



## CITY COUNCIL MEETING AGENDA May 4, 2023

Mark Ammel, Mayor  
Karen Moore, Mayor Pro Tem  
Ronald J. Beauchamp, Council Member  
Tyler DuBord, Council Member  
Todd Flath, Council Member

James R. McNeil, City Manager  
Phil DeMay, City Clerk  
Laura J. Genovich, City Attorney

City Council Chambers located at: City Hall – 410 Ludington Street – Room C101 – Escanaba, MI 49829

The Council has adopted a policy to use a Consent Agenda, when appropriate. All items with an asterisk (\*) are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event, the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

### Regular Meeting

**Thursday, May 4, 2023, at 7:00 p.m.**

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL/CORRECTION(S) TO MINUTES – Regular Meeting – April 20, 2023

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION(S)

BRIEF PUBLIC COMMENT(S)

PUBLIC HEARINGS

#### **1. Public Hearing - Proposed 2023-24 Fiscal Year Budget.**

**Explanation:** City Council will conduct the fourth public hearing and schedule the final public hearing and approval of the 2023-24 City budget for May 18, 2023.

#### **2. Public Hearing - Obsolete Properties Rehabilitation District No. 28 - 723 Ludington Street – Assessor.**

**Explanation:** The Obsolete Properties Rehabilitation Act (PA 146 of 2000) allows partial exemption of property taxes for a specified period for certain types of property improvements within a specified area. The intent of the legislation is to encourage rehabilitation of underutilized or decaying commercial or commercial/residential properties in certain designated communities such as Escanaba. The first step in the OPRA process was the establishment of a district consisting of one or more eligible properties. In accordance with program requirements, the owner of 723 Ludington Street has submitted a request that the City establish an OPRA District, which if approved, would allow for an Obsolete Property Rehabilitation exemption in the future.

### UNFINISHED BUSINESS

#### **1. Condemnation Located at 1620 9th Avenue South – Code Enforcement.**

**Explanation:** At the January 19, 2023, City Council meeting, the City Council postponed the condemnation of 1620 Avenue South until May. Administration is recommending City Council discontinue the condemnation process.

### NEW BUSINESS

#### **1. Setting Obsolete Property Rehabilitation Exemption Public Hearing – May 18, 2023 – 723 Ludington Street – District No. 28 – Assessor.**

**Explanation:** Lake Effect Distillery, LLC, owner of 723 Ludington Street, has requested to be enrolled in the Obsolete Properties Rehabilitation Act (OPRA) (PA 146, 2000) which allows for partial exemption of property taxes for a specified period of time so that certain types of property improvements can be made. The intent of the legislation is to encourage rehabilitation of underutilized or decaying commercial or commercial/residential properties in certain designated communities. Administration is recommending Council set a public hearing date for May 18, 2023, so there is public understanding of the project.

Agenda – May 4, 2023

**2. Approval – Request to Develop and Maintain Garden on City Property – Manager.**

**Explanation:** Enhance Escanaba has requested City Council authorization to build and maintain a garden on Sand Point. A proposed agreement and sketch are included in the agenda packet.

APPOINTMENTS

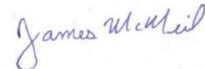
BOARD, COMMISSION, AND COMMITTEE REPORTS

GENERAL PUBLIC COMMENT

ANNOUNCEMENTS

ADJOURNMENT

**Respectfully Submitted,**

A handwritten signature in blue ink that reads "James R. McNeil".

**James R. McNeil**  
**City Manager**

**OFFICIAL PROCEEDINGS  
CITY COUNCIL  
CITY OF ESCANABA, MICHIGAN  
Regular Council Meeting  
Thursday, April 20, 2023**

The meeting was called to order by the Honorable Mayor Mark Ammel at 7:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Mark Ammel, Council Members, Ronald J. Beauchamp, Tyler DuBord, Todd Flath, and Karen Moore

Absent: None

Also Present: City Manager James R. McNeil, City Clerk Phil DeMay, Department Heads, media, and members of the public.

City Clerk DeMay led Council in the Pledge of Allegiance.

Beauchamp moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to approve Special Meeting Budget minutes from April 3, 2023, as submitted.

DuBord moved, Flath seconded, **CARRIED UNANIMOUSLY**, to approve Special Meeting Budget minutes from April 4, 2023, as submitted.

Flath moved, DuBord seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting minutes from April 6, 2023, as submitted.

**ADJUSTMENTS TO THE AGENDA**

DuBord moved, Moore seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

**CONFLICT OF INTEREST DECLARATION** – None

**BRIEF PUBLIC COMMENT** – None

**PUBLIC HEARINGS**

Craig Woerpel – DDA Administrator – discussed NB-6.

**UNFINISHED BUSINESS** – None

**NEW BUSINESS**

**NB-1 Setting of Public Hearing – FY2023-2024 Budget – May 4, 2023.**

Administration requested City Council set May 4, 2023, as the fourth Public Hearing

on the proposed 2023-2024 City Fiscal Year Budget.

**NB-1** DuBord moved, Moore seconded, **CARRIED UNANIMOUSLY**, to set May 4, 2023, as the fourth Public Hearing on the proposed 2023-2024 City Fiscal Year Budget.

**NB-2 Approval – Special Events Application – Labor Day Celebration – Recreation.**

Administration recommended approval of a Special Event Application to hold a Labor Day Celebration parade and beer tent. The parade will go from the Marketplace to Municipal Dock on Ludington Street. This will be the third annual event for the Labor Day Celebration. The event date and time is September 4, 2023, from 11:00am to 8:00pm.

**NB-2** DuBord moved, Moore seconded, **MOTION CARRIED**, to approve of a Special Event Application to hold a Labor Day Celebration parade and beer tent on September 4, 2023, from 11:00am to 8:00pm.

Flath – abstained (*Due to being on the board*)

**NB-3 Approval – Ludington Park Food/Drink Concessions for 2023 Season – Recreation.**

Fifteen bids were mailed on January 30, 2023, with one bid being received from Sticky Fingers of Gladstone, Michigan. Bids were opened on March 20, 2023. Administration recommended approval of the bid.

**NB-3** Flath moved, DuBord seconded, to award the concession area in Ludington Park to Sticky Fingers of Gladstone, Michigan.

Upon a call of the roll, the vote was as follows:

Ayes: Flath, DuBord, Moore, Beauchamp, Mayor Ammel

Nays: None

**MOTION CARRIED.**

**NB-4 Approval – Sanitation Services for the 2023-2024 Season - Recreation**

Two bids were mailed on January 30, 2023, with one bid being received from Stenberg Brothers of Bark River, Michigan. Bids were opened on March 20, 2023. Administration recommended approval of the bid.

**NB-4** DuBord moved, Moore seconded, to award Stenberg Brother's, Inc. of Bark River, Michigan, for sanitation services/portable restrooms for City of Escanaba Recreation and Parks Facilities for the 2023-2024 seasons.



Upon a call of the roll, the vote was as follows:

Ayes: DuBord, Moore, Beauchamp, Flath, Mayor Ammel

Nays: None

**MOTION CARRIED.**

**NB-5 Approval – Charitable Gaming Resolution – Escanaba Youth Wrestling Club – Manager.**

The Escanaba Youth Wrestling Club sought City Council approval of Resolution No. 20-10 that they be recognized as a nonprofit organization operating in the community for the purpose of obtaining a Charitable Gaming License from the State of Michigan.

