Indemnified Persons" means the MCBRA, the County, and the City and their members, officers, agents and employees.
- (r) "Maximum Cost of Eligible Activities" means MCBRA's maximum obligation to pay for the balance of approved Eligible Activities, which is \$918,055.10 for prior Eligible Activity expenses and a maximum of \$325,166.23 in future Eligible Activity expenses for a total of \$1,243,211.33 for the Developer and \$150,000 for the City.
- (s) "MDEQ" means the Michigan Department of Environmental Quality.
- (t) "MSF" means the Michigan Strategic Fund, formerly the Michigan Economic Growth Authority (MEGA).
- (u) "NREPA" means the Natural Resources and Environmental Protection Act being Act 451 of 1994.
- (v) "Public Development" or "Public Facilities" means the real property and improvements described in Exhibit C and incorporated herein by reference.
- (w) "Transaction Costs" means MCBRA's expenses and liabilities related to the authorization, execution, administration, oversight, fulfillment of MCBRA's obligations under this Agreement, the Amended Brownfield Plan, and Act 381 Work Plan and as allowed by Act 381, which such items shall include, but not be limited to, direct or indirect fees and expenses incurred as a result of the application, amendments to the Brownfield Plan and Act 381 Work Plan, approvals of the developments contemplated herein, printing costs, costs of reproducing documents, filing and recording fees, attorney fees, financial expenses, insurance fees and expenses, administration and accounting for Brownfield Tax Increment Revenues, oversight and review, and all other costs, liabilities, or expenses, related to preparation and carrying out or enforcing the Amended Brownfield Plan, the Act 381 Work Plan and this Agreement, or other related agreements with Developer, if any, and any other costs, charges, expenses, and professional and attorney fees in connection with the foregoing.

Section 1.2 Number and Gender. The definitions of terms herein shall apply equally to the singular and plural forms of the terms defined. Whenever the context may require, any pronoun shall include the corresponding masculine, feminine, and neuter forms.

ARTICLE 2 COVENANTS OF DEVELOPER, THE CITY AND THE MCBRA

Section 2.1 Construction of Developments. Developer may construct the Development and City may construct the Public Facilities, respectively, for their respective projects or

development, provided that each shall use proper construction standards and that each proceed with due care and diligence and commence and complete Eligible Activities and their respective developments in accordance with this Agreement, and in accordance with any applicable law, regulation, code and ordinance. The parties' obligations to comply with the time requirements set forth in this Article are subject to the applicable party's ability to secure any governmental permits and approvals necessary for the construction of same (the "Approvals"). The parties shall, in each instance, use their best efforts to secure such Approvals on a timely basis. The phasing or staging of the construction of Development and Public Facilities as it impacts the redevelopment schedule and the generation and capture of Tax Increments shall be as follows:

- (a) Developer will initiate redevelopment of the Manistee Lake Condominiums – Joslin Cover property, within two (2) months of the execution of this Agreement. Substantial completion, which means receipt of occupancy permits for all units, of Developer's Development Phase I, which is eighteen (18) condominium units, the gazebo, and the public sidewalk as described in the Development Site Plan in Exhibit A, shall be within eighteen (18) months of commencement, but may be extended to a total of twenty-one (21) months of commencement by the mutual agreement of the parties.
- (b) Developer will complete the entire Development Project, including a total of forty (40) condominium units, the gazebo, and sidewalk within forty-eight (48) months of the execution of this Agreement; and will be responsible for ongoing maintenance of the sidewalk and gazebo, and will maintain public access to the sidewalk and gazebo. Developer shall insure that the Condominium Master Deed and related documents reflect that ongoing maintenance after the Developer completes the project shall be the responsibility of the condominium homeowner's association.
- (c) If the Development Project is not completed by the Development Completion Date, within forty-eight (48) months from the date of execution of this Agreement, the Eligible Activity obligation balance to the Developer will be reduced by four percent (4%) per month for each month after the Development Completion Date.
- (d) The City shall initiate the, upgrades of the Arthur Street Pump Station and/or Joslin Pump station within three (3) months of the Development Completion Date. Construction of pump station upgrades shall be substantially complete within twelve (12) months of commencement of same, unless extended by the mutual agreement of the parties.

Section 2.2 Covenant to Pay Financial Obligations. Developer and City will utilize their own funds for the work allocated to them in this Agreement, such work including, but in no way limited to Eligible Activities. The parties hereto will receive reimbursement from MCBRA to the extent of available Brownfield Tax Increment Revenues for payment of their particular Eligible Activities in accordance with the terms of this Agreement, the Brownfield Plan, and the Act 381 Work Plan. Each party shall be entitled to reimbursement as provided in this Agreement for their particular Eligible Activities, regardless of whether any other party has performed and completed its Eligible Activities.

Capture of Brownfield Tax Increment revenues and reimbursement of Eligible Activities shall be prioritized and paid as follows:

- (a) First, Brownfield Tax Increment Revenues will be applied to MCBRA annual administrative costs in accordance with Attachment A to the Brownfield Plan and as allowed by law;
- (b) Second, upon the completion of the pump station upgrade(s), Brownfield Tax Increment Revenues will be used to reimburse the City for one-third of the total approved cost for the upgrade(s) each year for three years.
- (c) Third, Brownfield Tax Increment Revenues will be used to reimburse the Developer for the balance of the already approved Eligible Activities, established as \$918,550.10 as of the execution of this Agreement, and any additional completed eligible activities per the Amended Brownfield Plan and approved by the MCBRA.

It is anticipated that there will be sufficient available Brownfield Tax Increment Revenues to meet the Eligible Activity expenses contemplated under this Agreement. However, if for any reason, the Brownfield Tax Increment Revenues do not result in sufficient revenues to satisfy such obligation, Developer and City agree and understand that they will have no claim or further recourse of any kind or nature against MCBRA except from available captured Brownfield Tax Increment revenues, and if for any reason the revenues are insufficient or there are none, then Developer and City assume full responsibility for any such loss or cost.

Section 2.3 Transfer of Reimbursement. In addition to City's primary Eligible Activities, City and Developer may authorize Developer, by separate written agreement approved and executed by the parties, to construct or have constructed, identified or additional Public Developer Eligible Activities; in such case Developer will transfer, as City and Developer may agree as necessary, to the City by easement or other form of conveyance the additional Public Development or Public Facility, and Developer shall receive reimbursement for the Eligible Activities expenses associated with that Public Development as provided in such separate agreement.

Section 2.4 Reimbursement Conditions. It is expressly understood and agreed that the reimbursement by MCBRA to a party in this Agreement is subject to the following conditions applicable to that party:

- (a) Developer and City shall have performed all of the covenants, obligations, terms and conditions to be performed by it pursuant to this Agreement or other agreement with the MCBRA, and all preconditions to the performance of the Developer and City respectively have been satisfied;
- (b) Approval by MDEQ, MSF and MCBRA of the Act 381 Work Plan, as amended or supplemented.
- (c) City shall provide sufficient proof of ownership, easement or other form of conveyance, over the Public Facilities Sites, and shall have performed all of the

covenants, obligations, terms and conditions to be performed by it pursuant to this Agreement.

- (d) Developer shall pay the real and personal property taxes levied on those portions of the Developer Development that are subject to such taxes and owned by Developer on or before the date the same are payable without interest or penalty. Any appeal to real and personal property tax assessment shall apply to the current tax year only
- (e) The Developer and City have adhered to the Amended Brownfield Plan, the Act 381 Work Plan, Act 381, and this Agreement.
- (f) Developer shall provide proof of ownership of the title, easement or other property interest of the Developer Property required for eligible activities or infrastructure, if applicable, and shall have performed all of the covenants, obligations, terms and conditions to be performed by it pursuant to this Agreement and any other agreement with MCBRA or City.
- (g) Developer and City shall provide sworn written waivers of liens by consultants, contractors, and subcontractors providing services for their respective eligible activities as described in this Agreement.

Section 2.5 Indemnification of Indemnified Persons.

- (a) Developer shall be considered an independent contractor and not an agent or employee of either MCBRA, County or City, nor shall any agent or employee of Developer be considered an agent or employee of MCBRA, County or City. Developer shall remain responsible for any claims arising out of its acts or omissions for the performance of its own eligible activities as described in this Agreement as provided by law. Additionally, Developer, City, County, and MCBRA shall not be considered engaged in a joint venture or partnership, and Developer, City, County, and MCBRA shall be responsible for any claims arising out of their own acts or omissions during the performance of their respective eligible activities described in this Agreement as provided by law.
- (b) Except for claims arising out of MCBRA, County's or City's own acts or omissions under subparagraph (a), Developer shall defend, indemnify and hold MCBRA, County, and City harmless from any loss, expense (including reasonable counsel fees) or liability of any nature due to any and all suits, actions, legal or administrative proceedings, or claims arising or resulting from injuries to persons or property as a result of the ownership or operation, use or maintenance of the Development from and after the date hereof. If any suit, action or proceeding is brought against MCBRA, County, or City, MCBRA, County and/or City promptly shall give notice to Developer and Developer shall defend with counsel selected by Developer, but which counsel shall be reasonably satisfactory to MCBRA. In any such proceeding, MCBRA, County, and/or City shall cooperate with Developer and Developer shall have the right to settle, compromise, pay or defend against any such claim on behalf of MCBRA, County and/or City, except that Developer may not, without MCBRA, County and/or City's prior written consent, settle or

compromise any claim if the effect of doing so would be to subject MCBRA, County, or City to civil or criminal penalties. Developer shall not be liable for payment or settlement of any such claim or proceeding made without its consent.

- (c) Developer also shall indemnify MCBRA, County and City for actual and reasonable costs and expenses, including actual and reasonable attorneys' fees, incurred in successfully enforcing or pursuing any obligation of or claim against Developer under this Agreement. To the extent that the enforcement of such obligation or claim involves a claim against a consultant, contractor or subcontractor who performs work or services under the terms or within the scope of this Agreement, the consultant's, contractor's or subcontractor's agreement with Developer shall be deemed to be a third party beneficiary contract in favor of MCBRA and/or City.
- (d) Developer shall use its reasonable best efforts to assure that to the extent a consultant, contractor or subcontractor provides services toward completion of any Eligible Activities, at a minimum, the consultant shall indemnify, defend, and hold Indemnified Persons harmless from any loss, expense (including actual attorney fees) or liability of any nature due to any and all suits, actions, legal or administrative proceedings, or claims arising or resulting from injuries to persons or property as a result of the actions or services of the consultant, contractor, or subcontractor.
- (e) Developer shall add MCBRA and City as additional insureds to their respective property and general liability and comprehensive liability insurance policies for the projects described and covered by this Agreement, the Brownfield Plan, as amended, or the Act 381 Plan, as amended or supplemented.

Section 2.7 Eligible Property Access. Developer shall grant to MCBRA, City and MDEQ or MSF, or their designated agents, access to the Eligible Property, to exercise their respective rights related to the purposes and pursuant to the terms of this Agreement. MCBRA shall give Developer 24 hours written notice of its intent to access either the Eligible Property whenever possible. If notice cannot be given due to an emergency or any other unforeseen circumstance, MCBRA shall give notice as is reasonable and practicable under the circumstances.

Section 2.8 Separate Covenants and Obligations. Developer's and City's covenants and obligations to MCBRA are separate covenants solely running to and enforceable by MCBRA, MDEQ, or MSF as provided by law, and no other party, person, or entity. Unless otherwise expressly provided in this Agreement, a breach or default by Developer or City of its obligation to MCBRA shall not constitute a breach or default of the other party's obligations and covenants to MCBRA or bar enforcement of the other party's claims. Further, no third party beneficiary rights, interest, or claims are created by implied contract, operation of law, or any other means.

Section 2.9 Delinquent Property Tax Payment in Full. Any delinquent or past property taxes as of the date of execution of this Agreement shall be paid in full within five (5) calendar days of the date of execution of this Agreement.

ARTICLE 3
CONDITIONS PRECEDENT TO OBLIGATIONS
OF THE DEVELOPER AND CITY

Section 3.1 Conditions Precedent to Developer's Obligations to Construct the Development. Developer's obligations to complete Eligible Activities and construct the Development, as contemplated herein, are subject to the following conditions precedent which must be satisfied, except as expressly provided in this Agreement or otherwise waived by Developer:

- (a) No condition, event, action, suit, proceeding or investigation is occurring or threatened to occur, or shall be pending before any court, public board or body to which the Developer, City, County, or MCBRA is a party, or threatened against the Developer, City, County, or MCBRA contesting the validity or binding effect of this Agreement or the validity of the Amended Brownfield Plan or Act 381 Work Plan or which could result in an adverse decision which would have one (1) or more of the following effects:
 - (1) A material adverse effect upon the ability of the MCBRA to collect and use Brownfield Tax Increment Revenues to repay its obligations under this Agreement.
 - (2) A material adverse effect on the ability of the Developer, City or MCBRA to comply with the obligations and terms of this Agreement, Amended Brownfield Plan, or Act 381 Work Plan.
- (b) There shall have been no Event of Default by the Developer, City, and MCBRA and no action or inaction by the MCBRA which eventually with the passage of time could become an Event of Default.
- (c) Developer, City, and MCBRA shall be in compliance with the terms and conditions to be performed by them pursuant to this Agreement.
- (d) Brownfield Tax Increment Revenue and other needed revenue are anticipated, in the MCBRA's sole reasonable judgment, from actual development, imminent development, contractual obligations to pay the equivalent taxes, and other designated sources other than general tax revenues to meet the obligations for Eligible Activities of Developer, City, and/or MCBRA included in the Amended Brownfield Plan and Act 381 Work Plan.
- (e) Approval of the Act 381 Work Plan by MDEQ for Environmental Eligible Activities and MSF for Non-Environmental Eligible Activities
- (f) Developer has received the consent of any affected utility for relocation, burial or other activity necessary to construct the Development.
- (g) There has been no change in statutes or other law that would negatively impact the Developer's ability to meet (a)-(f) above.

- (h) The Developer shall make an advance payment to the MCBRA in the amount of \$10,000 to cover its expenses attributable to development and approval of the Amended Brownfield Plan, Development and Reimbursement Agreement, and reimbursement for eligible activities as provided herein. This payment will be a pre-approved reimbursable Eligible Activity cost. This payment shall be made no later than the execution of this Agreement.
- (i) Notwithstanding anything contained in this Section 3.1 to the contrary, the Developer's obligations shall not be affected by any of the conditions described above if the cause of the occurrence is the act, or failure to act, of the Developer.

Section 3.2 Conditions Precedent to City's Obligations to Construct the Public Development. The obligations of City to complete its Eligible Activities and construct the Public Facilities as contemplated herein, are subject to the following conditions precedent which must be satisfied as required herein, except as expressly provided in this Agreement or otherwise waived by the City

- (a) No condition, event, action, suit, proceeding or investigation is occurring or threatened to occur, or shall be pending before any court, public board or body to which the Developer, City, County, or MCBRA is a party, or threatened against the Developer, City, County, or MCBRA contesting the validity or binding effect of this Agreement or the validity of the Amended Brownfield Plan or Act 381 Work Plan or which could result in an adverse decision which would have one (1) or more of the following effects:
 - (1) A material adverse effect upon the ability of the MCBRA to collect and use Brownfield Tax Increment Revenues to repay its obligations under this Agreement.
 - (2) A material adverse effect on the ability of the Developer, City or MCBRA to comply with the obligations and terms of this Agreement, Amended Brownfield Plan, or Act 381 Work Plan.
- (b) There shall have been no Event of Default by the Developer, City, and MCBRA and no action or inaction by the MCBRA which eventually with the passage of time could become an Event of Default.
- (c) Developer, City, and MCBRA shall be in compliance with the terms and conditions to be performed by them pursuant to this Agreement.
- (d) Brownfield Tax Increment Revenue and other needed revenue are anticipated, in the MCBRA's sole reasonable judgment, from actual development, imminent development, contractual obligations to pay the equivalent taxes, and other designated sources other than general tax revenues to meet the obligations for Eligible Activities of Developer, City, and/or MCBRA included in the Amended Brownfield Plan and Act 381 Work Plan.

- (e) Approval of the Act 381 Work Plan by MDEQ for Environmental Eligible Activities and MSF for Non-Environmental Eligible Activities
- (f) There has been no change in statutes or other law that would negatively impact the Developer's ability to meet (a)-(f) above.
- (g) The City has received the consent of any affected utility for relocation, burial or other activity necessary to construct the Development.
- (h) Developer and City have executed public easement documents as needed for the Infrastructure Eligible Activities.
- (i) There has been no Event of Default by Developer.
- (j) Proper zoning approvals for the Developer Development and the Public Development have been secured.
- (k) The Development Agreement remains in full force and effect and there is no default by Developer.

ARTICLE 4 COVENANTS OF MCBRA

Section 4.1 Adoption of Amended Brownfield Plan. MCBRA has prepared and the MCBRA and County Board have approved, with the concurrence of the City Council, the Amended Brownfield Plan, and the Act 381 Work Plan has been approved by the MDEQ for Environmental Eligible Activities and MEGA (now MSF) for Non-Environmental Eligible Activities, in accordance with Act 381 which provides for the payment of the MCBRA Administrative and Transaction Costs and preparation and approval of the Amended Brownfield Plan, and reimbursement to Developer and City of Developer's and City's Eligible Activity expenses that have been conducted, completed and approved in accordance with the scope and terms of this Agreement, Act 381, the Amended Brownfield Plan, and any applicable Act 381 Work Plan, and approved by MCBRA pursuant to its policies and procedures.