“**NB-5** By Council Member Moore, seconded by Council Member Beauchamp:

**Resolution 23-10**

**LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING  
LICENSES**

At a \_\_\_\_\_ meeting of the \_\_\_\_\_  
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by \_\_\_\_\_ on \_\_\_\_\_  
DATE

at \_\_\_\_\_ a.m./p.m. the following resolution was offered:  
TIME

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the request from \_\_\_\_\_ of \_\_\_\_\_,  
NAME OF ORGANIZATION CITY

county of \_\_\_\_\_, asking that they be recognized as a nonprofit  
COUNTY

organization operating in the community for the purpose of obtaining charitable  
gaming licenses, be considered for \_\_\_\_\_.  
APPROVAL/DISAPPROVAL

Upon a call of the roll, the vote was as follows:

Ayes: Moore, Beauchamp, DuBord, Flath, Mayor Ammel

Nays: None

**RESOLUTION DECLARED ADOPTED.”**

**NB-6 Setting of Public Hearing – Obsolete Property Rehabilitation District (OPRA) No. 28 – 723 Ludington Street – Assessor.**

The Obsolete Properties Rehabilitation Act (PA 146 of 2000) allows partial exemption of property taxes for a specified period for certain types of property improvements within a specified area. The intent of the legislation is to encourage rehabilitation of underutilized or decaying commercial or commercial/residential properties in certain designated communities such as Escanaba. In accordance with program requirements, the owner of 723 Ludington Street, has submitted a request that the City establish an OPRA District, which if approved would allow for an Obsolete Property Rehabilitation exemption in the future. Administration requested Council schedule a public hearing for May 4, 2023, for the consideration of establishing Obsolete Rehabilitation District No. 28, in accordance with the requirements of PA 146 of 2000.

**NB-6** DuBord moved, Moore seconded, to schedule a public hearing for May 4, 2023, for the consideration of establishing Obsolete Rehabilitation District No. 28, in accordance with the requirements of PA 146 of 2000.

Upon a call of the roll, the vote was as follows:

Ayes: DuBord, Moore, Beauchamp, Flath, Mayor Ammel  
Nays: None

**MOTION CARRIED.**

**NB-7 Approval – Special Events Application – Law Enforcement Torch Run Fundraiser – Public Safety.**

Cat-Man-Do's, 1223 Ludington Street requested the City Council approve the Special Event Application to hold the Law Enforcement Torch Run to benefit Special Olympics. The event date and time is August 23, 2023, from 5pm to 10:00pm, with set up beginning at 3:00pm and tear down completed by 10:30pm.

**NB-7** DuBord moved, Flath seconded, **CARRIED UNANIMOUSLY**, to approve a request from Cat-Man-Do's, 1223 Ludington Street to hold the Law Enforcement Torch Run to benefit Special Olympics on August 23, 2023, from 5pm to 10:00pm, with set up beginning at 3:00pm and tear down completed by 10:30pm.

**APPOINTMENT(S) TO CITY BOARDS, COMMISSIONS, AND COMMITTEES** – None

**BOARD, COMMISSION, AND COMMITTEE REPORTS**

Council Members reviewed City Board and Commission meetings each attended since the last City Council Meeting.

**GENERAL PUBLIC COMMENT** – None

**ANNOUNCEMENTS**

- Esky Cleanup

Hearing no further public comment, Flath moved, the Council adjourned at 7:13 p.m.

Respectfully submitted,

Phil DeMay  
City Clerk

Approved: \_\_\_\_\_  
Mark Ammel, Mayor

Agenda Item: PH-2  
Date: 05-04-2023

## City Council Agenda Item Request

Date: 04/21/2023

Name: James McNeil

Department: Assessor

Item: OPRA No. 28 - 723 Ludington Street

Meeting date requested: 05/04/2023

Explanation for request:

The Obsolete Properties Rehabilitation Act (PA 146 of 2000) allows partial exemption of property taxes for a specified period for certain types of property improvements within a specified area. The intent of the legislation is to encourage rehabilitation of underutilized or decaying commercial or commercial/residential properties in certain designated communities such as Escanaba. The first step in the OPRA process was the establishment of a district consisting of one or more eligible properties. In accordance with program requirements, the owner of 723 Ludington Street has submitted a request that the City establish an OPRA District, which if approved, would allow for an Obsolete Property Rehabilitation exemption in the future.



James McNeil  
City of Escanaba  
410 Ludington Street  
Escanaba, MI 49829  
jmcneil@escanaba.org

April 13, 2023

RE: Statement of Obsolescence from Assessor – 723 Ludington Street

To Whom It May Concern:

The building that is the subject of this request was originally constructed as a three-story bank in 1917. City records show that it was remodeled in 1973. The first floor of the building contained the lobby and teller area with a vaulted ceiling above. The second floor is limited to just two offices because of the vaulted first floor ceiling. The third floor contains offices, both open and individual. The floorplan presents obsolescence as there is significant non-usable space for a building of this size. There is a lack of modern electrical, plumbing, and mechanical systems. The exterior of the building, landscape, and paved areas need repair. There are areas that indicate water damage and there is known asbestos. Floor and wall coverings, windows, doors, and lighting all need replacement. The building has remained vacant for a number of years. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.

Sincerely,

James McNeil

A handwritten signature in blue ink that reads "James McNeil".

City Manager/City Assessor  
City of Escanaba



**Mission Statement:**

Enhancing the enjoyment and livability of our community by providing  
quality municipal services.

*The City of Escanaba is an equal opportunity employer and provider.*

Parcel Number: 051-010-2929-306-001

Jurisdiction: City of Escanaba

County: Delta

Printed on

04/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.
JL KING PROPERTIES LLC	LAKE EFFECT DISTILLERY LLC	130,000	01/05/2021	WD	19-MULTI PARCEL ARM'S LEN	1330/352	PROPERTY TRANSFER	100.0
FIRST BANK UPPER MICHIGAN	JL KING PROPERTIES LLC	30,000	08/03/2018	WD	19-MULTI PARCEL ARM'S LEN	1217/370	PROPERTY TRANSFER	100.0
ESCANABA NATIONAL BANK	NORTHERN MICHIGAN BANK & T	0	03/01/1993	WD	03-ARM'S LENGTH	398-159	DEED	0.0
Property Address		Class: COMMERCIAL-IMPROVE		Zoning: E3 CEN	Building Permit(s)	Date	Number	Status
723 LUDINGTON ST		School: ESCANABA AREA PUBLIC SCHOOLS						
Owner's Name/Address		P.R.E. 0%						
LAKE EFFECT DISTILLERY LLC 5413 J RD ESCANABA MI 49829-9756		Map #:						
		2023 Est TCV 50,870 TCV/TFA: 4.47						
		X Improved	Vacant	Land Value Estimates for Land Table 20.COM 1				
		Public Improvements		* Factors * 100.23 X140 & 67.5X100				
Tax Description		Dirt Road		Description	Frontage	Depth	Front	Depth
LOTS 5 & 6 & W 0.23 FT OF LOT 4 & N 67.5 FT OF LOTS 7 & 8 OF BLK 40 OF THE ORIGINAL PLAT		Gravel Road		E LUDINGTON	100.23	140.00	1.0000	1.0000
Comments/Influences		Paved Road		E LUDINGTON	67.50	100.00	1.0000	0.8452
		X Storm Sewer		168 Actual Front Feet, 0.48 Total Acres				
		X Sidewalk		Total Est. Land Value = 31,485				
		X Water		Land Improvement Cost Estimates				
		X Sewer		Description	Rate	Size	% Good	Cash Value
		X Electric		D/W/P: Asphalt Paving	2.69	8907	1	240
		X Gas		Commercial Local Cost Land Improvements				
		X Curb		Description	Rate	Size	% Good	Arch Mult
		X Street Lights		WATER&SEWER	2,500.00	1	84	100
		Standard Utilities		Total Estimated Land Improvements True Cash Value = 2,340				
		Underground Utils.						
		Topography of Site						
		X Level		Year	Land Value	Building Value	Assessed Value	Board of Review
		Rolling						Tribunal/ Other
		Low		2023	15,700	9,700	25,400	
		X High		2022	34,300	10,300	44,600	
		Landscaped		2021	47,200	8,900	56,100	
		Swamp		2020	38,600	14,800	53,400	
		Wooded						
		Pond						
		Waterfront						
		Ravine						
		Wetland						
		Flood Plain						
		Who	When	What				
		CM	10/31/2019	Picture Up				
		JM	09/27/2019	Data Enter				
		KD	03/19/2019	Review App				

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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: NORTHERN MI BANK Calculator Occupancy: Office Buildings				<<<<<< Calculator Cost Computations >>>>>> Class: C      Quality: Average Stories: 3      Story Height: 10      Perimeter: 280 Overall Building Height: 32																							
Class: C Floor Area: 11,392 Gross Bldg Area: 11,392 Stories Above Grd: 3 Average Sty Hght : 10 Bsmnt Wall Hght : 8		Construction Cost <table border="1"> <tr> <td>High</td> <td>Above Ave.</td> <td>X</td> <td>Ave.</td> <td></td> <td>Low</td> </tr> </table>		High	Above Ave.	X	Ave.		Low	** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100% Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 3797 Ave. Perimeter: 280 Has Elevators:		Base Rate for Upper Floors = 123.34 Storage Basement Basement, Base Rate for Basement = 39.19 (Basement Fireproofing Rate = 0.00)															
High	Above Ave.	X	Ave.		Low																						
Depr. Table : 2% Effective Age : 58 Physical %Good: 40 Func. %Good : 20 Economic %Good: 100		*** Basement Info *** Area: 3800 Perimeter: Type: Storage Basement Heat: No Heating or Cooling		(10) Heating system: Forced Air Furnace Cost/SqFt: 16.39 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 139.73 Adjusted Square Foot Cost for Basement = 39.19		Total Floor Area: 11,392      Base Cost New of Upper Floors = 1,591,805 Basement Area: 3,800      Base Cost New of Basement = 148,922																					
1917 Year Built 1973 Remodeled		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		Reproduction/Replacement Cost = 1,740,727 Eff.Age:58      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /20 /20 /100/1.6 Total Depreciated Cost = 27,852		ECF (20 - COM 1, 25 - COM 2, 30 - IND/COM, 10 - ACREAGE)0.612 => TCV of Bldg: 1 = Replacement Cost/Floor Area= 152.80      Est. TCV/Floor Area= 1.50																					
32 Overall Bldg Height		* Sprinkler Info * Area: Type: Average																									
Comments: HISTORICAL BUILDING - FUNCTIONAL DUE TO REMODEL COST AND 2015 MBOR DECISION.																											
(1) Excavation/Site Prep: X Excavation (in cubic feet)		(7) Interior: X Frame, Banks, Central Offices, C,D & S		(11) Electric and Lighting: X Typical, Banks, Class C,D,S		(39) Miscellaneous:																					
(2) Foundation: <table border="1"> <tr> <td>X</td> <td>Poured Conc.</td> <td></td> <td>Brick/Stone</td> <td></td> <td>Block</td> </tr> </table> X Class C, Bearing Walls		X	Poured Conc.		Brick/Stone		Block	(8) Plumbing: <table border="1"> <tr> <td></td> <td>Many Above Ave.</td> <td></td> <td>Average Typical</td> <td></td> <td>Few None</td> </tr> </table>			Many Above Ave.		Average Typical		Few None	Outlets:      Fixtures: <table border="1"> <tr> <td>X</td> <td>Few Average</td> <td></td> <td>X</td> <td>Few Average</td> </tr> <tr> <td></td> <td>Many Unfinished Typical</td> <td></td> <td></td> <td>Many Unfinished Typical</td> </tr> </table>		X	Few Average		X	Few Average		Many Unfinished Typical			Many Unfinished Typical
X	Poured Conc.		Brick/Stone		Block																						
	Many Above Ave.		Average Typical		Few None																						
X	Few Average		X	Few Average																							
	Many Unfinished Typical			Many Unfinished Typical																							
(3) Frame: X Bearing Walls, Masonry supports only		Total Fixtures 3-Piece Baths 2 2-Piece Baths 3 Shower Stalls Toilets 5 Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct		Incandescent Fluorescent Mercury Sodium Vapor Transformer																					
(4) Floor Structure: X Wood Joists and Sheathing		X Typical, Banks, Central Offices		(13) Roof Structure:      Slope=0 X Wood Dome and Deck		(40) Exterior Wall: <table border="1"> <tr> <td></td> <td>Thickness</td> <td></td> <td>Bsmnt Insul.</td> </tr> </table>			Thickness		Bsmnt Insul.																
	Thickness		Bsmnt Insul.																								
(5) Floor Cover: X Carpet and Pad X Vinyl Tile		(9) Sprinklers:		(14) Roof Cover: X Built-Up Composite																							
(6) Ceiling: X Plaster on Lath, Standard		(10) Heating and Cooling: <table border="1"> <tr> <td>X</td> <td>Gas Oil</td> <td></td> <td>Coal Stoker</td> <td></td> <td>Hand Fired Boiler</td> </tr> </table>		X	Gas Oil		Coal Stoker		Hand Fired Boiler																		
X	Gas Oil		Coal Stoker		Hand Fired Boiler																						
		X Package Heating/Cooling, Short Ducts																									

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Parcel Number: 051-010-2929-306-003

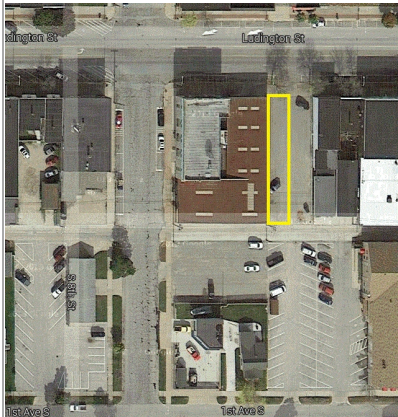
Jurisdiction: City of Escanaba

County: Delta

Printed on

04/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
JL KING PROPERTIES LLC	LAKE EFFECT DISTILLERY LLC	130,000	01/05/2021	WD	20-MULTI PARCEL SALE REF	1330/352	PROPERTY TRANSFER	100.0					
FIRST BANK UPPER MICHIGAN	JL KING PROPERTIES LLC	30,000	08/03/2018	WD	19-MULTI PARCEL ARM'S LEN	1217/370	PROPERTY TRANSFER	100.0					
	NORTHERN MICHIGAN BANK & T	4,084	05/16/1986	WD	10-FORECLOSURE	294/231	DEED	0.0					
Property Address		Class: COMMERCIAL-VACANT		Zoning: E3 CEN	Building Permit(s)		Date	Number	Status				
723 LUDINGTON ST		School: ESCANABA AREA PUBLIC SCHOOLS			COMMERCIAL		10/18/1996	5402	COMPLETE				
		P.R.E. 0%											
Owner's Name/Address		Map #:											
LAKE EFFECT DISTILLERY LLC 5413 J RD ESCANABA MI 49829-9756		2023 Est TCV 9,133											
		Improved	X	Vacant	Land Value Estimates for Land Table 20.COM 1								
		Public Improvements			* Factors * 25.6 X 140								
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value
					E LUDINGTON	25.60	140.00	1.0000	1.0000	275	100		7,040
					26 Actual Front Feet, 0.08 Total Acres Total Est. Land Value = 7,040								
Tax Description					Land Improvement Cost Estimates								
W 0.85 FT OF E 1/2 OF LOT 4 & W 1/2 OF LOT 4 EXC W 0.23 FT OF BLK 40 OF THE ORIGINAL PLAT		X Paved Road			Description				Rate	Size % Good		Cash Value	
ORIGINAL PLAT		X Storm Sewer			D/W/P: Asphalt Paving				2.60	3500 23		2,093	
Comments/Influences		X Sidewalk			Total Estimated Land Improvements True Cash Value = 2,093								
		X Water											
		X Sewer											
		X Electric											
		X Gas											
		X Curb											
		Street Lights											
		Standard Utilities											
		Underground Utils.											
		Topography of Site											
		X Level			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value		
		Rolling			2023	3,500	1,100	4,600			4,600S		
		Low			2022	7,700	1,000	8,700			8,700S		
		X High			2021	7,700	900	8,600			8,600S		
		Landscaped			2020	7,700	1,000	8,700			8,700S		
		Swamp											
		Wooded											
		Pond											
		Waterfront											
		Ravine											
		Wetland											
		Flood Plain											
		Who	When	What									
		TW	08/14/2018	Data Enter									
		DRN	11/13/2014	Data Enter									
		KD	06/06/2011	Inspected									
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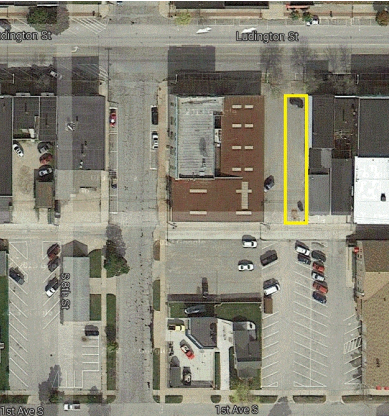