Section 4.2 Completion of Eligible Activities. Upon satisfactory completion of the Eligible Activities by the Developer and/or the City described in the Amended Brownfield Plan, MCBRA shall reimburse Developer and City for Eligible Activities expenses subject to and in accordance with the terms set forth in this Agreement. Developer and City shall have sole responsibility to pay the consultants or other contractors or subcontractors for completion of such Eligible Activities and provide written waiver of any liens. If Developer or City incurs any expenses or costs for any activities other than the Eligible Activities or the costs exceed the Maximum Cost of Eligible Activities as set forth in the Amended Brownfield Plan, the Act 381 Work Plan, or approval of the MCBRA, Developer or City shall bear such costs without any obligation on the part of MCBRA. If the costs of Eligible Activities are less than the Maximum Cost of Eligible Activities, then Developer and City shall have no further right of reimbursement beyond its actual costs.

Section 4.3 MCBRA or Contract Manager Oversight. MCBRA may retain the services of a qualified contract manager to exercise oversight of Developer or City and their consultants, contractors, or subcontractors for purposes of assuring that the respective activities, invoices and accounting by Developer and City are fair, reasonable, and constitute eligible activities within the meaning and scope of this Agreement, the Amended Brownfield Plan, the Act 381 Work Plan and Act 381. Developer and City shall provide to MCBRA and/or its Contract Manager access to data, reports, sampling results, invoices, and related documents reasonably necessary to fulfill the exercise of such oversight. It is expressly understood that MCBRA has no right to control or to exercise any control over the actual services or performance by Developer or City of their or its respective Eligible Activities, except for the purpose of assuring that Developer or City has met its or their respective and applicable conditions and requirements of this Agreement.

ARTICLE 5 CONDITIONS PRECEDENT TO MCBRA'S OBLIGATIONS

Section 5.1 Conditions Precedent to MCBRA's Reimbursement Obligation for Eligible Activities. The obligations of MCBRA for reimbursement of costs to Developer or City for completion of Eligible Activities expenses as contemplated herein shall be subject to the following conditions precedent which must be satisfied by Developer or City as required herein, except as expressly provided in this Agreement or otherwise waived in writing by MCBRA. It is expressly agreed that MCBRA makes or gives no assurance of payment to the Developer or City by the mere fact that an Eligible Activity or a dollar amount for such Eligible Activity is identified in the Amended Brownfield Plan and/or Act 381 Work Plan, or as hereafter supplemented or amended, and that it shall have the right to review and approve all written summaries of and invoices for Eligible Activities for the reasonableness of services performed by any consultant or contractor under this Agreement. However, so long as an Eligible Activity by Developer or City has been approved and is authorized by Act 381 and has been completed and approved in accordance with the following procedure and this Agreement, Developer or City, depending on which is responsible for undertaking the Eligible Activity, shall be entitled to reimbursement of their respective Eligible Activities expenses. The approval of the Amended Brownfield Plan, Act 381 Work Plan, or the project budget described below is not a guarantee that there will be sufficient Brownfield Tax Increment Revenues to reimburse the Eligible Activities, and if for any reason, the revenues are insufficient or there are none, Developer and City assume full responsibility for any such loss or cost of any Eligible Activity conducted.

- (a) Before commencing work on each stage of Eligible Activities and pursuant to the policies adopted by MCBRA, City or Developer will present a Project Budget for each stage or phase of its development and eligible activities to the MCBRA Director at least two weeks prior to commencing work. The Project Budget will be submitted at each such stage or phase of the Eligible Activities: BEA activities; due care 7(a) obligations; and additional response activities and, if applicable, lead and asbestos abatement, demolition, site preparation and public infrastructure; and will contain detailed line item cost estimates.

(b) City and Developer shall submit evidence of their expenses and a written statement affirming completion of any Eligible Activities to the MCBRA Director, for preliminary review and approval, within 60 calendar days of Developer's or City's payment of the invoice. MCBRA shall not have any obligation to reimburse any invoice that is submitted to MCBRA later than one year after the original invoice date, regardless of when payment on the invoice was made. Submission of a request for reimbursement by Developer and/or City for their Eligible Activity expenses will include the following information as may be required by the MCBRA:

- (1) a written statement detailing the costs;
- (2) a written explanation as to why reimbursement is appropriate under the Amended Brownfield Plan;
- (3) Copies of invoices from the consultants, contractors, engineers, attorneys or others who provided such services; and
- (4) A statement from the engineer or project manager overseeing the work on behalf of the Developer or the City recommending payment.

Documentation of the costs incurred shall be provided including proof of payment, liens waivers, and detailed invoices for the costs incurred in sufficient detail to determine whether the costs incurred were for Eligible Activities.

(c) Within 60 calendar days of receipt of the invoice under (b) above, the MCBRA shall review the invoice to determine the reasonableness of the invoice and activity as eligible, and recommend approval or denial of the invoice, in part or in full, at a meeting of MCBRA. In the event of an objection to the invoice, the MCBRA Director will notify Developer or City, and Developer or City shall meet with the MCBRA Director and attempt to resolve or cure the objection prior to MCBRA Director making a recommendation at a MCBRA meeting. If MCBRA does not authorize payment on an invoice, then there shall be no obligation on MCBRA's part to pay the invoice.

(d) No condition, event, action, suit, proceeding or investigation is occurring or threatened to occur, or shall be pending before any court, public board or body to which City, Developer, County or MCBRA is a party, or threatened against City, Developer, County or MCBRA contesting the validity or binding effect of this Agreement or the validity of the Amended Brownfield Plan or which could result in an adverse decision which would have one or more of the following effects:

- (1) A material adverse effect upon MCBRA's ability to collect and use Tax Increments to pay MCBRA's obligations under this Agreement.
- (2) A material adverse effect upon either Developer's or City's ability to conduct Eligible Activities.

- (3) Any other material adverse effect on Developer's, City's, or MCBRA's ability to comply with the obligations and terms of this Agreement, or the Amended Brownfield Plan.
- (4) There shall have been no Event of Default by City or Developer.
- (e) Proper approvals required under applicable federal and state laws or regulations, and local ordinances, codes or regulations for land uses and the Development and Public Facilities have been secured.
- (f) Developer and City have the consent of any affected utility for relocation, burial or the activity to accomplish the eligible activities.
- (g) Easements for public infrastructure that are included as Eligible Activities have been executed between the City and the Developer.
- (h) Brownfield Tax Increment Revenue and other needed revenue are anticipated, in the MCBRA's sole reasonable judgment for actual development, imminent development, contractual obligations to pay the equivalent taxes, and other designated sources other than general tax revenues to meet the obligations for Eligible Activities of the Developer, City and/or ECBRA included in the Amended Brownfield Plan and Act 381 Work Plan.
- (i) There is no change in law that would have one or more of the effects described above.

**ARTICLE 6
DEVELOPER'S AND CITY'S CONTRACTOR RESPONSIBILITIES**

Section 6.1 Eligible Activities and Due Care Obligation. Developer covenants to MCBRA that it will contract with competent and qualified consultants, contractors or subcontractors ("Contractors") to conduct and complete its Eligible Activities set forth in this Agreement and as set forth in the Act 381 Work Plan, as amended or supplemented, or the Amended Brownfield Plan, as amended or supplemented, and to meet any due care obligation under MCL 324.20107a, if applicable, in accordance with any MDEQ requirements and approval.

Section 6.2 Permits. Developer and City shall ensure that their respective Contractors examine all permits and licenses pertaining to Developer Site, Public Development Site, Developer Development or Public Development to determine whether all permits and licenses required to be issued by any governmental authority on account of any or all of the activities on Developer Site have been obtained or issued and are in full force and effect, and whether Developer Site or and the activities there are in compliance with the terms and conditions of such permits and licenses.

Section 6.3 ASTM and Industry Standards. Developer and City shall ensure that their respective Contractors perform all services and eligible activities under this Agreement in accordance with any applicable MDEQ, *ASTM* or other industry Standards.

Section 6.4 Other Services Performed by or for a Party. It is expressly understood that MCBRA is not responsible for payment or reimbursement of any services for or expenses incurred by Developer or City that are not within the scope of or in accordance with all of the terms, conditions and provisions of this Agreement and the Amended Brownfield Plan and Work Plan. This Agreement shall not be deemed or construed to create any rights to reimbursement or otherwise to the Contractors, or any subcontractors or other third parties; specifically, this Agreement shall not be construed to create any third party beneficiary contract or claim.

Section 6.5 Other Agreements. Developer and City each covenant that they will obtain a warranty from Contractor that it is not a party to any other existing or previous agreement or proceeding which would adversely affect Contractor's ability to perform the services with respect to the eligible activities.

Section 6.6 Contractors and Subcontractors. If Developer or City hires a Contractor or retains any other person or entity to perform services related to eligible activities under this Agreement, Developer shall first secure the written acknowledgment from such party that such party is not and shall not be or act as an agent or employee of MCBRA, nor assume or create any duty, commitment or obligation on behalf of nor bind MCBRA in any respect whatsoever. A copy of such written acknowledgment shall be provided to MCBRA.

Section 6.7 Non-Discrimination Clause. No party and no Contractor (including any party's or Contractor's employees, subcontractors or independent contractors) shall discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status. A breach of this provision may be regarded as a material breach of this Agreement.

Section 6.8 Independent Contractor. Contractors shall perform services under this Agreement entirely as independent contractors, and shall not be deemed agents, employees or legal representatives of MCBRA. MCBRA and Contractors shall each have and maintain complete control over all their employees, agents and operators. Facts or knowledge over which Contractor becomes aware shall not be imputed to MCBRA without communication to and receipt by managerial officials or employees of MCBRA. Contractors shall have no authority to assume or create, and will not assume or create, any commitment or obligation on behalf of MCBRA in any respect whatsoever. Further, Contractors shall exercise independent judgment for the services provided in this Agreement.

Section 6.9 Disposal of Hazardous Waste. In the event that samples or other materials contain "hazardous waste" under state or federal law, Developer or City shall, under a manifest signed by it or its agent, as the generator, have such material transported to a facility properly licensed for the disposal of hazardous waste for final disposal. It is expressly understood that MCBRA has no oversight or other control or authority over City's or Developer's obligation to dispose properly of any hazardous waste under the terms of this Agreement.

Section 6.10 Compliance With Laws. While on Developer Site or Public Development Site; Developer, City, and Contractors shall impose work orders on their employees, agents and subcontractors which are designed to assure that they comply with all applicable federal, state and local laws and regulations (including occupational safety and environmental protection statutes and regulations) in performing services under this Agreement, and shall comply with any directions of governmental agencies relating to site safety, security, traffic or other like matters.

ARTICLE 7 INSURANCE

Section 7.1 Insurance. Developer and City and any contractor(s) or subcontractor(s) shall purchase and maintain insurance not less than the limits set forth below as applicable and necessary. The Developer and City and any contractor(s) and subcontractor(s) shall maintain such other insurances as they deem appropriate for their own protection and liabilities.

- (a) Worker's Disability Compensation and Occupational Disease Insurance including Employers Liability Coverage in accordance with all applicable statutes of the State of Michigan.
- (b) Comprehensive General Liability Insurance on an "Occurrence Basis" with limits of liability not less than \$1,000,000 per occurrence and \$2,000,000 aggregate combined single limit. Coverage shall include the following: (A) Contractual Liability; (B) Products and Completed Operations; (C) Independent Contractors Coverage; (D) Broad Form General Liability Endorsement or Equivalent.
- (c) Motor Vehicle Liability Insurance, including Michigan No-Fault Coverage, with limits of liability of not less than \$1,000,000 per occurrence for Bodily Injury and Property Damage. Coverage shall include all owned vehicles and all leased vehicles.
- (d) Contractor's Pollution Liability Insurance provided by Contractors, sub-contractors and site work contractors engaging in environmental response activities, covering any sudden and non-sudden pollution or environmental impairment, including cleanup costs and defense, with limits of liability of not less than \$1,000,000 per occurrence (with first party and third party coverage).
- (d) Developer and City shall furnish to MCBRA a certified copy of such policies within 30 calendar days of the date of the commencement of the Eligible Activities and the period of coverage shall commence with the date of performance of the first Eligible Activity. The limits of insurance shall not be construed as a limitation on the Contractors' liability for damages, costs or expenses under this Agreement.

Section 7.2 Cancellation Notice. It is understood and agreed that thirty (30) days advanced written notice of cancellation, non-renewal, reduction and/or material change to any insurance policy specified above shall be sent to the MCBRA.

Section 7.3 Additional Insured. The Commercial General Liability Insurance, Motor Vehicle Liability Insurance, Professional Liability Insurance, and Auto Pollution Liability Insurance, as described above, held by Developer, and their Environmental Consultant and contractors, as appropriate shall have an endorsement including the Manistee County Brownfield Redevelopment Authority, the City of Manistee, and Manistee County as additional insured. It is understood and agreed by naming the Authority, City, and County as additional insureds, coverage afforded is considered to be primary and any other insurance the Authority or County may have in effect shall be considered secondary and/or in excess.

Section 7.4. Proof of Insurance. The Developer or any contractor or subcontractor shall make available copies of certificates of insurance for each of the policies mentioned above to the Authority upon request. If so requested, certified copies of all policies will be furnished.

ARTICLE 8 REPRESENTATIONS AND WARRANTIES

Section 8.1 Representations and Warranties of MCBRA. MCBRA represents and warrants to Developer and City that:

- (a) MCBRA is a public body corporate, established pursuant to Act 381, with all necessary corporate powers pursuant to that Act to enter into and perform this Agreement.
- (b) The execution and delivery of this Agreement has been duly authorized by all requisite action on the part of MCBRA, and this Agreement constitutes a valid and binding agreement of MCBRA enforceable in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally, now existing or thereafter enacted, and by the application of general principles of equity, including those relating to equitable subordination.
- (c) Neither the execution nor delivery of this Agreement nor the consummation of the transactions contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, or any agreement to which the MCBRA is a party or by which the MCBRA is bound.

Section 8.2 Representations and Warranties of the Developer. Developer represents and warrants to MCBRA, County and City that:

- (a) Developer is a Michigan Limited Liability company with power under the laws of such state to carry on its business as now being conducted and has the power and authority to consummate the transactions contemplated under this agreement.

- (b) There is no material violation or default by the Developer of any provision of its Articles of Organization or Operating Agreement, or under any indenture, contract, mortgage, lien, agreement, lease, loan agreement, note, order, judgment, decree or other instrument of any kind or character to which they are a party and by which they are bound, or to which they or any of their assets are subject, and compliance with the terms, conditions and provisions of this Agreement does not conflict with and will not result in or constitute a breach of or default under any of the foregoing, wherein default, breach or violation would materially and adversely affect any of the transactions contemplated by or the validity of this Agreement.
- (c) The execution and delivery of this Agreement and the consummation of the transactions contemplated hereby have been duly authorized by all requisite action on Developer's part, and this Agreement constitutes a valid and binding agreement of Developer in accordance with its terms, except as enforceability may be limited by bankruptcy, insolvency, fraudulent conveyance or other laws affecting creditors' rights generally, now existing or hereafter enacted, and by the application of general principles of equity, including those relating to equitable subordination.
- (d) Except as part of the performance and completion of Eligible Activities under the terms of this Agreement, Developer and its Contractors shall not use Developer Site for the storage, treatment or disposal of hazardous or toxic wastes of unaffiliated third parties and shall comply with all applicable federal, state and local laws, regulations, rules, ordinances, codes, decrees and orders in connection with any use of the Site, and shall obtain all necessary permits in connection therewith.
- (e) Developer warrants that it will comply with all obligations under Sec. 7a of Part 201 of the NREPA.
- (f) The Developer warrants that they will comply with all obligations, covenants and conditions required of them or their agents or contractors under the terms of this Agreement.
- (g) Developer has not made any misrepresentation of fact in the inducement or in the performance or administration of this Agreement.
- (h) On notice from City, Developer will execute conveyance documents acceptable to the City for the sites reasonably necessary for the Public Facilities.

Section 8.3 Representations and Warranties of City. City represents and warrants to Developer and MCBRA that:

- (a) City is a Michigan municipal corporation.

- (b) The execution and delivery of this Agreement has been duly authorized by all requisite action on City's part, and this Agreement constitutes City's valid and binding agreement, enforceable in accordance with its terms,
- (c) Neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated hereby is in violation of any provision of any existing law or regulation, order or decree of any court or governmental entity, or any agreement to which City is a party or by which they are bound.
- (d) City warrants that it will comply with all obligations, covenants and conditions required of it or its agents or Contractors under the terms of this Agreement.
- (e) City shall comply with all due care obligations under Sec. 7a of Part 201 of the NREPA.
- (f) City has not made any misrepresentation of fact in the inducement or in the performance or administration of this Agreement.

ARTICLE 9 DEFAULT, REMEDIES, AND TERMINATION

Section 9.1 Alternative Dispute Mediation. If a dispute arises between the parties to this Agreement, the parties may seek an alternative means of resolving the dispute as a condition precedent to litigation. Should both parties agree to participate in alternative dispute mediation, the following terms and conditions shall apply:

- (a) The party bringing in a claim shall give notice to the other party and, in writing, propose a meeting in which to discuss and attempt to resolve the claim within seven (7) days after the claim arises.
- (b) In the event the meeting between the parties to resolve the claim does not resolve the dispute or does not take place within said seven (7) day period, the parties shall designate, by mutual agreement, an independent mediator who shall convene a meeting of the parties within a period of twenty-one (21) days after the initial meeting between the parties. The mediator shall render his/her decision within ten (10) days of meeting with the parties. In the event that the mediator does not render a decision within said time period, the party bringing the claim shall have the right to proceed with litigation.
- (c) The purpose of the mediator is to attempt to resolve the dispute between the parties. The mediator shall not be empowered with the authority to render a binding opinion or award.
- (d) During the pendency of this alternative dispute resolution process, the parties agree that any statute of limitations applicable to all claims that are the subject of this mediation process shall be tolled.