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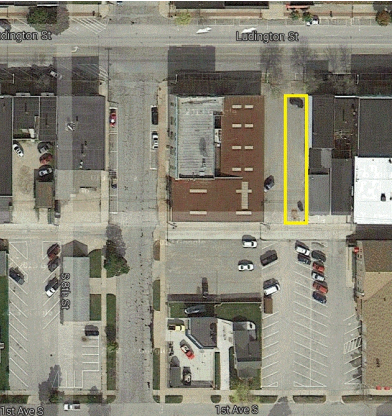
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Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
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FIRST BANK UPPER MICHIGAN	JL KING PROPERTIES LLC	30,000		08/03/2018	WD	19-MULTI PARCEL ARM'S LEN		1217/370	PROPERTY TRANSFER	100.0		
NORTHERN MICHIGAN BANK	NORTHERN MICHIGAN BANK & T	0		01/14/2000	QC	26-PARTIAL INTEREST		1152/117	BUYER/SELLER	0.0		
Property Address		Class: COMMERCIAL-VACANT			Zoning: E3 CEN	Building Permit(s)		Date	Number	Status		
723 LUDINGTON ST		School: ESCANABA AREA PUBLIC SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		Map #:										
LAKE EFFECT DISTILLERY LLC 5413 J RD ESCANABA MI 49829-9756		2023 Est TCV 8,646										
		Improved	X	Vacant	Land Value Estimates for Land Table 20.COM 1							
		Public Improvements			* Factors * 24.1 X 140							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					E LUDINGTON	24.10	140.00	1.0000	1.0000	275 100	6,628	
					24 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =						6,628	
Tax Description												
E 1/2 OF LOT 4 EXC W 0.85 FT OF BLK 40 OF THE ORIGINAL PLAT												
Comments/Influences												
		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2023	3,300	1,000	4,300			4,300S	
		TW	08/14/2018	Data Enter	2022	7,200	1,000	8,200			8,200S	
		DRN	09/25/2015	Data Enter	2021	7,200	1,000	8,200			8,200S	
		DRN	11/13/2014	Data Enter	2020	7,200	1,000	8,200			8,200S	



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**Resolution 23-11**

**CITY OF ESCANABA, DELTA COUNTY, MICHIGAN  
RESOLUTION TO ESTABLISH  
OBSOLETE PROPERTY REHABILITATION (OPRA) DISTRICT NO. 28**

**WHEREAS**, pursuant to PA 146 of 2000, the City of Escanaba has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Escanaba; and

**WHEREAS**, Lake Effect Distillery, LLC has filed a written request with the clerk of the City of Escanaba requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 723 Ludington Street located in the City of Escanaba hereinafter described; and

**WHEREAS**, the City Council of the City of Escanaba determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

**WHEREAS**, written notice has been given by mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Daily Press and/or by public posting of the hearing on the establishment of the proposed district; and

**WHEREAS**, on May 4, 2023, a public hearing was held and all residents and taxpayers of the City of Escanaba were afforded an opportunity to be heard thereon; and

**WHEREAS**, the City Council deems it to be in the public interest of the City of Escanaba to establish the Obsolete Property Rehabilitation District as proposed.

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

Parcel #051-010-2929-306-001, 051-010-2929-306-003, 051-010-2929-306-004; LOTS 4, 5, 6, AND THE NORTH 67.5 FEET OF LOTS 7 AND 8 OF BLOCK 40 OF THE ORIGINAL PLAT

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as Obsolete Property Rehabilitation District No. 28.

AYES:

NAYS:

**RESOLUTION DECLARED ADOPTED.**

Agenda Item: UB-1  
Date: 05-04-2023

## City Council Agenda Item Request

Date: 4/26/2023

Name: James McNeil

Department: Code Enforcement

Item: 1620 9th Avenue South

Meeting date requested: 5/4/2023

Explanation for request:

At the January 19, 2023 City Council Meeting, the City Council postponed the condemnation of 1620 9th Avenue South until May. Administration is recommending City Council discontinue the condemnation process.

Agenda Item: NB-1  
Date: 05-04-2023

## City Council Agenda Item Request

Date: 04/26/2023

Name: James McNeil

Department: Assessor

Item: OPRA No. 28 Exemption - 723 Ludington Street

Meeting date requested: 05/04/2023

Explanation for request:

Lake Effect Distillery, LLC, owner of 723 Ludington Street, has requested to be enrolled in the Obsolete Properties Rehabilitation Act (OPRA) (PA 146, 2000) which allows for partial exemption of property taxes for a specified period of time so that certain types of property improvements can be made. The intent of the legislation is to encourage rehabilitation of underutilized or decaying commercial or commercial/residential properties in certain designated communities. Administration is recommending Council set a public hearing date for May 18, 2023, so there is public understanding of the project.

## Application for Obsolete Property Rehabilitation Exemption Certificate

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

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

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

Applicant (Company) Name (applicant must be the OWNER of the facility)		
Lake Effect Distillery LLC		
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)		
723 Ludington Street, Escanaba, MI 49829		
Location of obsolete facility (Number and Street, City, State, ZIP Code)		
723 Ludington Street, Escanaba, MI 49829		
City, Township, Village (indicate which)		County
City of Escanaba		Delta
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
04/1/2023	10/1/2023	Escanaba School 21010
Estimated Cost of Rehabilitation	Number of years exemption requested	
\$6,000,000.00	12	
Attach legal description of obsolete property on separate sheet.		
Expected Project Outcomes (Check all that apply)		
<input checked="" type="checkbox"/> Increase commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>11</u>		
<input checked="" type="checkbox"/> Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.		

### APPLICANT CERTIFICATION

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

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

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

Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
Ryan Brayak	[REDACTED]	
Mailing Address	E-mail Address	
723 Ludington Street, Escanaba, MI 49829	[REDACTED]	
Signature of Company Officer (no authorized agents)	Title	
<i>Ryan Brayak</i>	Member	

### LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received	
FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

**LOCAL GOVERNMENT ACTION**

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

**PART 1: ACTION TAKEN**

Action Date

☐ Exemption Approved for \_\_\_\_\_ Years, ending December 30, \_\_\_\_\_ (not to exceed 12 years)

☐ Denied

Date District Established

LUCI Code

School Code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**PART 3: ASSESSOR RECOMMENDATIONS**

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

Building Taxable Value

Building State Equalized Value

\$

\$

Name of Government Unit

Date of Action Application

Date of Statement of Obsolescence

**PART 4: CLERK CERTIFICATION**

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

Name of Clerk

Telephone Number

Clerk Mailing Address

Mailing Address

Telephone Number

Fax Number

E-mail Address

Clerk Signature

Date

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

Lake Effect Distillery LLC  
723 Ludington Street  
Escanaba, MI 49829  
906-280-3431  
ryan.brayak@gmail.com

March 8, 2023

Application for Obsolete Property Rehabilitation Exemption Certificate Additional Information

**A. General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage.**

Our building was constructed in 1917 and was used as a bank for all of its life until it was sold about 10 years ago and has sat vacant since. It has a basement and three stories above grade. The basement, first and third floors are 2,959 sq ft and the second floor is only 561 sq ft since it is a partial floor.

**B. General description of the proposed use of the rehabilitated facility.**

The rehabilitated facility will be used as a commercial beverage distillery with coffee shop, attached tasting room for customers and a third floor event space. We will also create an outdoor garden seating area for customers.

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

The existing building will be gutted back to its original structure including the removal of two exterior additions and interior renovations from the 1970s. The interior will have all the plaster and interior walls removed along with all existing building wiring and piping. This will enable us to install new insulation, roofing, windows, electrical, lighting, mechanical, plumbing, drywall, and flooring in the existing building and then we will add on a new addition for a commercial kitchen, bottling area, and pallet storage. Our plan also includes a geothermal well for heating/cooling the building and part of our production along with roof mounted solar panels to offset the electrical usage in the facility. We will also repair the decorative limestone parapet and restore the original arched windows which were modified in a 1970s renovation.

**D. A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility.**

The fixed building HVAC equipment will include one building ventilation unit, one building make up air unit, six water source heat pumps, eighteen variable refrigerant flow units which are connected to the water source heat pumps and service different areas of the building. In addition there will be three geothermal loop pumps in the building to circulate a propylene glycol water mix to the water source heat pumps. The production equipment includes two steam boilers for heating and two water source chillers for cooling. The distillery production floor will include a 1,500 gallon mash tun, five 1,500 gallon fermenters, one pot still, one gin still, and one vodka still. On the roof we will install solar panels to help offset our building electrical consumption.

**E. A time schedule for undertaking and completing the rehabilitation of the facility.**

We plan to do demolition in the spring/summer of 2023 with the goal of starting new construction in the building in the fall/winter 2023. Our estimate is that construction will take about one year to complete.

**F. A statement of the economic advantages expected from the exemption.**

We plan to hire five full time new employees for the distillery along with six full-time equivalent employees for the coffee shop and tasting room. Our grain, fruits, and botanicals will be sourced from farmers in Delta and Menominee counties and we will use local grain mills to clean, dry, and mill the grains. This project will also help revitalize part of downtown Escanaba which has several vacant buildings. Finally we expect our project to be a destination for people who appreciate historic buildings, sustainable businesses, and local products which will create spillover benefits to other downtown businesses in terms of increased number of potential customers.



HARD COSTS									COSTS
PUBLIC INFRASTRUCTURE									
	SIDEWALKS			TJ MASONRY					\$17,520.00
	CURBS			TJ MASONRY					\$2,900.00
	CITY OF ESCANABA	NEW TRANSFORMERS AND SERVICE		CITY OF ESCANABA					\$40,000.00
							SUBTOTAL		\$60,420.00
SITE IMPROVEMENTS									
	OUTDOOR CONCRETE PARKING			TJ MASONRY					\$53,600.00
	CONCRETE DUMPSTER ENCLOSURE			TJ MASONRY					\$14,000.00
	GRAVEL	GRAVEL FOR OUTDOOR SEATING		BICHLER					\$4,000.00
	GARDEN PLANTERS AND SEATING	PLANTERS AND SEATING ELEMENTS		ROCK ELEMENTS					\$30,000.00
	BOLLARDS			TJ MASONRY					\$750.00
	ASHPALT	BLACKTOP SEALING AND PAINTING		UNITED ASPHALT					\$8,000.00
							SUBTOTAL		\$110,350.00
DEMOLITION									
	ASBESTOS REMOVAL	ASBESTOS REMOVAL		PEARSONS					\$47,699.00
	BUILDING DEMOLITION	PLASTER, BLOCK, AND CONCRETE		ROCK ELEMENTS					\$175,000.00
							SUBTOTAL		\$222,699.00
EARTH WORK									
	EXCAVATION	DIG/REMOVE/REPLACE EARTH		JOHN RIAN					\$25,000.00
	LABOR WORKERS	EXCAVATION/COMPACTION		ROCK ELEMENTS					\$6,400.00
	DEWATERING	DEWATER ELEVATOR PIT		DEGRAND					\$8,500.00
							SUBTOTAL		\$39,900.00
SITE UTILITIES									
	WATER SUPPLY TO BUILDING	MATERIALS		FERGUSON WATERWORKS					\$4,962.00
	WATER SUPPLY TO BUILDING	LABOR		ROCK ELEMENTS					\$3,000.00
	INSULATE WATER LINES	2" RIGID INSULATION MATERIAL		MENARDS					\$1,700.00
							SUBTOTAL		\$9,662.00
STRUCTURES									
BUILDING CONCRETE/MASONRY									
	ALL BUILDING CONCRETE/MASONRY			TJ MASONRY					\$45,880.00
	STONE SILLS AND CORNICE			BEUCHEL					\$3,882.00
	LABOR CORNICE			TJ MASONRY					\$500.00
	CRANE RENTAL	CRANE TO SET ELEVATOR PIT		ROY NESS					\$600.00
	CONCRETE PUMPER FROM ARROW			ARROW					\$2,000.00
							SUBTOTAL		\$52,862.00
CARPENTRY									
	METAL FRAMING			KARKI					\$115,000.00
	STRUCTURAL STEEL WORK	MATERIALS		UP FAB					\$105,500.00
	STRUCTURAL STEEL WORK	LABOR INSTALL		ROCK ELEMENTS					\$12,000.00
							SUBTOTAL		\$232,500.00
ROOFING									
	ROOFING			INDEPENDENT ROOFING					\$54,400.00
	WALL INSULATION	SPRAY FOAM		K2 INSULATION					\$41,954.00
							SUBTOTAL		\$96,354.00
DOORS/WINDOWS/GLASS									
	INTERIOR HOLLOW METAL DOORS	MATERIALS/LABOR		WINDOW STORE					\$60,040.00
	EXTERIOR AND INTERIOR GARAGE DOOR	MATERIALS/LABOR		DELTA DOOR					\$22,651.00
	FIRE WALL WINDOWS	MATERIALS/LABOR		WINDOW STORE					\$169,700.00
	EXTERIOR WINDOWS AND DOORS	MATERIALS/LABOR		JEFFS GLASS					\$186,000.00
							SUBTOTAL		\$438,391.00
DRYWALL/ACCOUSTICAL									
	DRYWALL			KARKI DRWYALL					\$130,000.00
	ACOUSTIC CEILING PANEL IN PRODUCTION/TASTING	BAUX ACOUSTIC CEILING PANEL		IM ACCOUSTICS					\$32,423.00
	TASTING ROOM WALL NICHE ACOUSTIC PANELS	PLYBOO FUTURA SOUND PANELS		PLYBOO					\$7,500.00