Section 9.2 Remedies for Default. The MCBRA or the non-defaulting party will provide notice to the defaulting party of the nature and extent of the default. The defaulting party will have 45 days to remedy the default.

Section 9.3 Remedies Upon Default. Upon the occurrence of an Event of Default which has not been remedied under Section 9.2, the non-defaulting party shall have the right to terminate this Agreement with the defaulting party or, at the election of such non-defaulting party, may obtain any form of relief permitted under this Agreement, and any applicable laws and court rules of the State of Michigan, including the right to seek and obtain a decree of specific performance of a court of competent jurisdiction. Any right or remedy provided by a specific provision of this Agreement shall be deemed cumulative to, and not conditioned on, any other remedies upon default. The prevailing party shall be entitled to an award of reasonable costs and attorneys' fees.

ARTICLE 10 MISCELLANEOUS

Section 10.1 Term. The term of this Agreement shall commence on the date first written above and shall expire upon payment in full of MCBRA's obligations.

Developer and City shall proceed with and continue their Eligible Activities as described in the Act381 Work Plan, as amended or supplemented. The parties agree to meet and confer as needed following the execution date of this Agreement to discuss the reimbursement priorities and interest in light of data which may then be available projecting TIF revenue and revenue from other sources for the public and private developments

Section 10.2 Sale or Transfer of Eligible Property or Site within the Plan. Subject to written approval by MCBRA as provided in Section 2.5 above, Developer may assign or transfer all or a portion of its interest in the project described in this Agreement to another Developer to carry out the purposes and goals of the Plan, or any existing Act 381 Work Plan, subject to the amendment of the Plan. This does not prohibit Developer from selling property or units within structures to third parties for the land uses as contemplated by the Developer's Development. This section shall not impair Developer's right to grant liens or mortgages against any Eligible Property to secure financing.

Section 10.3 Assignment. Neither this Agreement nor any of the rights or obligations contained within it may be assigned or otherwise transferred by Developer or City, nor shall the benefits of this Agreement inure to the benefit of any trustee in bankruptcy, receiver or creditor of Developer or City, whether by operation of law or otherwise, without MCBRA' s prior written consent, which consent shall not be unreasonably withheld or delayed... Any attempt to assign or transfer this Agreement or any of its rights without such written consent shall be null and void and of no force or effect, and a breach

of this Agreement. This provision does not limit the transfer of membership interest within the Developer's LLC.

Section 10.4 Notices. All notices, certificates or communications required by this Agreement to be given shall be in writing and shall be sufficiently given and shall be deemed delivered when personally served, or when received if mailed by registered or certified mail, postage prepaid, return receipt requested, addressed to the respective parties as follows:

If to MCBRA:

Director
Manistee County Brownfield Redevelopment Authority
415 Third Street
Manistee, Michigan 49660

If to the Developer:

Eric King
Manistee Lakes, LLC
1971 E. Beltline Ave NE, Suite 206
Grand Rapids, Michigan 49525

If to the City:

City Manager
City of Manistee
70 Maple Street
Manistee, Michigan 49660

or to such other address as such party may specify by appropriate notice.

Section 10.5 Amendment and Waiver. No amendment or modification to or of this Agreement shall be binding upon any party hereto until such amendment or modification is reduced to writing, executed by, and delivered to all parties hereto.

Section 10.6 Entire Agreement. This Agreement contains all agreements between the parties. There are no other representations, warranties, promises, agreements or understandings, oral, written or implied, among the parties, except to the extent reference is made thereto in this Agreement.

Section 10.7 Execution in Counterparts. This Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument.

Section 10.8 Captions. The captions and headings in this Agreement are for convenience only and in no way limit, define or describe the scope or intent of any provision of this Agreement.

Section 10.9 Applicable Law. This Agreement shall be governed in all respects, whether as to validity, construction, performance and otherwise, by the laws of the State of Michigan. Enforcement of this Agreement or disputes arising hereunder shall be resolved in the State courts of Manistee County, Michigan.

Section 10.10 Mutual Cooperation. Each party to this Agreement shall take all actions required of it by the terms of this Agreement as expeditiously as possible and in conformance with specified timelines provided herein, and shall cooperate to the fullest extent possible with the other parties to this Agreement and with any individual, entity or governmental agency involved in or with jurisdiction regarding the purposes of this Agreement. Each party to this Agreement shall execute and deliver all documents necessary to accomplish the purposes and intent of this Agreement, including, but not limited to, such documents or agreements as may be required by the Developer's lenders with respect to the Developer Development to secure Developer's financing from such lenders, or easements to be provided by either the Developer or City.

Section 10.11 Binding Effect. This Agreement shall be binding upon the parties hereto, and in the event of assignment upon their respective successors, transferees, and assigns.

Section 10.12 No Waiver. No waiver by any party of any default by another party in the performance of any portion of this Agreement shall operate or be construed as a waiver of any future default, whether like or different in character.

Section 10.13 Survival of Covenants. Except for the financial obligations, the covenants and provisions shall survive the term of this Agreement.

Section 10.14 No Third Party Beneficiaries. This Agreement shall not be deemed or construed to create any rights to reimbursement or otherwise in any party's Contractors or any other persons or entities not a signatory hereto. This Agreement shall not be construed to create any third party beneficiary contract or claim, and the parties intend there to be no third party beneficiaries.

Section 10.15 Digital Signatures. The parties hereto acknowledge and agree under the Uniform Electronic Transactions Act, MCL 450.832, *et seq.* that this Agreement may be executed with the electronic signature of any person authorized and required to sign on behalf of the parties hereto.

Section 10.16 Severability. If any provision of this Agreement shall be determined to be unlawful, void, or for any reason unenforceable, then that provision shall be deemed severable from the remaining provisions of this Agreement and shall not affect the validity and enforceability of any remaining provisions.

Section 10.17 Subordination. If Developer grants to City any easement or other property right it shall ensure that any lien or mortgage covering the property shall be subordinated to said easement or property right.

IN WITNESS WHEREOF, MCBRA, DEVELOPER and CITY have caused this Agreement to be duly executed and delivered as of the date first written above.

MANISTEE LAKES, LLC

By: _____
Its: Warren Stansbury
Managing Partner

CITY OF MANISTEE

By: _____
Its: Michelle Wright
Clerk

By: _____
Its: Colleen Kenny
Mayor

MANISTEE COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY

:

By: _____
Its: Rob Carson
Executive Director

By: _____
Its: Robert Rishel
Chair

JUL 3 4 22 PM '06

LIBER 0990 PAGE 0172

SPECIAL USE PERMIT

CITY OF MANISTEE
70 Maple Street, P.O. Box 358
Manistee, Michigan 49660

Penny A. Pepera
Register of Deeds
Manistee, Michigan 49660

RECEIVED

JUL 03 2006

MANISTEE COUNTY
REGISTER OF DEEDS

This SPECIAL USE PERMIT, herein after referred to as the permit, is granted pursuant to the authority granted in Article 18: Standards and Requirements for Special Uses, of the Manistee City Zoning Ordinance, effective March 27, 2006.

Name of Permit Holder: West Coast LLC.
Mailing Address: 101 Washington Street
Grand Haven, MI 49456

Name of Property Owner: Arens Investment Company Society for the Preservation of the
Mailing Address: 2110 Crescent Beach Road S.S. City of Milwaukee
Manistee, MI 49660 99 Arthur Street
Manistee, MI 49660

Description of Property affected by Special Use Permit: See Attached
Tax Parcel Number: 51-51-101-275-01, 51-51-174-704-19, 51-51-174-704-01

Description of Special Use Granted, as Permitted in Article #18, Section #1870 Planned Unit Development
Special Use Permit Application #PC-2006-03 as Approved by the Planning Commission on June 1, 2006, Site Plan Job #984-4 prepared by Nordlund & Associates, Inc. & #0521 prepared by Design Plus

PERMIT CONDITIONS AND REQUIREMENTS:

This permit is issued, subject to the following conditions and/or requirements as contained in Article 18, Section 1802:

CONDITIONS None

TRANSFER OF PERMIT

This permit is transferable only in accordance with Article 18, Section 1801.H of the ordinance.

EXPIRATION OF PERMIT (as per Article 18 Section 1801.I):

A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions:

1. If replaced or superseded by a subsequent permitted use or Special Use permit.
2. If the applicant requests the rescinding of the Special Use permit.
3. If a condition of approval included stipulation to expire the Special Use permit by a certain date.
4. If the use is abandoned, moved or vacated for a period of one year.

VIOLATIONS OF PERMIT (see Article 18 Section 1801.J):

Any violation of the terms, conditions or limitations of a Special Use permit shall be cause for revocation or suspension of the permit. The Planning Commission may either revoke or suspend, pending correction of the violation, any Special Use permit. The act to revoke or suspend the permit shall occur after giving notice to the permit holder, specifying the alleged violation(s) and disclosing when a hearing will be held on the matter. The notice shall be delivered by registered mail. Any interested party may appear in person or by attorney at the hearing. The act to revoke or suspend the permit shall occur after or at the hearing on the matter. Before revoking or suspending the permit, the Planning Commission shall make a finding that a material violation of the Special Use permit exists. The permit holder shall be given reasonable opportunity to correct the violation(s).

CERTIFICATION OF PERMIT

The above SPECIAL USE PERMIT was granted by the Manistee City Planning Commission pursuant to the requirements of the Manistee City Zoning Ordinance.

DATE OF APPROVAL: June 1, 2006

CITY OF MANISTEE

STATE OF MICHIGAN)
) SS.
COUNTY OF MANISTEE)

Jon R. Rose 6/9/06
Jon R. Rose Dated
Zoning Administrator

On June 9, 2006, before me, a Notary Public in and for said County, personally appeared Jon R. Rose, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his free act and deed.

Notary's Stamp DENISE J. BLAKESLEE
Notary Public, Manistee Co., MI
My Comm. Expires April 2, 2007
(Notary's name, county, acting in County,
and Date Commission expires)

Denise J. Blakeslee
Notary's Signature

ACKNOWLEDGMENT & RECEIPT OF PERMIT

I (we) the undersign do hereby certify that I am (we are) the person(s) listed above as the special use permit holders of their authorized legal representative. I (we) do further certify that I (we) have read, understand and agree to comply with all of the requirements and conditions of this permit, as listed above and in the Manistee City Zoning Ordinance.

STATE OF MICHIGAN)
) SS.
COUNTY OF MANISTEE)

West Coast L.L.C.
Gregory M. Gust 6/22/06
Gregory M. GUST Dated

On June 22, 2006, before me, a Notary Public in and for said County, personally appeared Gregory M. Gust, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his/her free act and deed.

Notary's Stamp HEATHER PIETRASIK
Notary Public
State of Michigan
County of Manistee
My Commission Expires 8-24-2012
Acting in the County of Manistee
(Notary's name, county, acting in County,
and Date Commission expires)

Heather Pietrasik
Notary's Signature

Prepared by:
JON R. ROSE
ZONING ADMINISTRATOR
CITY OF MANISTEE
70 Maple Street, P.O. Box 358
Manistee, MI 49660
231.398-2805

Old "Joslin Mfg." property

Parcel 1:

Lot D of S.C. Thompson's Addition to the City of Manistee, also described as: All that part of Lot 2, Section 1, T.21 N., R.17 W., which lies East of Arthur Street within the City of Manistee, and South of a line parallel with the North line of said Lot 2 and 600 ft. South therefrom, measured along the East line of Arthur Street produced to said North line of Lot 2, including the dock on said property and all riparian rights accruing to said property. Also known as: Lot D of S.C. Thompson's Addition to the City of Manistee, according to the plat thereof as recorded in Liber 3-A of Plats, except the South 30 ft. thereof.

Common address: 123 Arthur Street,
parcel: # 51 - 51 - 174 - 704 - 01

Old "Moonlite Motel" property

Parcel 2:

The South 30 feet of Lot D of S.C. Thompson's Addition to the City of Manistee, according to the Plat thereof as recorded in Liber 3 - A of Plats, Page 3.

Parcel 3:

That part of Government Lot 3, Section 1, T.21 N., R.17 W., more fully described as: Beginning at the point where the Easterly line of Arthur Street (sometimes known as US 31) in the City of Manistee intersects the North line of said Government Lot 3; thence N89°30'E along said North line of Government Lot 3, a distance of 286.83 ft. to the shore of Manistee Lake; thence meandering along said shore, S29°15'W, 140.00 ft.; thence S38°15'E, 60.00 ft.; thence S64°29'E, 95.00 ft.; thence S07°01'W, 15.00 ft.; thence S81°55'W, 80.00 ft.; thence S58°29'W, 33.25 ft.; thence N69°42'W, along said shore and the face of the existing revetment, 181.00 ft.; thence N69°42'W, leaving said shore 144.93 ft.; thence N32°49'E, along the Easterly line of Arthur Street (being 60 feet from the centerline of said street), 51.28 ft.; thence Northerly along said Easterly line on the arc of a 408.10 ft. radius curve to the left, a distance of 105.87 ft. (the chord of said arc being N25°33'45"E, 105.59 ft.) to the "Point of Beginning". Including full riparian rights and right of easement of ingress and egress to and from the described land over the existing blacktop drive, which runs in a generally Southwest direction parallel and adjacent to the Easterly line of Arthur Street to a convenient point of entrance on said Arthur Street.

Common address: 111 Arthur Street
Parcel #1: # 51 - 51 - 101 - 275 - 01
Parcel #2: # 51 - 51 - 174 - 704 - 19

CITY OF MANISTEE PLANNING COMMISSION

70 Maple Street
Manistee, MI 49660

MEETING MINUTES

March 3, 2016

A meeting of the Manistee City Planning Commission was held on Thursday, March 3, 2016 at 7pm in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

Meeting was called to order at 7:00 pm by Chair Yoder

Roll Call:

Members Present: Maureen Barry, Ray Fortier, Marlene McBride, Gabriel Walker, Mark Wittlieff, Roger Yoder

Members Absent: Aaron Bennett (excused)

Others: Armas Soorus and Joyce Durdel (Little Manistee River Watershed Conservation Council), Eric King (Joslin Cove), Denise Blakeslee (Planning & Zoning Administrator) and others

Commissioners welcomed new member Gabriel Walker.

APPROVAL OF AGENDA

Motion by Ray Fortier, seconded by Marlene McBride that the agenda be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, Walker, Fortier, McBride, Wittlieff, Yoder
No: None

APPROVAL OF MINUTES

Motion by Mark Wittlieff, seconded by Marlene McBride that the minutes of the February 4, 2016 Planning Commission Meeting be approved as prepared.

With a Roll Call vote this motion passed 6 to 0.

Yes: Walker, Fortier, Barry, McBride, Wittlieff, Yoder
No: None

PUBLIC HEARING

None

PUBLIC COMMENT ON AGENDA RELATED ITEMS

None

NEW BUSINESS

PC-2016-03 - Little Manistee River Watershed Conservation Council Presentation

The Little Manistee Watershed Conservation Council made a presentation to the Planning Commissioners, answered questions and requested an endorsement from the Commission to City Council. The presentation included:

- *Their vision is to leave as an enduring legacy the wild nature, natural beauty and sustainable environment of the Little Manistee Watershed for future generations to experience.*
- *Their mission is to bring together persons and organizations who have an interest in the resource conservation and restoration of the Little Manistee River, and preserve the natural character of the watershed by communicating resource problems and then offering and implementing problem resolutions.*
- *They believe that the health of the Little Manistee River Watershed is critical to the well-being and economic health of the area and that a plan should be created to promote the wise use and management of the watershed. The current funding environment is such that watersheds with watershed management plans get priority funding consideration.*
- *The output of the plan is to:*
 - *Create and Publish a Written Plan*
 - *Seek Resources and Funding*
 - *Implement Tasks/Projects*
 - *Periodically Re-evaluate and Report on both Progress and Current Conditions*
 - *Evaluate Goals/Objectives/Priorities and determine if they should be Revised*
 - *Revise Plan as Appropriate*

Motion by Mark Wittlieff, seconded by Ray Fortier that the Planning Commission recommend to City Council to support the Little Manistee River Watershed Conservation Council and their partnership.

With a Roll Call vote this motion passed 6 to 0.

Yes: Wittlieff, Walker, Fortier, Barry, McBride, Yoder

No: None

PC-2016-04 Joslin Cove Condominium (F.K.A. West Coast LLC) – Change in Site Plan

In 2006 a Special Use Permit for a Planned Unit Development was issued to West Coast LLC for the development of 40 residential units (3 buildings with 8 units, 2 buildings with 6 units, 1 building with 4 units), marina, and a clubhouse/pool on 4.14 acres on Arthur Street. The site was the former home of Joslin Manufacturing. The project included an outdoor pavilions and sidewalks for the public. The topography of the property does not provide room for a sidewalk along Arthur Street (US-31), which resulted in the design for them to be within the project. The Clubhouse, one building (eight units) was constructed and all the foundations were installed when the development cased.