	TASTING ROOM WALL LINEAR ACOUSTIC PANELS	PLYBOO LINEAR SOUND PANELS	PLYBOO					\$4,500.00
							<b>SUBTOTAL</b>	<b>\$174,423.00</b>
FLOORING								
	FLOORING	TILE/CARPET/MARMOLEUM	HEYNSSENS SELINS					\$95,942.00
	EPOXY FLOOR FINISHES	STORAGE/KITCHEN/PRODUCTION	TERRAZZO RESTORATIONS					\$26,880.00
	TERRAZZO STAIR RESTORATION	REFINISH TERRAZZO STAIRS AND LANDING	TERRAZZO RESTORATIONS					\$8,531.00
							<b>SUBTOTAL</b>	<b>\$131,353.00</b>
CABINETS/COUNTERTOPS/APPLIANCES								
	CABINETRY FOR KITCHENS	KITCHEN CABINETRY	CLICK CABINETS					\$8,294.00
	KITCHEN APPLIANCES		LOWES					\$3,000.00
	CABINETS BAR COFEE	CABINETS BAR COFFEE	NORTH OAK					\$30,000.00
	WINDOW SILLS AND BAR/KITCHEN COUNTERS	QUARTZ SILLS AND COUNTERTOPS	STONE REFLECTIONS					\$36,727.00
							<b>SUBTOTAL</b>	<b>\$78,021.00</b>
PAINTING/DECORATING								
	PAINTING	PAINT WALLS AND CEILING	KARKI DRYWALL					\$54,000.00
	BLINDS	BLINDS FOR ALL WINDOWS	SVILANDS					\$20,000.00
							<b>SUBTOTAL</b>	<b>\$74,000.00</b>
PLUMBING/ELEC/FIRE PROTECTION								
	PLUMBING		BERGER AND KING					\$900,000.00
	FULL BUILDING FIRE SUPPRESSION	SUPPLY AND INSTALL	EXCEL FIRE PROTECTION					\$162,084.00
	FIRE ALARM SYSTEM	SUPPLY AND INSTALL	LAMMI FIRE ALARMS					\$33,000.00
	ETHANOL AND CO2 ALARMS	SUPPLY	DUNCAN					\$15,245.00
	ELECTRICAL FOR BUILDING	INSTALL ELECTRIC FOR BUILDING/NO EXT. CAR CHARGERS	NK ELECTRIC					\$459,000.00
	SOLAR ON ROOFS	SUPPLY AND INSTALL 20KW	UP SUSTAINABLE SOLAR					\$50,000.00
	SECURITY SYSTEM	SUPPLY AND INSTALL	SUPERIOR LOCK					\$22,500.00
	BUILDING WATER FILTRATION	ENTIRE BUILDING CARBON FILTRATION SYSTEM AND PUMPS	EVOQUA					\$17,918.00
							<b>SUBTOTAL</b>	<b>\$1,659,747.00</b>
HVAC								
	MECHANICAL	SUPPLY AND INSTALL	BERGER AND KING					\$600,000.00
	GEOTHERMAL WELLS	ONE 12" WELL SYSTEM	DARCY SOLUTIONS					\$621,800.00
							<b>SUBTOTAL</b>	<b>\$1,221,800.00</b>
BUILDER OVERHEAD								
	CONSTRUCTION MANAGEMENT		ROCK ELEMENTS					\$70,000.00
PERMIT/TAP FEES/BOND/COST CERTIFICATION								
	PERMITS/BOND/COST CERTIFICATION		ROCK ELEMENTS					\$15,000.00
OTHER COSTS								
MACHINERY AND EQUIPMENT								
	BAR EQUIPMENT							\$29,771.00
	COFFEE EQUIPMENT	ALL COFFEE EQUIPMENT	VELODROME					\$22,624.00
DISTILLERY EQUIPMENT								
	NEW POT STILL	SUPPLY AND INSTALL	BRIDGEWORKS					\$173,000.00
	PROCESS PIPING	SUPPLY AND INSTALL	BERGER AND KING					\$40,000.00
	FLOOR SCALE	SUPPLY AND INSTALL	GLOBAL INDUSTRIAL					\$1,800.00
	HYDRATOR	HYDRATOR FOR MASH TUN	QTS					\$1,200.00
	2 PROOFING TANKS	2 PROOFING TANKS	GLACIER TANKS					\$25,125.00
	ALCOHOL STORAGE TANKS	550 GALLON STORAGE TANKS QTY 2	CARY COMPANY					\$11,000.00
	AIR COMPRESSOR	QUNICY 25HP V.S. AIR COMPRESSOR W/ DRYER & TANK	ZORN					\$27,553.00
	WASTE WATER TREATMENT SYSTEM	PRESS, ENZYME DIGESTER, RO SYS, TANKS	SOLUBLE SOLUTIONS					\$75,000.00
	GLUCOSE STORAGE TANK	SUPPLY	CRAWFORD					\$17,500.00
	PNEUMATIC PIPING	MATERIAL	UNIPIPE					\$15,000.00
	CIP CART	CLEANING CART FOR TANKS WITH HEATER	BREWNATION					\$18,834.00
	CHILLERS G&D 25T-2 AND 27H	CHILLERS FOR FERMENTERS	G&D CHILLERS					\$102,287.00
	FERMENTATION TANKS	5 FERMENTATION TANKS	GLACIER					\$86,822.00

	FEREMENTATION PIPING AND CONTROLS	GLACIER	GLACIER					\$8,000.00
	STAIRS AND CATWALKS	PREMADE ROLLING STAIRS	GRAINGER					\$4,500.00
						SUBTOTAL		\$660,016.00
FURNITURE AND FIXTURES								
	TASTING ROOM AND OFFICE FURNITURE		VARIOUS					\$40,000.00
ARCHITECTURAL AND ENGINEERING								
	STUDIO RAD							\$41,500.00
	RHOADES ENGINEERING							\$38,300.00
	COLEMAN ENGINEERING							\$20,000.00
	AKRO ENGINEERING							\$15,500.00
	BOOZEWERKS ENGINEERING							\$78,280.00
						SUBTOTAL		\$193,580.00
ENVIRONMENTAL STUDIES								
	TRIMEDIA	PHASE 1&2 SITE ASSESSMENT	TRIMEDIA					\$12,250.00
						TOTAL		\$5,513,328.00



James McNeil  
City of Escanaba  
410 Ludington Street  
Escanaba, MI 49829  
jmcneil@escanaba.org

April 13, 2023

RE: Statement of Obsolescence from Assessor – 723 Ludington Street

To Whom It May Concern:

The building that is the subject of this request was originally constructed as a three-story bank in 1917. City records show that it was remodeled in 1973. The first floor of the building contained the lobby and teller area with a vaulted ceiling above. The second floor is limited to just two offices because of the vaulted first floor ceiling. The third floor contains offices, both open and individual. The floorplan presents obsolescence as there is significant non-usable space for a building of this size. There is a lack of modern electrical, plumbing, and mechanical systems. The exterior of the building, landscape, and paved areas need repair. There are areas that indicate water damage and there is known asbestos. Floor and wall coverings, windows, doors, and lighting all need replacement. The building has remained vacant for a number of years. In the opinion of the assessor, this property suffers in excess of 50% functional obsolescence.

Sincerely,

James McNeil

A handwritten signature in blue ink that reads "James McNeil".

City Manager/City Assessor  
City of Escanaba



**Mission Statement:**

Enhancing the enjoyment and livability of our community by providing  
quality municipal services.