The City has been approached by the new owner who wants to move forward with the project. They are working with the County to reinstate the Brownfield Plan and will need to obtain a Development Agreement with the City. The issue before the Planning Commission is the developer wants to reduce the elevation of the buildings (three stories to two stories) resulting in a reduction of size of the living units from 2,750 sq. ft. to 1,850 sq. ft.

Eric King, Joslin Cove spoke to the commission about the request and answered questions. The Planning Commission is asked to determine if the proposed changes will result in either a Minor or Major change to the Site Plan.

Motion by Mark Wittlieff, seconded by Marlene McBride that the Planning Commission determined the proposed change in building height and living area to be a minor non-substantive change and approves the reduction in the elevation of the buildings (three stories to two stories) resulting in a reduction of size of the living units from 2,750 sq. ft. to 1, 850 sq. ft.

With a Roll Call vote this motion passed 6 to 0.

Yes: Barry, McBride, Wittlieff, Walker, Fortier, Yoder
No: None

OLD BUSINESS

Master Plan Update

The Commissioners received an updated draft of the Master Plan and worked on Goals and Tasks. Rob Carson was unable to attend the meeting and the Commissioners were asked if they would be able to attend a Worksession on March 17th to discuss the Master Plan. Staff asked if the meeting could start at 6 pm.

MOTION by Mark Wittlieff, seconded by Gabriel Walker that the Planning Commission schedules a Worksession for Thursday, March 17, 2016 at 6 pm in the Council Chambers to continue work on the Master Plan.

With a Roll Call vote this motion passed 6 to 0.

Yes: Walker, Fortier, Barry, McBride, Wittlieff, Yoder
No: None

PUBLIC COMMENTS AND COMMUNICATIONS

None

CORRESPONDENCE

None

STAFF/SUB-COMMITTEE REPORTS

Denise Blakeslee, Planning & Zoning Administrator – Ms. Blakeslee reminded the Commissioners about the Form and Function workshop on March 21st.

MEMBERS DISCUSSION

Commissioner Wittlieff asked about the status of the building by Captains Corner.

The Planning Commission has scheduled a worksession on Thursday, March 17, 2016 at 6 pm in the Council Chambers.

The next regular meeting of the Planning Commission will be held on Thursday, April 7, 2016

ADJOURNMENT

Motion by Ray Fortier, seconded by Mark Wittlieff that the meeting be adjourned. MOTION PASSED UNANIMOUSLY.

Meeting adjourned at 8:30 pm

MANISTEE PLANNING COMMISSION

Denise J. Blakeslee, Recording Secretary

Old "Joslin Mfg." property

Parcel 1:
 Lot D of S.C. Thompson's Addition to the City of Manistee, also described as: All that part of Lot 2, Section 1, T.21 N., R.17 W., which lies East of Arthur Street within the City of Manistee, and South of a line parallel with the North line of said Lot 2 and 600 ft. South therefrom, measured along the East line of Arthur Street produced to said North line of Lot 2, including the dock on said property and all riparian rights accruing to said property. Also known as: Lot D of S.C. Thompson's Addition to the City of Manistee, according to the plat thereof as recorded in Liber 3-A of Plats, except the South 30 ft. thereof.

Common address: 123 Arthur Street,
 parcel: # 51 - 51 - 174 - 704 - 01

Old "Moonlite Motel" property

Parcel 2:
 The South 30 feet of Lot D of S.C. Thompson's Addition to the City of Manistee, according to the Plat thereof as recorded in Liber 3 - A of Plats, Page 3.

Parcel 3:
 That part of Government Lot 3, Section 1, T.21 N., R.17 W., more fully described as: Beginning at the point where the Easterly line of Arthur Street (sometimes known as US 31) in the City of Manistee intersects the North line of said Government Lot 3; thence N89°30'E along said North line of Government Lot 3, a distance of 286.83 ft. to the shore of Manistee Lake; thence meandering along said shore, S29°15'W, 140.00 ft.; thence S38°15'E, 60.00 ft.; thence S64°29'E, 95.00 ft.; thence S07°01'W, 15.00 ft.; thence S81°55'W, 80.00 ft.; thence S58°29'W, 33.25 ft.; thence N69°42'W, along said shore and the face of the existing revetment, 181.00 ft.; thence N69°42'W, leaving said shore 144.93 ft.; thence N32°49'E, along the Easterly line of Arthur Street (being 60 feet from the centerline of said street), 51.28 ft.; thence Northerly along said Easterly line on the arc of a 408.10 ft. radius curve to the left, a distance of 105.87 ft. (the chord of said arc being N25°33'45"E, 105.59 ft.) to the "Point of Beginning". Including full riparian rights and right of easement of ingress and egress to and from the described land over the existing blacktop drive, which runs in a generally Southwest direction parallel and adjacent to the Easterly line of Arthur Street to a convenient point of entrance on said Arthur Street.

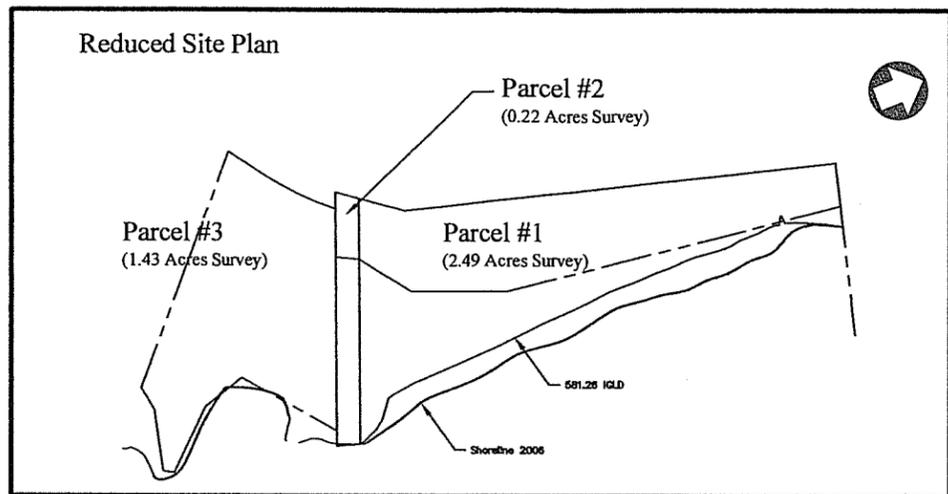
Common address: 111 Arthur Street
 Parcel #1: # 51 - 51 - 101 - 275 - 01
 Parcel #2: # 51 - 51 - 174 - 704 - 19

Approved 6-1-06 by City of Manistee Planning Commission, Special Use Permit for Planned Unit Development PC-2006-03

*Roger Gader
 Roger Gader, Chairman, City of Manistee Planning Commission*

James T. McDonald, West Coast LLC

The Joslin Cove Condominiums on Manistee Lake



Development Summary:

Current Site Zoning: Waterfront District (WF)
 Proposed Use: Multiple Unit Dwelling (PUD)

District Regulations:

Minimum Building Setbacks:
 Front Yard: 15 ft
 Side Yard: 10 ft
 Rear Yard: 10 ft
 Waterfront: 20 ft * (Minimum Proposed: 15 ft)

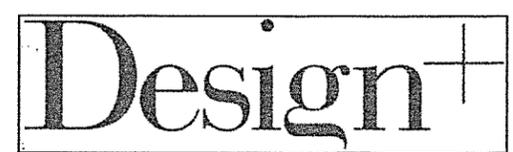
Lot Coverage:
 Maximum Lot Coverage Allowed = 60%

Total Site Area: 180,338 sq ft (4.14 Acres)

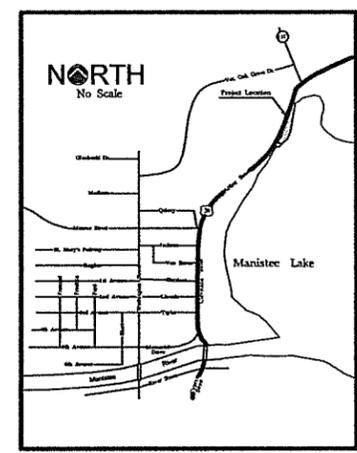
Proposed Building Area: 43,592 sq ft (1.00 Acres)
 Proposed Lot Coverage: 24.15%

Parking Lots & Walkways: 53,113 sq ft (1.22 Acres)
 Total Impervious Area: 96,705 sq ft (2.22 Acres)

Density:
 Maximum Dwelling Units per Acre Allowed = 17 Units/Acre
 Total Proposed Units: 40 Units
 Proposed Density: 9.66 Units Per Acre



201 Ionia Ave SW
 Grand Rapids, Michigan
 49503-4136
 Tel: 616 458-0875
 Fax: 616 458-2806

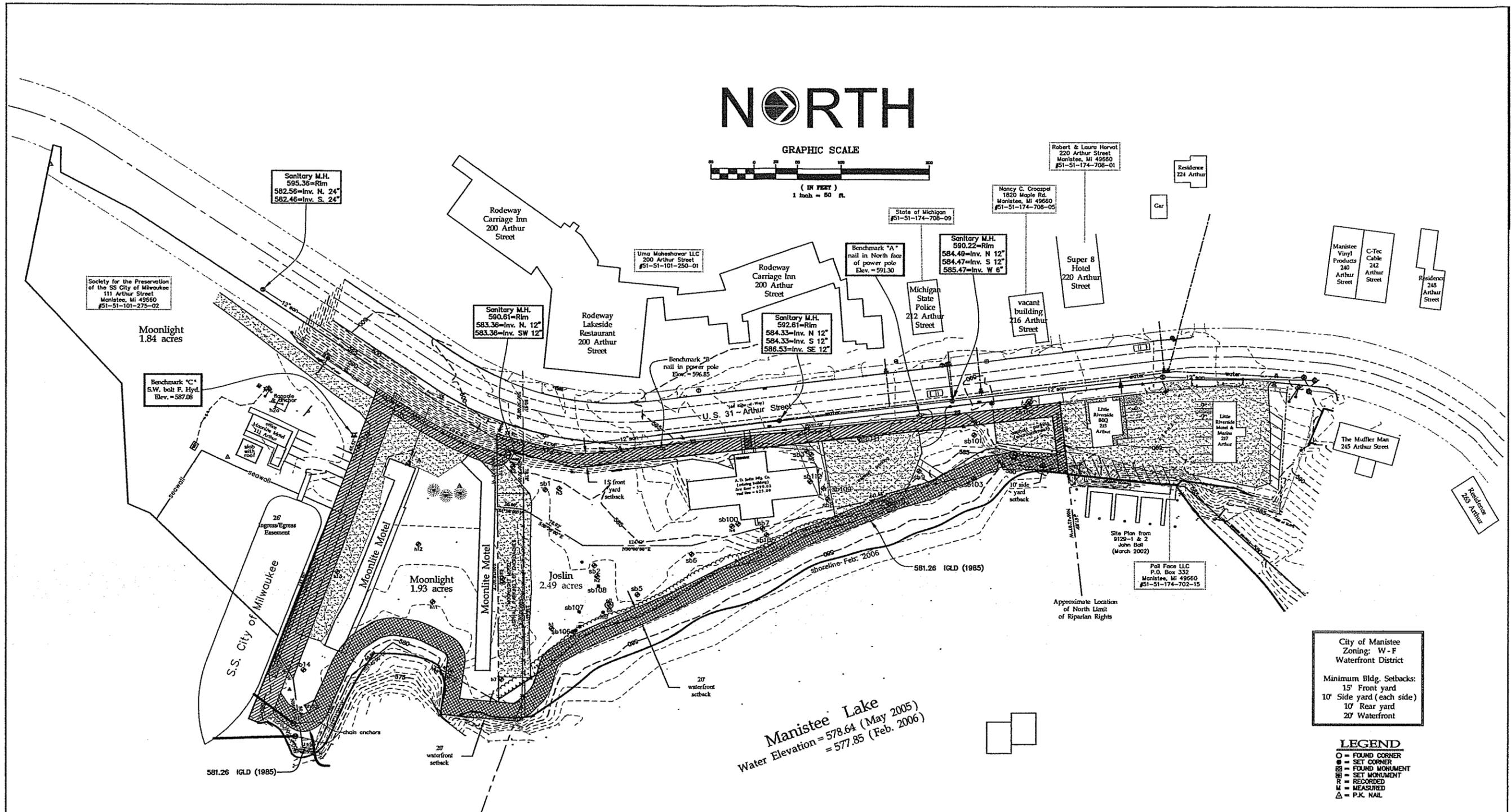
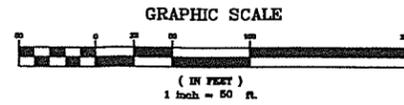


Sheet Index

1. Legal Description and Site Location Map
2. Topographic Survey/Property Survey
3. Layout Plan
4. Grading Plan
5. Utilities Plan
6. Soil Erosion & Sedimentation Plan
- 7.1 Lighting Plan (NIC)
- 7.2/7.3 Landscaping Plan
- 8.1 Condominium Elevations (NIC)
- 8.2 Club House Elevations (NIC)
- 8.3 Condominium Renderings (NIC)

B	Revised Parcel 3	JTN	3-24-2006
REV.	DESCRIPTION	BY	DATE
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972			
INA 813 E. Ludington Ave. Ludington, MI 49431 (231) 843-3485 FAX (231) 843-7876		257 River Street Manistee, MI 49660 (231) 723-6480 FAX (231) 723-6642	
130 Wood Street Newaygo, MI 49357 (231) 852-2322 FAX (231) 852-2324			
CLIENT:	Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032	DRAWN BY:	T.C.B.
		SCALE:	None
		DATE:	March 2006
DESCRIPTION:	"Joslin Cove" Condominium Project	JOB NUMBER	SHEET
		984 - 4	1 of 8

NORTH



Manistee Lake
Water Elevation = 578.64 (May 2005)
= 577.85 (Feb. 2006)

City of Manistee
Zoning: W-F
Waterfront District

Minimum Bldg. Setbacks:
15' Front yard
10' Side yard (each side)
10' Rear yard
20' Waterfront