*The City of Escanaba is an equal opportunity employer and provider.*

04/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.						
JL KING PROPERTIES LLC	LAKE EFFECT DISTILLERY LLC	130,000	01/05/2021	WD	19-MULTI PARCEL ARM'S LEN	1330/352	PROPERTY TRANSFER	100.0						
FIRST BANK UPPER MICHIGAN	JL KING PROPERTIES LLC	30,000	08/03/2018	WD	19-MULTI PARCEL ARM'S LEN	1217/370	PROPERTY TRANSFER	100.0						
ESCANABA NATIONAL BANK	NORTHERN MICHIGAN BANK & T	0	03/01/1993	WD	03-ARM'S LENGTH	398-159	DEED	0.0						
Property Address		Class: COMMERCIAL-IMPROVE	Zoning: E3 CEN	Building Permit(s)		Date	Number	Status						
723 LUDINGTON ST		School: ESCANABA AREA PUBLIC SCHOOLS												
		P.R.E. 0%												
Owner's Name/Address		Map #:												
LAKE EFFECT DISTILLERY LLC 5413 J RD ESCANABA MI 49829-9756		2023 Est TCV 50,870 TCV/TFA: 4.47												
		X	Improved	Vacant	Land Value Estimates for Land Table 20.COM 1									
		Public Improvements			* Factors * 100.23 X140 & 67.5X100									
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
					E LUDINGTON	100.23	140.00	1.0000	1.0000	275	100		27,563	
					E LUDINGTON	67.50	100.00	1.0000	0.8452	275	25	FRONTAGE ON SIDE STREET		
					168 Actual Front Feet, 0.48 Total Acres					Total Est. Land Value =		31,485		
Tax Description														
LOTS 5 & 6 & W 0.23 FT OF LOT 4 & N 67.5 FT OF LOTS 7 & 8 OF BLK 40 OF THE ORIGINAL PLAT		X	Dirt Road											
		X	Gravel Road											
		X	Paved Road											
		X	Storm Sewer											
		X	Sidewalk											
Comments/Influences		X	Water		Land Improvement Cost Estimates									
		X	Sewer		Description				Rate	Size	% Good	Cash Value		
		X	Electric		D/W/P: Asphalt Paving				2.69	8907	1	240		
		X	Gas		Commercial Local Cost Land Improvements									
		X	Curb		Description				Rate	Size	% Good	Arch	Mult	Cash Value
		X	Street Lights		WATER&SEWER				2,500.00	1	84	100	2,100	
		Standard Utilities			Total Estimated Land Improvements True Cash Value =								2,340	
		Underground Utils.												
		Topography of Site												
		X	Level											
			Rolling											
			Low											
		X	High											
			Landscaped											
			Swamp											
			Wooded											
			Pond											
			Waterfront											
			Ravine											
			Wetland											
			Flood Plain		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value			
		Who	When	What	2023	15,700	9,700	25,400			25,400S			
		CM	10/31/2019	Picture Up	2022	34,300	10,300	44,600			44,600S			
		JM	09/27/2019	Data Enter	2021	47,200	8,900	56,100			54,147C			
		KD	03/19/2019	Review App	2020	38,600	14,800	53,400			53,400S			
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\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Desc. of Bldg/Section: NORTHERN MI BANK Calculator Occupancy: Office Buildings				<<<<<< Calculator Cost Computations >>>>>> Class: C      Quality: Average Stories: 3      Story Height: 10      Perimeter: 280 Overall Building Height: 32			
Class: C Floor Area: 11,392 Gross Bldg Area: 11,392 Stories Above Grd: 3 Average Sty Hght : 10 Bsmnt Wall Hght : 8		Construction Cost		** ** Calculator Cost Data ** ** Quality: Average Heat#1: Forced Air Furnace 100% Heat#2: Forced Air Furnace 0% Ave. SqFt/Story: 3797 Ave. Perimeter: 280 Has Elevators:		Base Rate for Upper Floors = 123.34 Storage Basement Basement, Base Rate for Basement = 39.19 (Basement Fireproofing Rate = 0.00)	
Depr. Table : 2% Effective Age : 58 Physical %Good: 40 Func. %Good : 20 Economic %Good: 100		*** Basement Info *** Area: 3800 Perimeter: Type: Storage Basement Heat: No Heating or Cooling		(10) Heating system: Forced Air Furnace Cost/SqFt: 16.39 100% Bsmnt Heating system: No Heating or Cooling Cost/SqFt: 0.00 Adjusted Square Foot Cost for Upper Floors = 139.73 Adjusted Square Foot Cost for Basement = 39.19		Total Floor Area: 11,392      Base Cost New of Upper Floors = 1,591,805 Basement Area: 3,800      Base Cost New of Basement = 148,922	
1917 Year Built 1973 Remodeled		* Mezzanine Info * Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		Eff.Age:58      Phy.%Good/Abnr.Phy./Func./Econ./Overall %Good: 40 /20 /20 /100/1.6 Total Depreciated Cost = 27,852		Reproduction/Replacement Cost = 1,740,727	
32 Overall Bldg Height		* Sprinkler Info * Area: Type: Average		ECF (20 - COM 1, 25 - COM 2, 30 - IND/COM, 10 - ACREAGE)0.612 => TCV of Bldg: 1 = Replacement Cost/Floor Area= 152.80      Est. TCV/Floor Area= 1.50			
Comments: HISTORICAL BUILDING - FUNCTIONAL DUE TO REMODEL COST AND 2015 MBOR DECISION.							
(1) Excavation/Site Prep: X Excavation (in cubic feet)		(7) Interior: X Frame, Banks, Central Offices, C,D & S		(11) Electric and Lighting: X Typical, Banks, Class C,D,S		(39) Miscellaneous:	
(2) Foundation: X Poured Conc.      Brick/Stone      Block		(8) Plumbing: Many Above Ave.      Average Typical      Few None		Outlets:      Fixtures: X Few Average      X Few Average Many Unfinished      Many Unfinished Typical      Typical			
X Class C, Bearing Walls		Total Fixtures 2      Urinals 3-Piece Baths 3      Wash Bowls 2-Piece Baths      Water Heaters Shower Stalls      Wash Fountains 5 Toilets      Water Softeners		Flex Conduit      X Incandescent Rigid Conduit      Fluorescent Armored Cable      Mercury Non-Metalic      Sodium Vapor Bus Duct      Transformer			
(3) Frame: X Bearing Walls, Masonry supports only		X Typical, Banks, Central Offices		(13) Roof Structure:      Slope=0 X Wood Dome and Deck		(40) Exterior Wall: X Concrete, Reinforced, Formed, 12"	
(4) Floor Structure: X Wood Joists and Sheathing		(9) Sprinklers:		(14) Roof Cover: X Built-Up Composite		Thickness      Bsmnt Insul.	
(5) Floor Cover: X Carpet and Pad X Vinyl Tile		(10) Heating and Cooling: X Gas Oil      Coal Stoker      Hand Fired Boiler					
(6) Ceiling: X Plaster on Lath, Standard		X Package Heating/Cooling, Short Ducts					