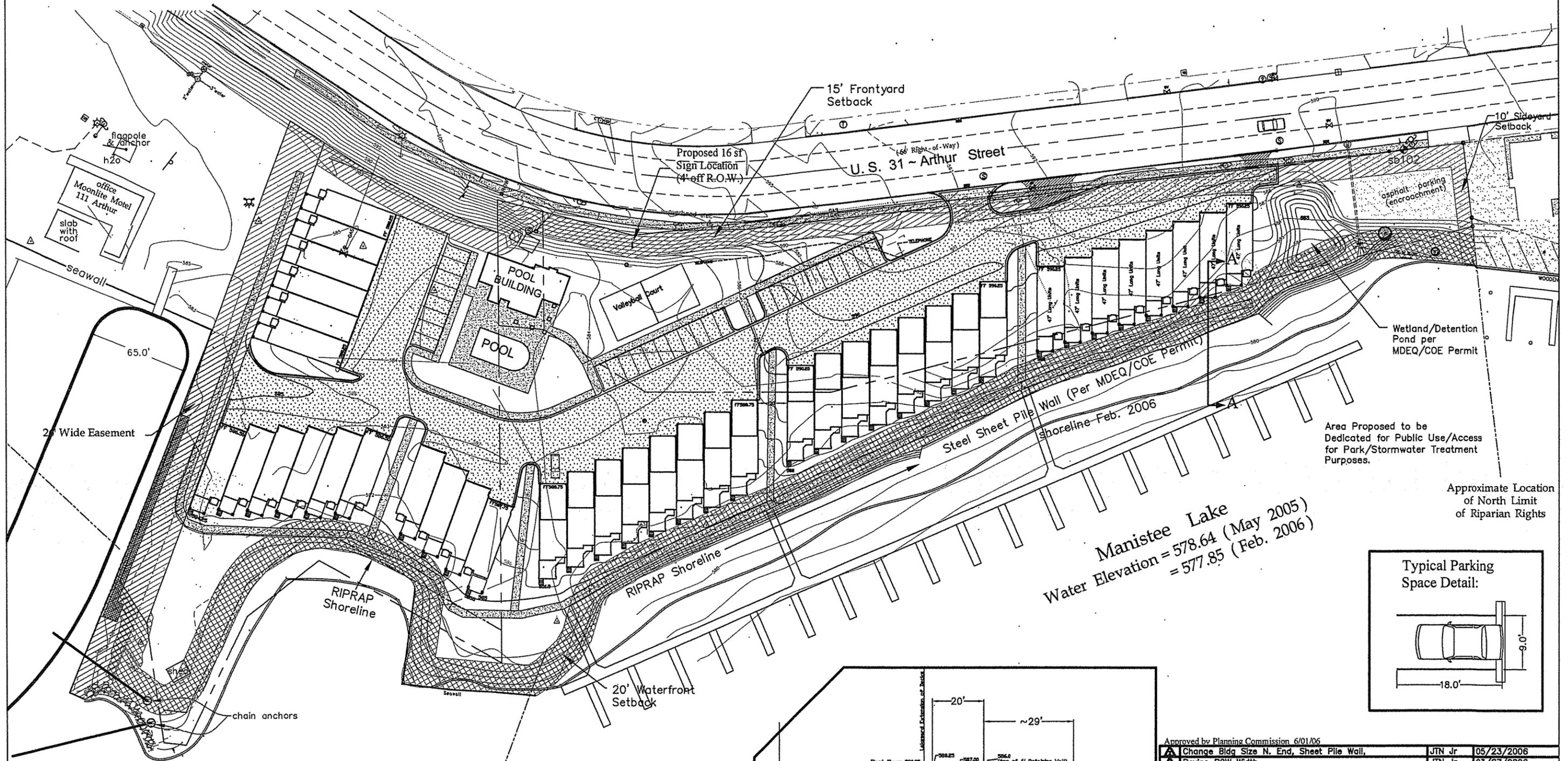
LEGEND

- = FOUND CORNER
- = SET CORNER
- ⊕ = FOUND MONUMENT
- ⊗ = SET MONUMENT
- R = RECORDED
- M = MEASURED
- △ = P.K. NAIL

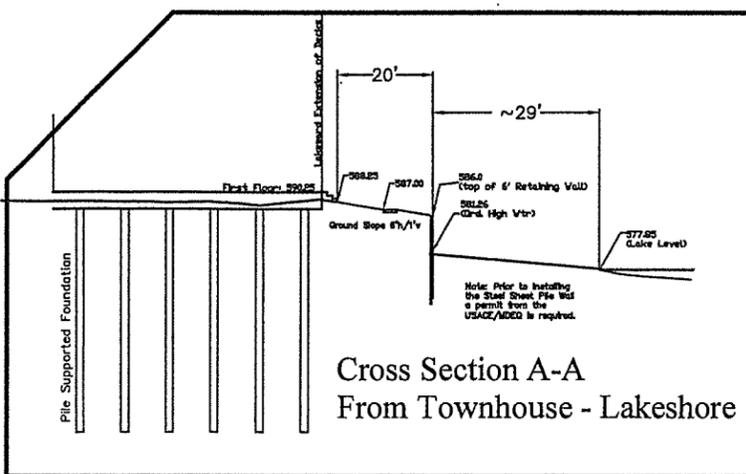
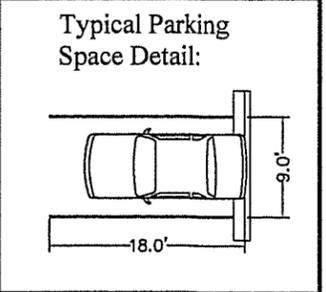
Final Revision per Manistee Planning Commission 6/01/06			
REV.	DESCRIPTION	BY	DATE
B	Revised Parcel 3	JTN	3-27-2006
A	Added 9 "hand borings"	T.C.B.	3-1-2006
NORDLUND & ASSOCIATES, INC. Providing Complete Engineering & Surveying Services since 1972 615 E. Ludington Ave. 287 River Street 180 Wood Street Ludington, MI 49451 Manistee, MI 49660 Newaygo, MI 49337 (231) 843-3485 (231) 723-6460 (231) 652-2322 FAX (231) 843-7878 FAX (231) 723-6642 FAX (231) 652-2324		CLIENT: Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503-4032 DRAWN BY: T.C.B. CHECKED BY: J.A.K. SCALE: 1" = 50' DATE: January 2006 DESCRIPTION: Joslin Cove Condominium Development Existing Property and Topographical Survey JOB NUMBER: 984-4 SHEET: 2 of 8	

Joslin Cove Condominium Project
 Approved Site Plan
 6/01/06

NORTH



Manistee Lake
 Water Elevation = 578.64 (May 2005)
 = 577.85 (Feb. 2006)



Revision #3 5/23/06 (PUD Negotiations)

Approved by Planning Commission 6/01/06

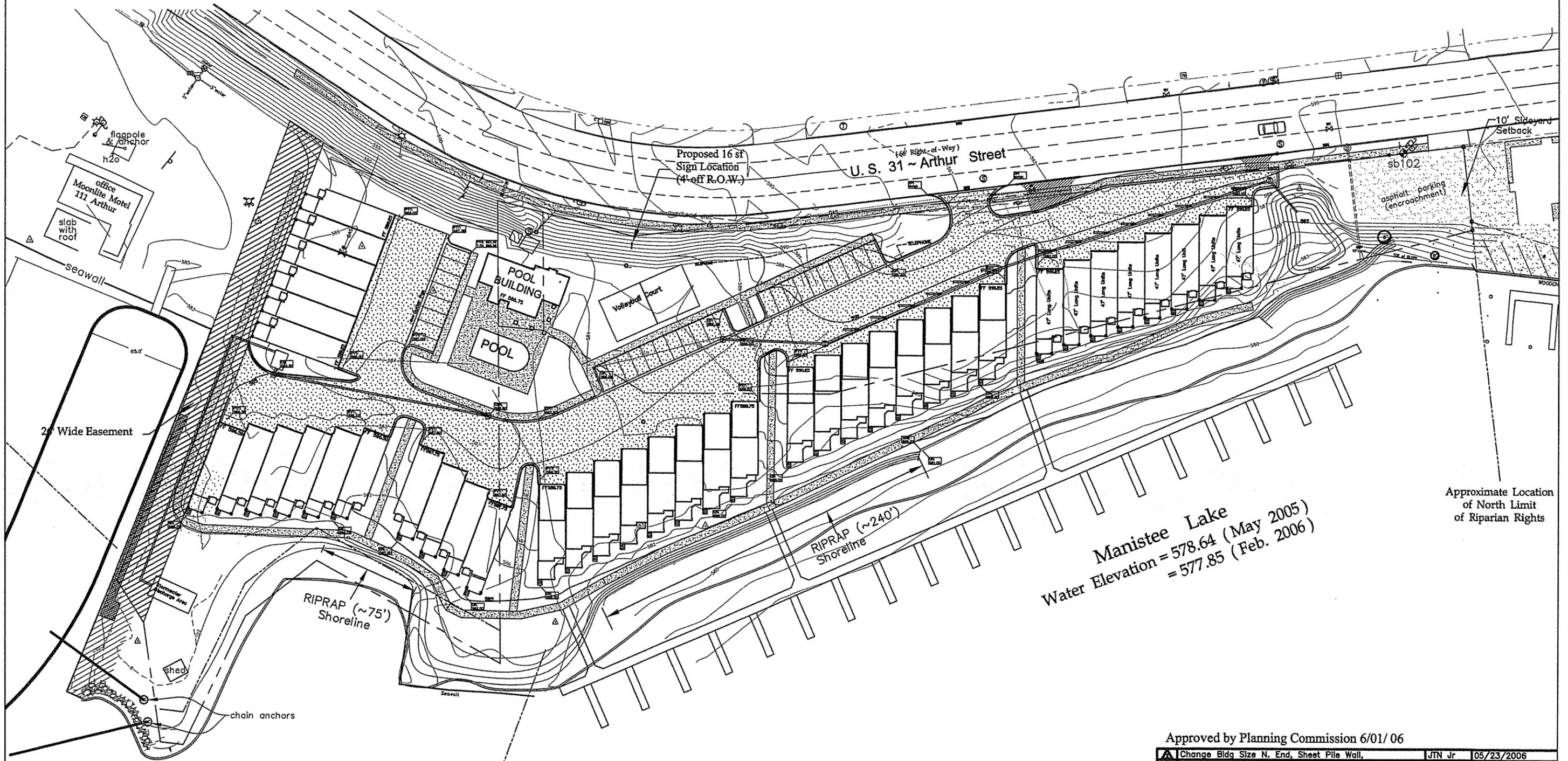
Change Bldg Size N. End, Sheet Pile Wall,	JTN Jr	05/23/2006
Revise ROW Width	JTN Jr	03/27/2006

NORLUND & ASSOCIATES, INC.
 Providing Complete Engineering & Surveying Services since 1972
 818 E. Ludington Ave. 287 River Street 130 Wood Street
 Ludington, MI 49431 Manistee, MI 49880 Newaygo, MI 49357
 (231) 643-3460 (231) 723-8460 (231) 652-2322
 FAX: (231) 643-7876 FAX: (231) 723-8642 FAX: (231) 652-2324

CLIENT: Design Plus 201 Ionia Avenue, S.W. Grand Rapids, Michigan 49503 - 4032
 DRAWN BY: T.C.B. CHECKED BY: JTN Jr
 SCALE: 1" = 30'
 DATE: March 2006
 DESCRIPTION: Joslin Cove Condominium Project Site Layout Plan
 JOB NUMBER: 984 - 4 SHEET: 3 of 8

Joslin Cove Condominium Project
 Grading Plan
 6/10/06

NORTH



Manistee Lake
 Water Elevation = 578.64 (May 2005)
 = 577.85 (Feb. 2006)

Approved by Planning Commission 6/01/06

REV.	DESCRIPTION	BY	DATE
1	Change Bldg Size N. End, Sheet Pile Wall,	JTN Jr	05/23/2006
2	Revise ROW Width	JTN Jr	03/27/2006

NORDLUND & ASSOCIATES, INC.
 Providing Complete Engineering & Surveying Services since 1972

813 E Ludington Ave. 287 River Street 130 Wood Street
 Ludington, MI 49431 Manistee, MI 49880 Newaygo, MI 49357
 (231) 843-3485 (231) 723-8480 (231) 862-2322
 FAX (231) 843-7878 FAX (231) 723-8842 FAX (231) 862-2324

CLIENT: **Design Plus**
 201 Ionia Avenue, S.W.
 Grand Rapids, Michigan 49503 - 4032

SCALE: 1" = 30'
 DATE: March 2006

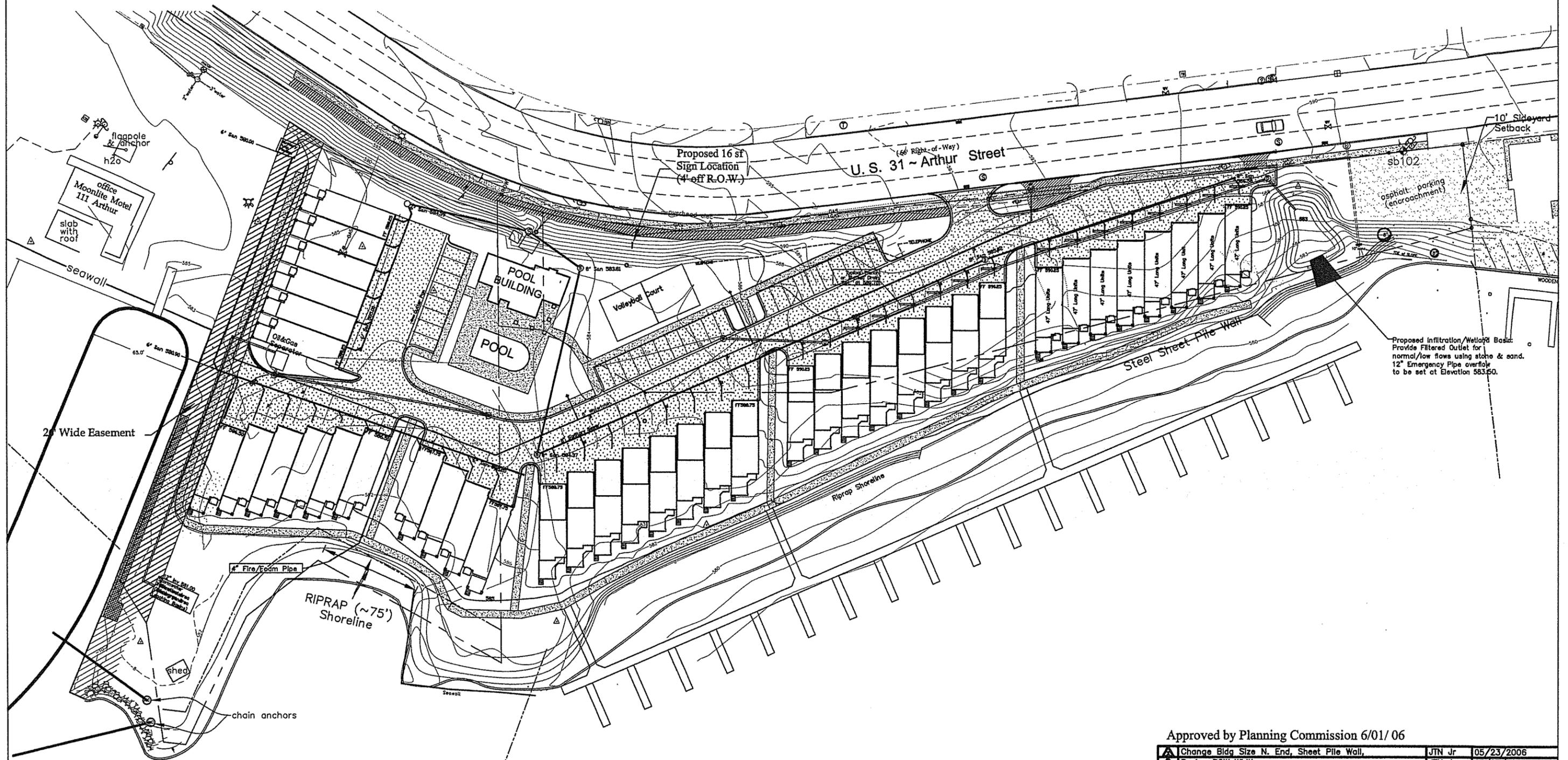
DESCRIPTION: The Joslin Cove Condominium Project Grading Plan

DRAWN BY: T.C.B. CHECKED BY: JTN Jr

JOB NUMBER: 984 - 4 SHEET: 4 of 8

Joslin Cove Condominium Project
 Utility Plan
 6/10/06

NORTH



Proposed infiltration/Wetland Basin:
 Provide Filtered Outlet for
 normal/low flows using stone & sand.
 12" Emergency Pipe overflow
 to be set at Elevation 583.50.

Approximate Location
 of South Limit
 of Riparian Rights

Approved by Planning Commission 6/01/06

REV.	DESCRIPTION	BY	DATE
1	Change Bldg Size N. End, Sheet Pile Wall,	JTN Jr	05/23/2006
2	Revise ROW Width	JTN Jr	03/27/2006

NORDLUND & ASSOCIATES, INC.
 Providing Complete Engineering & Surveying Services since 1972

815 E Ludington Ave. Ludington, MI 49431 (231) 843-3485 FAX (231) 843-7878	287 River Street Manistee, MI 49880 (231) 723-8480 FAX (231) 723-8842	130 Wood Street Newaygo, MI 49837 (231) 852-2322 FAX (231) 852-2324
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CLIENT: **Design Plus**
 201 Ionia Avenue, S.W.
 Grand Rapids, Michigan 49503 - 4032

DESCRIPTION: The Joslin Cove Condominium Project
 Utility Plan

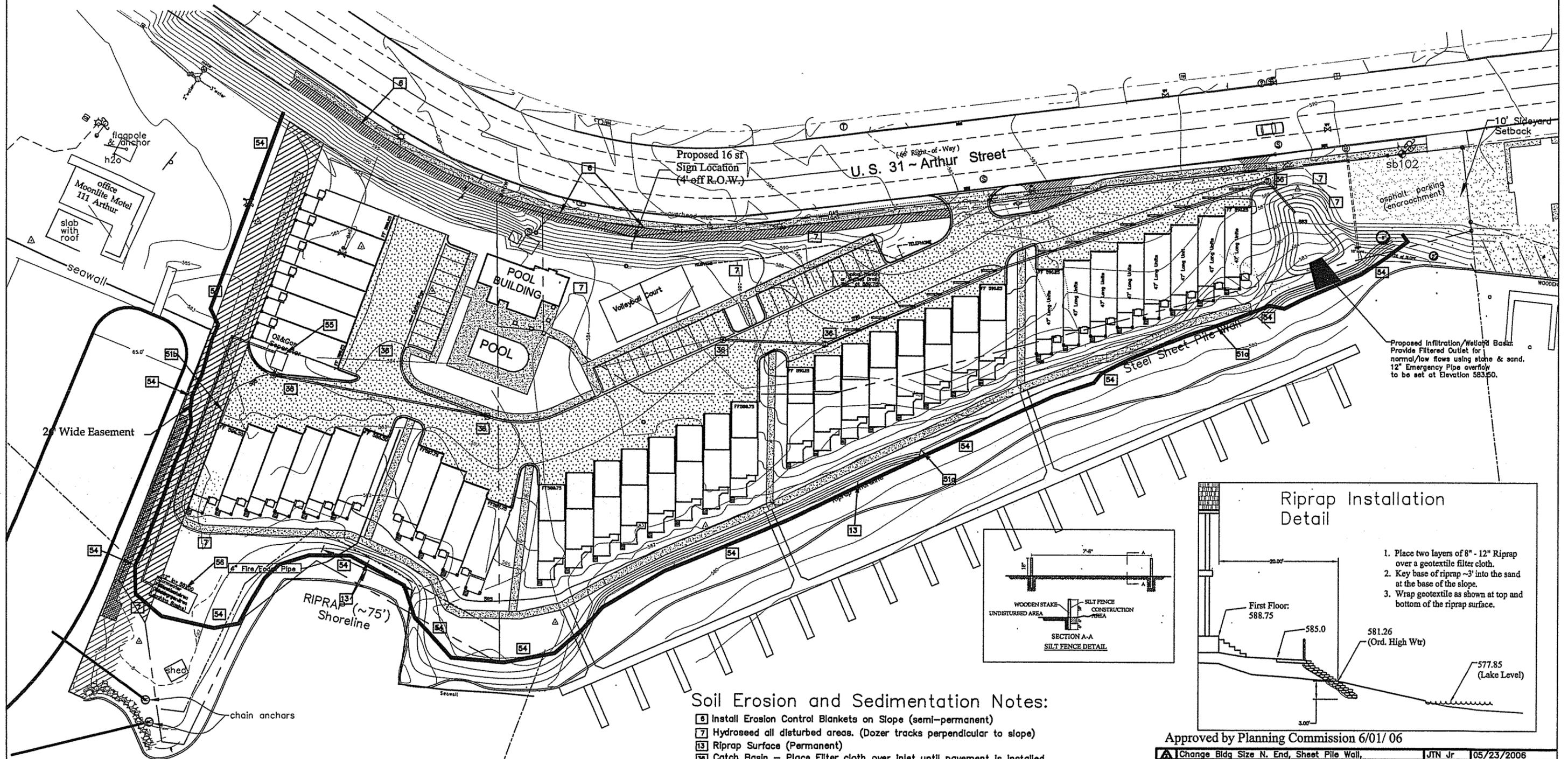
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 DATE: March 2006

DRAWN BY: T.C.B. CHECKED BY: JTN Jr

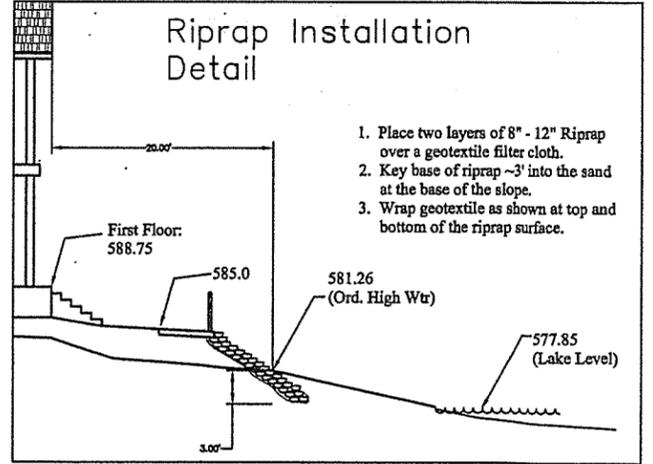
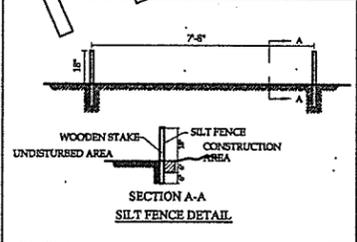
JOB NUMBER	SHEET
984 - 4	5 of 8

Joslin Cove Condominium Project
 Soil Erosion & Sedimentation Control Plan
 6/10/06

NORTH



Proposed Infiltration/Wetland Basin:
 Provide Filtered Outlet for
 normal/low flows using stone & sand.
 12" Emergency Pipe overlay
 to be set at Elevation 583.50.



1. Place two layers of 8" - 12" Riprap over a geotextile filter cloth.
2. Key base of riprap ~3' into the sand at the base of the slope.
3. Wrap geotextile as shown at top and bottom of the riprap surface.

Soil Erosion and Sedimentation Notes:

- 6 Install Erosion Control Blankets on Slope (semi-permanent)
- 7 Hydroseed all disturbed areas. (Dozer tracks perpendicular to slope)
- 13 Riprap Surface (Permanent)
- 36 Catch Basin - Place Filter cloth over inlet until pavement is installed.
- 51a Sheet Pile Retaining Wall (Permanent)
- 51b Retaining Wall (Permanent)
- 64 Install Silt Fence - around perimeter of construction limites - as shown. (Temporary)
- 65 Oil/Gas/Sedimentation Trap Structure (Permanent)
- 68 Underground Infiltration Basin (Permanent)

The Contractor is required to conform to all of the requirements of the Soil Erosion and Sedimentation Control Act (Part 91 of Public Act 451 of 1994 - as amended).

The Contractor is required to obtain a permit prior to the start of work.

All Soil Erosion and Sedimentation Control Structures and Features will be maintained through the construction process.

Approximate Location
 of South Limit
 of Riparian Rights

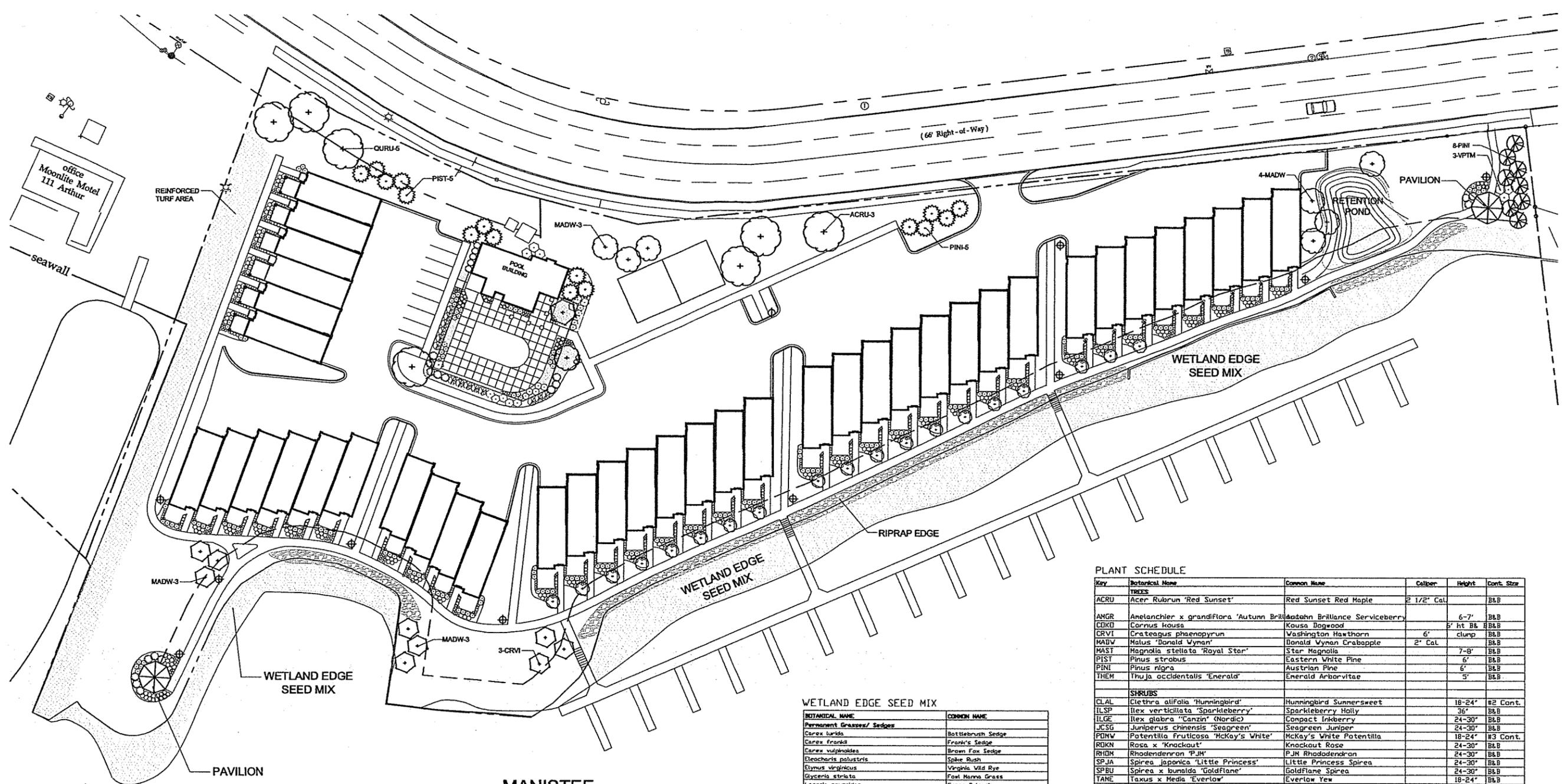
Approved by Planning Commission 6/01/06

Change Bldg Size N. End, Sheet Pile Wall,	JTN Jr	05/23/2006
Revise ROW Width	JTN Jr	03/27/2006
REV.	DESCRIPTION	BY DATE

NORDLUND & ASSOCIATES, INC.
 Providing Complete Engineering & Surveying Services since 1972
 813 E. Ludington Ave. 267 River Street 130 Wood Street
 Ludington, MI 49431 Manistee, MI 49860 Newaygo, MI 49357
 (231) 843-3486 (231) 723-3486 (231) 652-2322
 FAX (231) 843-7676 FAX (231) 723-6642 FAX (231) 652-2324

CLIENT: Design Plus
 201 Ionia Avenue, S.W.
 Grand Rapids, Michigan 49503 - 4032

DRAWN BY: T.C.B. CHECKED BY: JTN Jr
 SCALE: 1" = 30'
 DATE: March 2006
 JOB NUMBER: 984 - 4 SHEET: 6 of 8



MANISTEE LAKE

WETLAND EDGE SEED MIX

BOTANICAL NAME	COMMON NAME
Permanent Grasses/ Sedges	
Carex lurida	Bottlebrush Sedge
Carex frankii	Frank's Sedge
Carex vulpinoidea	Brown Fox Sedge
Eleocharis palustris	Spike Rush
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Foxianna Grass
Leersia oryzoides	Green Bulrush
Scirpus atrovirens	Chairmakers Rush
Scirpus validus	Great Bulrush
Temporary Cover	
Avena sativa	Seed Oats
Lolium multiflorum	Annual Rye
Forbs	
Actionaria alternifolia	Vincent
Allium spp.	Water Plantain, various
Asclepias incarnata	Swamp Milkweed
Asclepias speciosa	Purplish Asclepias
Bidens spp.	Bidens, various
Cassia hebecarpa	Wild Senna
Eupatorium perfoliatum	Bonset
Heterum autumnale	Sneezeweed
Hibiscus spp.	Rosemallow, various
Iris virginica schrevel	Blue Flag Iris
Labella siphilitica	Blue Lobelia
Ludwigia alternifolia	Seedbox
Mimulus ringens	Monkey Flower
Rudbeckia laciniata	Wild Golden Glow
Sagittaria latifolia	Common Arrowhead
Verbena hastata	Blue Vervain
Veronica fasciculata	Common Ironweed

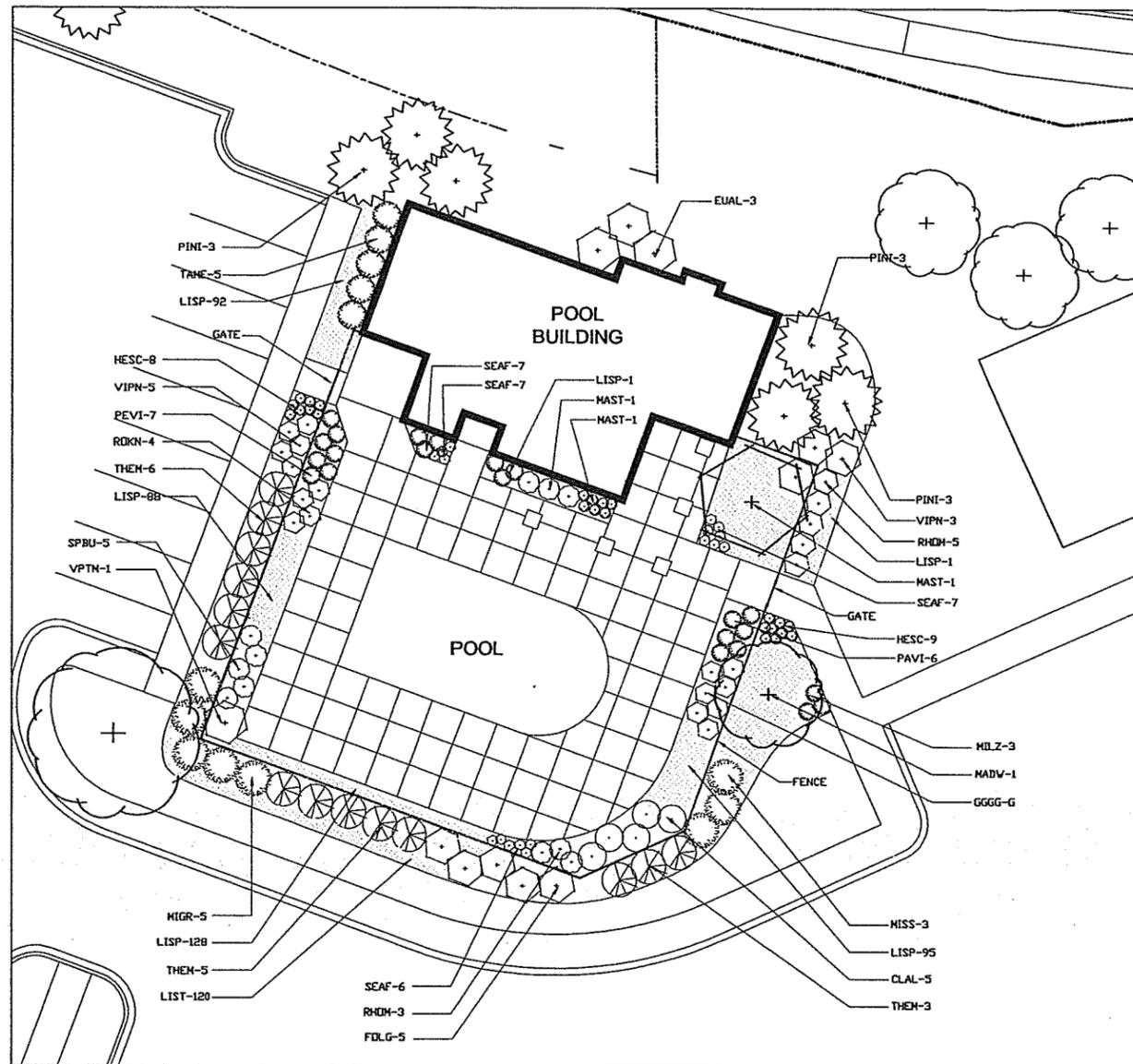
PLANT SCHEDULE

Key	Botanical Name	Common Name	Caliber	Height	Cont. Size
TREES					
ACRU	Acer Rubrum 'Red Sunset'	Red Sunset Red Maple	2 1/2" Cal.		B&B
ANGR	Anelanchier x grandiflora 'Autumn Brill'	Autumn Brilliance Serviceberry		6-7'	B&B
CDKO	Cornus kousa	Kousa Dogwood		5' ht B&B	B&B
CRVI	Crataegus phaenopyrum	Washington Hawthorn	6"	clump	B&B
MADW	Malus 'Donald Wyma'	Donald Wyma Crabapple	2" Cal.		B&B
WAST	Magnolia stellata 'Royal Star'	Star Magnolia		7-8'	B&B
PIST	Pinus strobus	Eastern White Pine		6'	B&B
PINI	Pinus nigra	Austrian Pine		6'	B&B
THEM	Thuja occidentalis 'Emerald'	Emerald Arborvitae		5'	B&B
SHRUBS					
CLAL	Clethra alifolia 'Hunningbird'	Hunningbird Summersweet		18-24"	#2 Cont.
ILSP	Ilex verticillata 'Sparkleberry'	Sparkleberry Holly		36"	B&B
ILGE	Ilex glabra 'Canzin' (Nordic)	Compact Inkberry		24-30"	B&B
JCSG	Juniperus chinensis 'Seagreen'	Seagreen Juniper		24-30"	B&B
PDWV	Potentilla fruticosa 'McKay's White'	McKay's White Potentilla		18-24"	#3 Cont.
RDKN	Rosa x 'Knockout'	Knockout Rose		24-30"	B&B
RHON	Rhododendron 'PJM'	PJM Rhododendron		24-30"	B&B
SPJA	Spiraea japonica 'Little Princess'	Little Princess Spiraea		24-30"	B&B
SPBU	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea		24-30"	B&B
TANE	Taxus media 'Everlow'	Everlow Yew		18-24"	B&B
VPTH	Viburnum plicatum tomentosum 'Moresii'	Marie's Doublefile Viburnum		30-36"	B&B
VIPI	Viburnum plicatum 'Newzan'	Newzan Viburnum			#5 Cont.
VIBH	Viburnum x burkwoodii 'Mohawk'	Mohawk Viburnum		24"	B&B
GROUNDCOVER					
JUSA	Juniperus sabinia 'Buffalo'	Buffalo Juniper		8-10"	#3 Cont.
LISP	Liriope spicata	Creeping Lilyturf			3 1/4" pot
PATE	Pachysandra terminalis	Green Carpet Pachysandra			2 1/4" Cal.
PERENNIALS					
ECPN	Echinacea 'Purpurea Magnus'	Purple Coneflower			#1 Pot
HQFR	Hosta 'Frances Williams'	Hosta			#1 Pot
HQFW	Hosta Fortunei 'Aureo Marginata'	Variegated Hosta			#1 Pot
HEPA	Heuchera x 'Palace Purple'	Coral Bells			#1 Pot
HEST	Hemerocallis Stella de Oro	Stella de Oro Daylily			#1 Pot
HESC	Hemerocallis 'Strawberry Candy'	Strawberry Candy Daylily			#1 Pot
PEAT	Perovskia atriplicifolia 'Longin'	Longin Russian Sage			#1 Pot
SEAF	Sedum 'Autumn Fire'	Autumn Fire Sedum			#1 Pot
ORNAMENTAL GRASSES					
MIGR	Miscanthus sinensis 'Gracillimus'	Japanese Silver Grass			#1 Pot
PEVI	Pennisetum alopecuroides 'Viridescens'	Black Flowered Fountain Grass			#2 Pot
MILZ	Miscanthus sinensis 'Little Zebra'	Dwf. Zebra Grass			#1 Pot
MISS	Miscanthus sinensis 'Strictus'	Porcupine Jap. Silver Grass			5 Gal.