\*\*\* Information herein deemed reliable but not guaranteed\*\*\*

Parcel Number: 051-010-2929-306-003

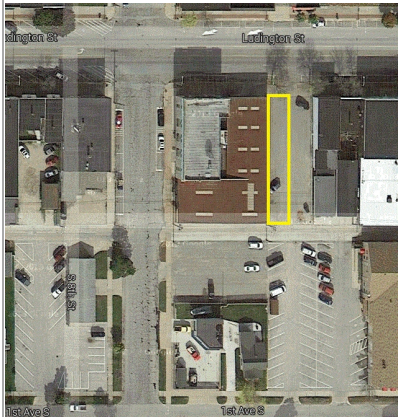
Jurisdiction: City of Escanaba

County: Delta

Printed on

04/11/2023

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.									
JL KING PROPERTIES LLC	LAKE EFFECT DISTILLERY LLC	130,000	01/05/2021	WD	20-MULTI PARCEL SALE REF	1330/352	PROPERTY TRANSFER	100.0									
FIRST BANK UPPER MICHIGAN	JL KING PROPERTIES LLC	30,000	08/03/2018	WD	19-MULTI PARCEL ARM'S LEN	1217/370	PROPERTY TRANSFER	100.0									
	NORTHERN MICHIGAN BANK & T	4,084	05/16/1986	WD	10-FORECLOSURE	294/231	DEED	0.0									
Property Address		Class: COMMERCIAL-VACANT		Zoning: E3 CEN	Building Permit(s)		Date	Number	Status								
723 LUDINGTON ST		School: ESCANABA AREA PUBLIC SCHOOLS			COMMERCIAL		10/18/1996	5402	COMPLETE								
		P.R.E. 0%															
Owner's Name/Address		Map #:															
LAKE EFFECT DISTILLERY LLC 5413 J RD ESCANABA MI 49829-9756		2023 Est TCV 9,133															
		Improved	X	Vacant	Land Value Estimates for Land Table 20.COM 1												
		Public Improvements			* Factors * 25.6 X 140												
					Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value				
					E LUDINGTON	25.60	140.00	1.0000	1.0000	275	100		7,040				
					26 Actual Front Feet, 0.08 Total Acres					Total Est. Land Value =		7,040					
Tax Description					Land Improvement Cost Estimates												
W 0.85 FT OF E 1/2 OF LOT 4 & W 1/2 OF LOT 4 EXC W 0.23 FT OF BLK 40 OF THE ORIGINAL PLAT		X Paved Road			Description									Rate	Size	% Good	Cash Value
ORIGINAL PLAT		X Storm Sewer			D/W/P: Asphalt Paving									2.60	3500	23	2,093
Comments/Influences		X Sidewalk			Total Estimated Land Improvements True Cash Value =									2,093			
		X Water															
		X Sewer															
		X Electric															
		X Gas															
		X Curb															
		Street Lights															
		Standard Utilities															
		Underground Utils.															
		Topography of Site															
		X Level															
		Rolling															
		Low															
		X High															
		Landscaped															
		Swamp															
		Wooded															
		Pond															
		Waterfront															
		Ravine															
		Wetland															
		Flood Plain															
		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value									
		Who	When	What	2023	3,500	1,100	4,600			4,600S						
		TW	08/14/2018	Data Enter	2022	7,700	1,000	8,700			8,700S						
		DRN	11/13/2014	Data Enter	2021	7,700	900	8,600			8,600S						
		KD	06/06/2011	Inspected	2020	7,700	1,000	8,700			8,700S						
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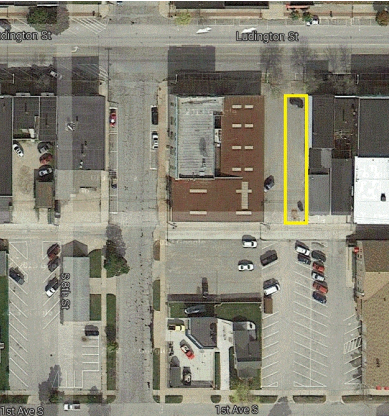


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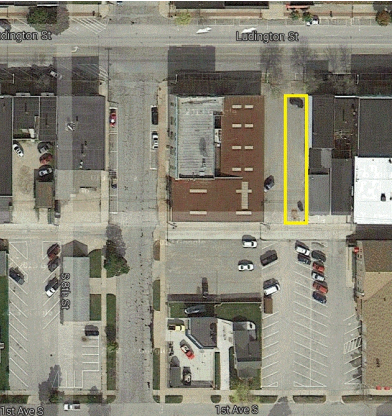
\*\*\* Information herein deemed reliable but not guaranteed\*\*\*



Grantor	Grantee	Sale Price		Sale Date	Inst. Type	Terms of Sale		Liber & Page	Verified By	Prcnt. Trans.		
JL KING PROPERTIES LLC	LAKE EFFECT DISTILLERY LLC	130,000		01/05/2021	WD	20-MULTI PARCEL SALE REF		1330/352	PROPERTY TRANSFER	100.0		
FIRST BANK UPPER MICHIGAN	JL KING PROPERTIES LLC	30,000		08/03/2018	WD	19-MULTI PARCEL ARM'S LEN		1217/370	PROPERTY TRANSFER	100.0		
NORTHERN MICHIGAN BANK	NORTHERN MICHIGAN BANK & T	0		01/14/2000	QC	26-PARTIAL INTEREST		1152/117	BUYER/SELLER	0.0		
Property Address		Class: COMMERCIAL-VACANT			Zoning: E3 CEN	Building Permit(s)		Date	Number	Status		
723 LUDINGTON ST		School: ESCANABA AREA PUBLIC SCHOOLS										
		P.R.E. 0%										
Owner's Name/Address		Map #:										
LAKE EFFECT DISTILLERY LLC 5413 J RD ESCANABA MI 49829-9756		2023 Est TCV 8,646										
		Improved	X	Vacant	Land Value Estimates for Land Table 20.COM 1							
		Public Improvements			* Factors * 24.1 X 140							
					Description	Frontage	Depth	Front	Depth	Rate %Adj. Reason	Value	
					E LUDINGTON	24.10	140.00	1.0000	1.0000	275 100	6,628	
					24 Actual Front Feet, 0.08 Total Acres Total Est. Land Value =						6,628	
Tax Description												
E 1/2 OF LOT 4 EXC W 0.85 FT OF BLK 40 OF THE ORIGINAL PLAT												
Comments/Influences												
		X	Dirt Road									
		X	Gravel Road									
		X	Paved Road									
		X	Storm Sewer									
		X	Sidewalk									
		X	Water									
		X	Sewer									
		X	Electric									
		X	Gas									
		X	Curb									
		X	Street Lights									
			Standard Utilities									
			Underground Utils.									
		Topography of Site										
		X	Level									
			Rolling									
			Low									
		X	High									
			Landscaped									
			Swamp									
			Wooded									
			Pond									
			Waterfront									
			Ravine									
			Wetland									
			Flood Plain			Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		Who	When	What	2023	3,300	1,000	4,300			4,300S	
		TW	08/14/2018	Data Enter	2022	7,200	1,000	8,200			8,200S	
		DRN	09/25/2015	Data Enter	2021	7,200	1,000	8,200			8,200S	
		DRN	11/13/2014	Data Enter	2020	7,200	1,000	8,200			8,200S	



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Agenda Item: NB-2  
Date: 05-04-2023

## City Council Agenda Item Request

Date: 4/26/2023

Name: James McNeil

Department:

Item: Request to Develop and Maintain Garden on City Property

Meeting date requested: 5/4/2023

Explanation for request:

Enhance Escanaba has requested City Council authorization to build and maintain a garden on Sand Point. A proposed agreement and sketch are included in the agenda packet.

***AGREEMENT TO MAINTAIN GARDEN ON CITY PROPERTY***

---

*BETWEEN*

*AND*

---

Enhance Escanaba  
Escanaba, MI 49829

---

City of Escanaba  
410 Ludington Street  
Escanaba, MI 49829

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WHEREAS, Enhance Escanaba wishes to develop and maintain a garden on property located in the City of Escanaba.

WHEREAS, the City of Escanaba is permitting Enhance Escanaba to construct such garden in Ludington Park on property owned by the City of Escanaba, also known as Sand Point.

NOW, THEREFORE, the parties agree to the following:

1. Enhance Escanaba has requested to construct a garden at Sand Point in Ludington Park. The City of Escanaba will mark the specific location for the garden.
2. The City Planning Commission and City Council shall approve a project site plan. Construction is permitted to commence, weather permitting, in \_\_\_\_\_ 2023 and to be completed in a timely manner, within twelve months from its date of commencement.
3. Upon completion of the construction, all disturbed areas shall be restored by Enhance Escanaba to the condition prior to development.
4. Upon completion of the development of the garden, and restoration of the disturbed area, it shall be the full responsibility of Enhance Escanaba to keep and maintain the garden in good, safe, and respectable condition. The garden shall not become a public nuisance.
5. Enhance Escanaba accepts the responsibility to inspect, regularly maintain and repair the garden as required, and to keep the garden in safe and appealing condition.
6. Enhance Escanaba shall be responsible to resolve any claims, demands or controversies involved in the garden

and shall hold the City of Escanaba harmless from such claims, demands or controversies involving the garden and shall indemnify the City from any such claims.

7. The City of Escanaba reserves the right to terminate this agreement.

The agreement made by signatures executed this \_\_ day of \_\_\_\_\_, 2023.

Enhance Escanaba:

\_\_\_\_\_  
By its President

\_\_\_\_\_  
By its Secretary

City of Escanaba:

\_\_\_\_\_  
By its Manager

\_\_\_\_\_  
By its Mayor





# History Garden

Enhance Escanaba

4/12/23 T. Anthony

NORTH