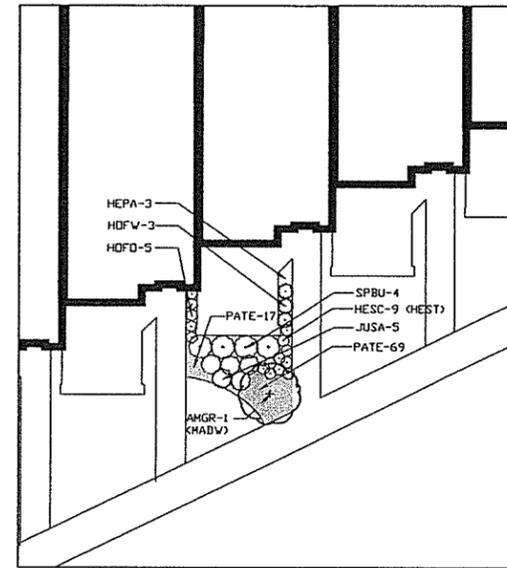
BAY CONDOMINIUMS - SITE PLAN
SCALE: 1" = 30'-0"

7.2 of 8

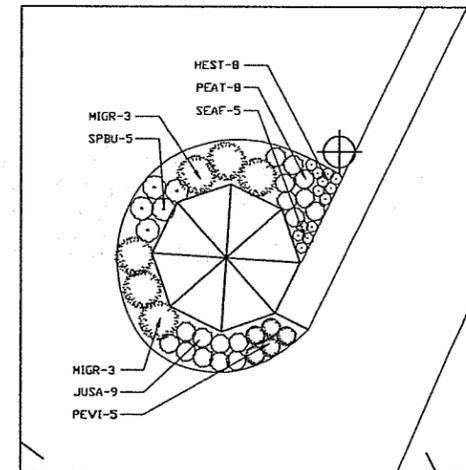
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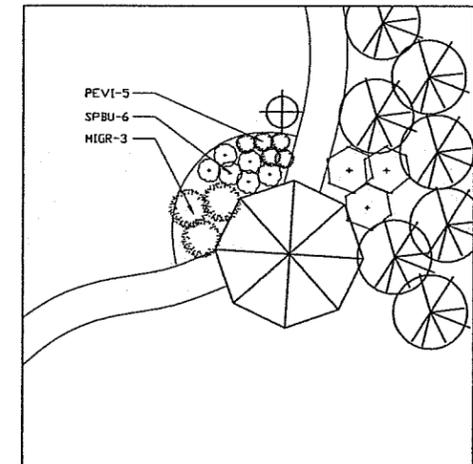
A1 POOL AREA LANDSCAPE PLAN
 L100 1"=10'-0"



A2 ENLARGED PATIO PLAN, TYP.
 L100 1"=10'-0"



B1 SOUTH PAVILION PLAN
 L100 1"=10'-0"



B1 NORTH PAVILION PLAN
 L100 1"=10'-0"

BAY CONDOMINIUMS - ENLARGMENT PLANS
 SCALE: 1"=10'-0"

7.3048



Exhibit B

Manistee Lake Condominium – Joslin Cove	Figure 2: Eligible Property
Manistee County Brownfield Redevelopment Authority	Date: July 6, 2016

Exhibit D

**SUPPLEMENTAL INFORMATION TO WORK PLAN
TO CONDUCT ELIGIBLE ACTIVITIES
MANISTEE COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY**

**BAY CONDOMINIUM PROJECT
(FORMER JOSLIN AND MOONLITE MOTEL PROPERTIES)
MANISTEE, MICHIGAN**

**MANISTEE LAKES, LLC / WEST COAST, LLC
Grand Haven, Michigan 49417**

OCTOBER 6, 2006

PURPOSE

This Supplement to the Act 381 Work Plan describes Eligible Activities to be undertaken by West Coast, LLC / Manistee Lakes, LLC at the Bay Condominium project in accordance with relevant provisions of the following documents:

1. The Brownfield Redevelopment Authority (BRA) Plan approved by the Manistee County BRA, the City of Manistee and the Manistee County Board of Commissioners.
2. The Act 381 Work Plan approved by the Michigan Department of Environmental Quality (MDEQ) and Michigan Economic Growth Authority (MEGA).
3. The Brownfield Development & Reimbursement Agreement entered between the Manistee County BRA and West Coast, LLC / Manistee Lakes, LLC.

Information on the property, legal descriptions, background environmental conditions and other relevant information have been described in the BRA Plan and the Act 381 Work Plan, therefore they are not duplicated in this Work Plan.

The Eligible Activities described herein correspond to those activities approved by MDEQ and MEGA, and are designated as "E", "S", or "I" to denote Environmental, Site preparation and Infrastructure Improvement related activities, respectively. Environmental activities have been approved by MDEQ, while Site preparation and Infrastructure Improvement related activities have been approved by MEGA. The lists of MDEQ and MEGA Eligible Activities are presented as Tables 1A and 1B, respectively (attached).

ENVIRONMENTAL ACTIVITIES (MDEQ)

TASK E2 - Section 7a Compliance Analysis (Due Care Plan)

A Due Care Plan will be prepared to describe the future Due Care obligations of West Coast, LLC / Manistee Lakes, LLC, and to provide guidance for addressing Due Care issues during and following project construction.

The Due Care Plan will be prepared by NTH Consultants, LTD (NTH). The cost of the Due Care Plan will be the lump sum of \$6,000.

TASK E3 - Act 381 Work Plan

The Act 381 Work Plan has been prepared, submitted to MDEQ and MEGA through the MCBRA and has been approved with modifications.

The Act 381 Work Plan was prepared by NTH and discussed between all parties prior to approval. The cost of the Work Plan was the lump sum of \$3,000.

TASK E4 - Supplemental Contamination Assessment

The purpose of this task is to supplement existing soil and groundwater contamination data by addressing the following objectives:

- ▷ Assess the horizontal extent of soil contamination at the Moonlite Motel parcel to determine the total extent of the soil cover that will be required as an engineering control at that portion of the Property.
- ▷ Assess the presence of contamination in the subsurface soils, beneath the Joslin building following demolition of the building and removal of foundations and slabs.
- ▷ Assess the presence of contamination in the groundwater beneath the Joslin building, and at the portion of the Joslin parcel between the building and Manistee Lake. This area may require remediation and/or placement of additional engineering controls (beyond those described in this Work Plan) due to the proximity of this area to Manistee Lake and the placement of new residential buildings.

The Supplemental Contamination Assessment will consist of the following activities, subject to approval and potential requested revisions by MDEQ:

- ▷ Approximately nine (9) shallow borings or test pits (<7 ft) will be advanced/excavated at various locations at the Moonlite Motel parcel to supplement the data previously generated. Up to eight (8) soil samples will be collected based on field visual observations and analyzed for PHAs and heavy metals.
- ▷ Six (6) shallow borings or test pits (<9 ft) will be advanced/excavated at selected locations beneath the Joslin building following demolition and removal. Soil samples will be collected from all eight locations and analyzed for VOCs (Method 8260+ using methanol extraction), and PHAs.
- ▷ Temporary well points will be advanced at four (4) locations beneath the Joslin building following demolition, and at four (4) locations between the Joslin building and Manistee Lake to assess the presence and extent of VOC contamination at the water table and above the first clay zone assumed present at less than 20 feet below grade (no deep soil descriptions are available). Two groundwater samples from each temporary well will be analyzed for VOCs (method 8260+).

The Supplemental Environmental Assessment will be conducted by NTH. The cost of the Supplemental Environmental Assessment will be the lump sum of \$17,000.

TASK E5 - Removal & Disposal of Contaminated Soil, Fill and Buried Debris

Based on the available data and site observations, it is estimated that approximately 510cy of surficial contaminated soil, fill material and shallow buried debris will require removal and disposal. The areas from where contaminated soil/debris will be removed and transported to Type II facility for disposal, include:

- Southeast portion of the Joslin parcel (vicinity of soil sampling locations h1 and h5) as needed for site grading; approximately 140cy.
- North and northeast portions of the Motel parcel (vicinity of soil sampling locations h7 and h8) as needed for site grading ; approximately 370cy.

Based on the anticipated quantity of soil/fill requiring removal, transport and disposal at a local licensed disposal facility, the estimated cost is \$10,200.

In addition, this task includes the following work items:

- o Placement and maintenance of 1,400 linear feet of double rows of silt fencing along Manistee Lake to prevent movement of contaminated soil and debris during removal activities, as directed by MDEQ. Cost estimate - \$4,200.
- o Removal of an apparently empty buried heating fuel storage tank suspected present at the northwest corner of the Motel parcel. Cost estimate - \$4,100.

Based on discussions with MDEQ, it is anticipated that following review of the findings of the Supplemental Environmental Assessment, the volume of contaminated material to be removed may increase. The amount of the additional material to be potentially removed, and the locations of "hot spots" to be removed, will be discussed with, and approved by MDEQ prior to removal.

These activities will be conducted by a local removal contractor to be procured by West Coast, LLC / Manistee Lakes, LLC. The cost of these activities is based on unit rates and quantities presented above.

TASK E7 - Contaminated Soil Capping – Landscaping

Based on the data obtained from the Phase II ESAs conducted prior to September 2006, it is estimated that up to 2,000 square feet of surface soils containing PHAs and metals at concentrations exceeding the Direct Contact cleanup criteria will require placement of a geofabric and landscape rocks to minimize contact by residents at the southwest and nearshore portions of the Property, and to prevent erosion of the contaminated soils resulting in runoff into the Manistee Lake. The area requiring this protective measure may be revised following the completion of the Supplemental Contamination Assessment and in consultation with MDEQ.

This activity will be conducted by a contractor to be procured by West Coast, LLC / Manistee Lakes, LLC. The incremental cost of this activity (\$3,000) is based on quantities presented above and unit rates to be procured competitively.

TASK E8 - Specialized Structural Foundations – Concrete Slabs

Substantial thickness of buried "slab docks" have been encountered at the east one third of the property. Based on the findings of the geotechnical borings at several locations at the property, the "slab docks" extend as deep as 20 feet below the surficial soils and shallow sediments. The proximity of the development to Manistee Lake, due to the long and narrow shape of the Property, necessitates the employment of specialized foundations to ensure the structural integrity of the buildings. These support structures will consist of AC and HP tied to grade beams to support the 10-inch thick reinforced concrete foundation slabs (33,000 sf) for the construction of the buildings. The reinforced concrete foundation slabs require four (4) more inches of concrete thickness than similar foundation slabs at a conventional (greenfield) site. Therefore, 30% of the total cost (\$260,000) of the concrete slab foundations would be equivalent to the cost of a soil barrier.

This activity will be conducted by a contractor to be procured by West Coast, LLC / Manistee Lakes, LLC. The incremental cost of this activity (\$78,000) is based on quantities presented above and unit rates procured competitively.

TASK E9 - Deed Restrictions

It is anticipated that deed restrictions on certain uses will be placed of the Property for the protection of the future residents, and that those restrictions will be incorporated in the purchase agreements. This cost of this activity (estimated at \$4,000) includes surveying and legal fees for recording of deeds and other instruments.

TASK E10 - Groundwater Monitoring

It is anticipated that the Due Care Plan will determine the groundwater monitoring requirements for the central-east portion of the Joslin parcel, in the vicinity of the remaining TCE contamination. The cost estimate proposed in this item is based on installation of three groundwater monitoring wells, and two annual monitoring events involving the three newly installed monitoring wells. The groundwater samples will be analyzed for VOCs (method 8260+). In the event that the Supplemental Contamination Assessment described above, identifies additional contamination requiring longer and or more extensive monitoring, the Brownfield Plan and the Act 381 Work Plan will require an amendment to address the increased cost of the additional monitoring.

The installation of the Groundwater Monitoring system and the two annual monitoring events will be performed by NTH, pending approval of the task by MDEQ. The cost of the task will be the lump sum of \$16,000.

TASK E11a - Confirmatory Sampling

Confirmatory sampling will be required following excavation of "hot spots" as described in Task E5 above, as well as additional "hot spots" as determined by the Supplemental Environmental Assessment. Additionally, confirmatory sampling may be required during, and following Site Preparation and Infrastructure Improvements activities (please see MEGA eligible activities below) involving substantial disturbance of soils and dewatering for construction.

Based on discussions with MDEQ concerning the size of the excavated "hot spots", it is estimated that 5 to 6 confirmatory soil samples will be analyzed from each area for VOCs and/or PNAs and/or Heavy Metals, depending on location and field observations. The samples will be collected and managed in accordance with NTH's standard operating procedures, and analyzed by Fibertec Environmental Services in Cadillac.

The estimated cost of this task (\$8,450) is based on the assumption that approximately soil 30 samples will require analysis for all or some of the analytical groups stated above, and associated sample management and handling, data review and compilation, and reporting. Additional confirmatory sampling may be required pending review of the findings of the Supplemental Environmental Assessment and approval by MDEQ.

TASK E11b - Environmental Activities Oversight

This task involves field oversight, on an as-needed basis, of all environmental activities (Tasks E5 and E12). This task also includes remediation engineering associated with contaminated soil removal and/or other engineering controls following the Supplemental Contamination Assessment,

and during Site Preparation and Infrastructure Improvements activities involving disturbance of soils and dewatering for construction. Additionally, under this task, the developer, the project engineers, the contractors and other parties associated with the redevelopment project will be provided with technical assistance and support to deal with and address Due Care and other environmental issues.

These services will be provided by NTH on an as-needed basis. The estimated amount of \$15,000 has been budgeted for this task, to be expended on a time and material basis.

TASK E12 - Utility Corridor Soil Removal/Disposal (Public Storm and Sanitary Sewers)

Several utility trenches will be excavated for the redevelopment, including electric service, water, sanitary and storm sewers. Based on the presence of known contamination, it is estimated that approximately 375 cy of contaminated soil and debris will require removal, transport and disposal at a Type II facility; equal amount of clean backfill material will be brought to the site.

This activity will be conducted by a contractor to be procured by West Coast, LLC / Manistee Lakes, LLC. The cost of this activity (\$9,000) is based on quantities presented above and unit rates procured competitively.

SITE PREPARATION AND INFRASTRUCTURE IMPROVEMENT ACTIVITIES (MEGA)

TASKS S2, S3 and S6 - Demolition / Removals

This work activity will consist of several components as follows:

- S2 - Demolition and removal of the Joslin building.
- S2 - Demolition and removal of the two Motel buildings.
- S3 - Demolition and removal of concrete foundations and associated structures.
- S3 - Removal of partial roads, slabs and driveways at the site.
- S6 - Removal of obsolete City storm and sanitary sewer leads, and capping.

The building superstructures and foundations will be removed to a depth of at least three feet below grade. Any basements will be removed. Demolition/removals will be undertaken in accordance with the guidelines provided in the "Construction Due Care Plan". "Clean" demolition debris will be disposed in a landfill or crushed for reuse. Debris containing known or suspected contamination, or debris that may contain suspected Asbestos Containing Material (ACM) will be disposed in a sanitary landfill. An ACM abatement may be undertaken at the Moonlight Motel buildings prior to demolition/removal if a ACM survey documents the presence of ACMs.

The estimated cost of this task, based on bids obtained by West Coast, LLC / Manistee Lakes, LLC and/or its general contractor, is **\$103,500**. The approximate breakdown of costs by component, is as follows:

- ▷ S2 - \$88,500
- ▷ S3 - \$12,000
- ▷ S6 - \$3,000

TASK S4 - Submerged Boat Hull Removal

An 80 feet long buried hull of a wooden commercial boat is located in Manistee Lake at the area of the construction of the docks. It is expected that during its removal, sediments will be disturbed, thus requiring silt fencing and/or other precautions to minimize mobilization of potentially contaminated sediments.

The MEGA-approved portion of the cost of this work component that is part of the much larger dredging and marina construction contract, is **\$4,000**.

TASK S5 - Submerged Debris Removal and Disposal

Approximately 5,000cy of debris and potentially contaminated material will require removal. This debris including tires, metal fragments, broken glass and plastic are either resting at the bottom of Manistee Lake or being partially or totally submerged. That poses a safety hazard to residents using the beach, and prohibits the placement of the shoreline stabilization seawall. The removal of this debris and associated removal of sediments mixed with the metal debris is required to allow the construction of the supporting seawall. In addition, debris mixed with sediments located further away from the shoreline will require removal to allow the construction of the boat docks. Approximately 2,900 cy of debris/sediment mix are located at the shoreline, while the remaining 2,100 cy are located within 60 feet of the shoreline.

The estimated cost for this item includes removal and disposal, as well as permitting, sampling and engineering costs. The total estimated cost of this task is \$54,000. MEGA has approved **\$31,300** for the removal of the debris (eligible cost), while \$22,700 for the removal of sediments was considered ineligible cost. The actual cost will be determined based on bids obtained by West Coast, LLC / Manistee Lakes, LLC and/or its general contractor.

TASK S7 - Manistee Lake Shoreline and Slope Stabilization

The will. This condition has exacerbated erosion of contaminated soils and transport into Manistee Lake. Furthermore, the permanent docking of the SS City of Milwaukee historical floating museum has damaged the steel sheet pile wall at the south edge of the Motel parcel, thus requiring replacement in order to ensure safe access to the museum and safe building construction at that portion of the Property.

The reconstruction of the east and south edges of the Property bordering Manistee Lake will require the placement of approximately 3,600 square feet of steel sheet pile wall (including below grade portion) due to the deterioration of the former wooden seawall by wave and boat activity, as well as 1,000 linear feet of riprap and placement of associated geosynthetic membrane.

The estimated cost of this work is \$115,000. The MEGA eligible portion of the reconstruction involves portions of the east and south edges of the property. It includes 2,400sf of steel wall (120 feet long by 20 feet deep), 400cy riprap and 400sy geotextile. The eligible component of the cost approved by MEGA is **\$76,000**. West Coast, LLC / Manistee Lakes, LLC and/or its general contractor will obtain bids for this work prior to its initiation.

TASK S8 - Re-grading and Engineered Fill Placement

Joslin and Motel parcels, respectively, are. The southwest and west portions of the site will be re-graded to allow the stable and safe placement of buildings and to stabilize the slope, due to the topographic relief adjacent to US-31; there is over 20 feet of vertical rise to the roadway.

Based on the estimate of approximately 13,000 cy of engineered fill material required for the re-grading, and construction cost estimates obtained by West Coast, LLC / Manistee Lakes, LLC, the estimated cost of this work is **\$65,000**.

TASK S9 - Specialized Structural Foundations – Deep Piles

Deep foundations are required at the site to ensure the structural integrity of the new buildings, due to the unstable fill material and the presence of the buried "slab docks" at the east and southeast portions of the site. Based on the findings of the geotechnical borings the deep foundations will be extended below the "slab docks", as deep as 20 feet below grade.

Approximately 40 feet deep 16 inch AC Piles and 40 feet deep HP 12x53 Piles with over 900 cy of two feet by two feet grade beams will be used to support the 10 inch thick reinforced concrete foundation slabs (33,000 sf) for the construction of the buildings. The estimated incremental cost of the deep foundations associated with the site-specific conditions, is **\$868,600**. Upon initiation of the work and installation of some of the piles at portions of the site, the use of alternative, less expensive foundations methods will be evaluated and implemented if feasible.

TASK I1 - Improvements to Public Storm and Sanitary Sewers

This task involves the public component of connecting, upgrading and constructing utilities for the redevelopment, including electric service, water, sanitary and storm sewers. These activities include:

- Improvements to the City's forced main sanitary sewer that runs along west edge of the Property in the public easement, including the construction of a lift station and extending a 4-inch forced main.
- Installation of five storm water manholes and catch basins as directed by City.

The MEGA-approved incremental (40%) cost of West Coast's investment (\$95,000) to improve and reconstruct the utilities, is **\$13,800**, based on cost estimates obtained by the general contractor. It should be noted that the cost of removing, transporting and disposing contaminated trench material (and associated backfill) is included as an MDEQ eligible cost.

TASK 12 - Public Water System Improvements

This task includes the extension of public water service from the west side of US-31 to the east, into the proposed redevelopment as required for providing fire suppression service. This task will consist of the following elements:

- o Bore and jack under US-31 and connect to the water service on the west side of the road.
- o Install 400 feet of new water main along the east US-31 ROW.
- o Install three new fire hydrant and three gate valves on the street ROW.

The MEGA-approved incremental (25%) cost of West Coast's investment (\$38,000) to extend/install the public water service, based on cost estimates obtained by the general contractor, is **\$9,500**.

TASK 13 - US-31 Retaining Wall

The retaining wall required along the US-31 bank, at to the west portion of the site, is necessary to:

- o Prevent erosion of the steep banks of US-31
- o Provide structural support of the public sidewalk to be constructed between the east edge of US-31 and the steep bank down to the average grade of the site (approximately 20 feet).
- o Ensure the safety of structures and buildings below US-31.

Approximately 3,280 sf of modular concrete retaining wall will be constructed. Approximately 700 cy of fill sand will be placed and compacted behind the wall. The eligible component of this work approved by MEGA is the portion of the retaining wall along the steepest banks of US-31. The selected subcontractor's bid is **\$51,300**.

TASK 14 - Public Sidewalk

The public sidewalk will be constructed on the east edge of US-31 along the entire length of the site as required by the City. The 3,660 foot long sidewalk will be constructed of four-inch reinforced concrete, and will be equipped with 840 linear feet of guardrail to provide safety.

The eligible incremental cost of this \$42,000 construction item is **\$26,000**.

SCHEDULE

The project will be constructed in four phases as follows (Attachment 1):

PHASE 1 - demolition of all buildings and structures, installation of piles and foundations for construction of buildings for Phases I and II, site preparation for Phases I and II, construction of all common buildings (service, pool, poolhouse, gazebo, and infrastructure), and construction of one building with eight residential units and twenty docks.

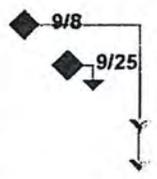
PHASE 2 - construction of two buildings with sixteen residential units.

PHASE 3 - installation of piles and foundations for Phases III and IV, site preparation for Phases III and IV, construction of one building housing ten residential units and sixteen docks.

PHASE 4 - Construction of one building with six residential units.

The tentative schedule for Phases 1 and 2 is presented as Attachment 2.

ID	Task Name	Duration
1	PREPARATION	335 days
2	Demolition Joslin	4 wks
3	MDEQ WP Approval	0 days
4	MEGA WP Approval	0 days
5	Demolition Hotel and Misc	1 mon
6	Supplemental ESA	2 wks
7	Demo Confirmatory Sampling	2 wks
8	Lab Analyses	1 mon
9	Contamination Excavation	2 wks
10	Suppl ESA Rpt	2 mons
11	Landfilling	2 wks
12	Backfill - Compaction	1 mon
13	Auger Cast Piles & H Beams	1 mon
14	Grade Beams / Concrete	3 mons
15	Utility Trenching	6 mons
16	Retaining Walls	6 mons
17	Dredging / Cleaning	3 mons
18	Seawall / Rip Rap	2 mons
19	CONSTRUCTION	220 days
20	Framing/Roofing/Shell Phase 1	3 mons
21	Framing/Roofing/Shell Clubhouse	2 mons
22	Framing/Roofing/Shell Phase 2	4 mons
23	Interior Finish Phase 1	6 mons
24	Interior Finish Phase 2	5 mons
25	Interior Finish Clubhouse	3 mons
26	Landscape	6 mons
27	Paving	6 mons
28	Marina Phase 1	4 mons



Project: Bay Condos Schedule 101001	Task		Rolled Up Task		External Tasks	
	Progress		Rolled Up Milestone		Project Summary	
	Milestone		Rolled Up Progress		Group By Summary	
	Summary		Split			



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
CADILLAC DISTRICT OFFICE



STEVEN E. CHESTER
DIRECTOR

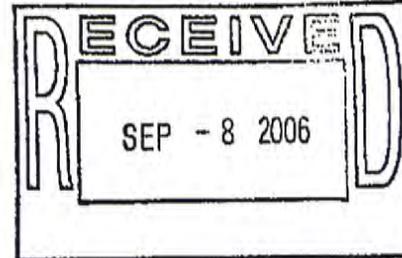
September 7, 2006

Manistee County Brownfield Redevelopment Authority
415 Third Street
Manistee, MI 49660

ATTENTION: Ms. Sue Wagner, Administrator

Dear Ms. Wagner:

SUBJECT: Act 381 Work Plan Review for Bay Condominium
123 Arthur Street, Manistee, Manistee County



The Department of Environmental Quality (DEQ) has completed review of the work plan for conducting response activities at 123 Arthur Street, Manistee, Manistee County, Michigan, which was submitted to us by NTH Consultants, Ltd. on July 17, 2006, for approval pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (Act 381), MCL 125.2665. Additional/revised information was also received on August 25, 2006, and August 30, 2006.

Upon consideration of relevant factors identified in Section 15(4) of Act 381, and based upon representations and information contained in your submittals, the DEQ approves the work plan as revised on August 30, 2006, conditioned upon the following:

- The six soil samples, proposed for the Joslin Property, should also include the Michigan 10 metal analysis.
- Consideration of tasks 3.1.6 Contaminated Soil Capping – Landscaping and 3.1.9 – Groundwater Monitoring is being withheld until the supplemental assessment results are received.

Pursuant to Section 15(10) of Act 381, the DEQ's approval or rejection of a work plan or remedial action plan is final.

Please note that in making this determination, the DEQ is not making any findings about exemptions to liability under Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. In addition, approval of your proposed due care activities is not a guarantee that the agency will issue an affirmative response to a petition for a determination of due care adequacy upon their completion.

A copy of all reports and findings must be furnished to the DEQ district office project manager.

The total amount of this work plan approved for capture of tax increment revenues, including taxes levied for school operating purposes, is limited to \$160,950. Of this amount no more than \$66,955 shall be from taxes levied for school operating purposes, which is the ratio of school taxes to local taxes levied on the eligible property.

September 7, 2006

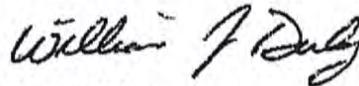
\$66,955 School Tax Capture 41.6%
+ \$93,995 Local Tax Capture 58.4%
\$160,950 Total

Only those activities undertaken after the date of this approval are eligible for capture of taxes levied for school operating purposes. If activities in addition to those approved above are determined to be necessary and/or if the approved costs will be exceeded, prior DEQ approval is necessary. Please be advised that the amount of tax capture is limited to actual expenditures with the exception of excess capture allowed for deposit into the local site remediation revolving fund, if appropriate. Capture of tax increment revenues from the eligible property shall be in accordance with Section 13(2) of Act 381. Adequate records should be maintained for auditing purposes and be made available to the state upon request.

Pursuant to Section 13(8) of Act 381, the DEQ may pursue cost recovery for response activity costs paid with tax increment revenues from persons who are liable for the costs of the eligible activities at the eligible property.

The cost to the state for conducting this review will be determined and identified to you via separate correspondence for reimbursement as provided by Section 15(11) of Act 381. Please contact this office if you have any questions, or if we can be of further assistance. The project manager for this project is Mr. William J. Duley who can be reached at 231-775-3960, Extension 6311.

Sincerely,



for Steven Kittler
District Supervisor
Remediation and Redevelopment Division
231-775-3960, Extension 6435

sk/tl

cc: Mr. T. Eftaxiadis, NTH Consultants, Ltd.
Ms. Dianne Wright, Michigan Department of Treasury
Mr. Peter Anastor, Michigan Economic Development Corporation
Ms. Michelle Stratz, DEQ, Project # 456302-81
Ms. Darlene Van Dale, DEQ
Mr. William J. Duley, DEQ

**RESOLUTION 2006-70
MICHIGAN ECONOMIC GROWTH AUTHORITY**

**Manistee County Brownfield Redevelopment Authority
Bay Condominiums Project
Manistee, Michigan**

At the meeting of the Michigan Economic Growth Authority ("MEGA") held on September 19, 2006 in Lansing, Michigan.

WHEREAS, MEGA has been established by 1995 PA 24, as amended (the "Act");

WHEREAS, 2002 PA 727 amended 1996 PA 381, MCL 125.2651 et seq, to empower local brownfield redevelopment authorities to request the MEGA Board to approve a brownfield project work plan and, thereby, capture taxes levied for school operating purposes for the project;

WHEREAS, captured school operating tax revenues may be used under 1996 PA 381 as amended, for infrastructure improvements that directly benefit eligible property, for lead or asbestos abatement, and for structure demolition and site preparation that are not response activities under the Natural Resources and Environmental Protection Act, 1994 PA 451;

WHEREAS, the Manistee County Brownfield Redevelopment Authority (the "Authority"), with concurrence of the City of Manistee, has submitted a work plan for property located within the City of Manistee, known as Bay Condominiums at 111 Arthur Street and 123 Arthur Street, Manistee, Michigan 49660;

WHEREAS, the City of Manistee is a "qualified local governmental unit" and is eligible to provide for: a) demolition, b) site preparation, c) lead and asbestos removal, and d) infrastructure improvement activities for the project; and

WHEREAS, the Authority is requesting MEGA approval to capture additional taxes levied for school operating purposes to provide for the reimbursement of the cost of eligible activities on an eligible property.

NOW, THEREFORE, BE IT RESOLVED, that the MEGA Board authorizes the Authority to capture taxes levied for school operating purposes in substantially the same proportion as the 42% to 58% ratio currently existing between school and local taxes to reimburse the cost of demolition, site preparation, infrastructure improvements, and a 15% contingency as presented in the work plan dated July 2006 as amended August 2006. Any change in

millage that increases the capture percentage of school operating taxes by more than 5 percentage points must be approved by the MEGA Board. The authorization is based on the Authority capturing all available local operating mills for the term of the capture period. The authorization for the capture of taxes levied for school operating purposes is based on a maximum of \$1,451,150 for costs of non-environmental eligible activities, with the capture of taxes levied for school operating purposes being approximately \$609,483.

BE IT FURTHER RESOLVED, that the MEGA Board authorizes the staff of the MEGA, to provide written notification to the Authority, in the form of a letter which incorporates the terms set forth in this Resolution and consistent with the limitations of the Act, and that this approval is further conditioned upon the City of Manistee or the Authority, as appropriate, maintaining adequate records regarding: a) all taxes captured for the project; and b) receipts or other appropriate documentation of the cost of eligible activities. The records shall be made available for review upon request by MEGA staff. Eligible activities authorized by this resolution must be completed within three (3) years.

ADOPTED

AYES: Jim Epolito, Bo Garcia, Sande MacLeod, Faye Nelson, Scott Schragger (acting for and on behalf of Robert Kleine, authorization attached), Jackie Shinn (acting for and on behalf of Kirk Steudle, authorization attached), Robert Swanson.

NAYS: None.

September 19, 2006
Lansing, Michigan



*Disabled American Veterans
Salt City Chapter, Post 43
81 ½ Division Street
Manistee, MI 49660*

July 20, 2016

To Whom It May Concern:

The Manistee Salt City, Chapter 43, of the Disabled American Veterans will be selling their Forget Me Not's to raise money needed for our local D. A. V. projects.

We are requesting the dates of August 12, 13, and 14th for this sale. If possible we would like to have these dates set aside for this annual project. Thank you for your consideration in this matter.

Respectfully

*Karen Korolenko
Karen Korolenko
Commander*



CITY HALL

ADMINISTRATION
FAX 231.723.1546

CITY MANAGER
231.398.2801

CITY ASSESSOR
231.398.2802

PLANNING & ZONING
231.398.2805

CLERK/TREASURER
FAX 231.723.5410

CITY CLERK
231.398.2803

CITY TREASURER/
FINANCE DIRECTOR
231.398.2804

WATER BILLING
231.723.2559

POLICE DEPARTMENT
231.723.2533
FAX 231.398.2012

FIRE DEPARTMENT
281 First Street
231.723.1549
FAX 231.723.3519

DEPT. OF
PUBLIC WORKS
280 Washington St.
• Street Dept.
• Parks Dept.
• Water Maintenance
280 Washington St.
231.723.7132
FAX 231.723.1803

WASTEWATER PLANT
15 Ninth St.
231.723.1553

Memo To: Thad Taylor
From: Chief Bachman
Re: Agenda Item
United Way



Thad;

The United Way is holding their kickoff event on September 17th 2016 at the senior center. The city has typically supported the event with tables and trash cans as it is run in conjunction with the Hops and Props. This year the United Way is requesting permission to use 12 picnic Tables and 6 trash cans to be delivered to the parking lot of the senior center ahead of the event. The city will need to pick them up afterwards. The United Way is a nonprofit agency that works in our community to collect funds to distribute to social service agencies.

In the past we have supported them as a staff function without any issues. This year however the request has grown a little and the DPW director has asked that it be run by council.

I believe we have the necessary tables and the capacity to support the event. I am asking council to decide if that is a function they wish the DPW to provide.

DB

Dave Bachman

From: Jeff Mikula
Sent: Friday, July 22, 2016 10:46 AM
To: Dave Bachman
Subject: FW: events

I think this is growing to the point that we need a special event request. I have Brandon tracking all out materials and efforts to support these events.

Jeffrey W. Mikula
Public Works Director
City of Manistee

(231) 723-7132 work
(231) 510-6050 cell

jmikula@manisteemi.gov

From: Lisa [<mailto:lisa@uwmanistee.org>]
Sent: Friday, July 22, 2016 9:23 AM
To: Jeff Mikula <JMikula@manisteemi.gov>
Cc: Heath Darling <HDarling@manisteemi.gov>
Subject: Re: events

Sorry Jeff, I got swamped yesterday.

Here's one that's right at the top of my head.

Sept. 17. Hops & Props 10-12 Picnic Tables and 6 trash cans in the Sr. Center Parking Lot for the United Way Chili Cook-off.

When I uncover my list, I'll make sure there isn't anything else. I know the Lions Pavilion and Banner were on the list, but those are now taken care of. If there's anything else, I'll send you a quick message.

Thanks again.

Lisa Roberts-Spencer
Administrative Assistant
United Way of Manistee County
449 River Street
Manistee, MI 49660
(231) 723-2331
(231) 723-3727 fax
www.uwmanistee.org
www.facebook.com/unitedwaymanistee



Our mission is to improve lives by mobilizing the caring power of Manistee County

From: [Jeff Mikula](#)
Sent: Thursday, July 21, 2016 12:56 PM
To: lisa@uwmanistee.org
Subject: events

Please send a list.

Jeffrey W. Mikula
Public Works Director
City of Manistee

(231) 723-7132 work
(231) 510-6050 cell

jmikula@manisteemi.gov