



CITY COUNCIL MEETING AGENDA

1st and 3rd Thursday of the Month

Marc D. Tall, Mayor
Ronald J. Beauchamp, Mayor Pro-Tem
Patricia A. Baribeau, Council Member
Ralph B. Blasier, Council Member
Michael R. Sattem, Council Member

James V. O'Toole, City Manager
Robert S. Richards, CMC, City Clerk
Ralph B.K. Peterson, 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 listed 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, November 20, 2014, at 7:00 p.m.

CALL TO ORDER

ROLL CALL

INVOCATION/PLEDGE OF ALLEGIANCE – City Clerk, Robert S. Richards
APPROVAL/CORRECTION(S) TO MINUTES – Regular Meeting – November 6, 2014
Special Meeting – November 12, 2014

APPROVAL/ADJUSTMENTS TO THE AGENDA

CONFLICT OF INTEREST DECLARATION

BRIEF PUBLIC COMMENT

PUBLIC HEARINGS

1. **Public Hearing – Second Reading and Adoption - Ordinance No. 1156 - An Ordinance to Amend the City Zoning Map – Planning Commission.**

Explanation: Council will conduct a second reading of Ordinance No. 1156, and public hearing on a request to amend the City Zoning Map. On October 9, 2014, the Escanaba Planning Commission conducted a public hearing and has recommended Council amend the City Zoning Ordinance, Chapter 4 Districts, Boundaries and Zoning Map for property located on North 30th Street, North of 9th Avenue North between North 30th Street and the railroad line by having the properties rezoned from a Heavy Manufacturing “G” District use to a Commercial District “E” use.

UNFINISHED BUSINESS – None

NEW BUSINESS

1. **Discussion - Condemnation Hearing - 630 1st Avenue South.**

Explanation: Administration is requesting Council set the date of January 7, 2015, at 7:00 p.m. as a public hearing date for the condemnation of a building located at 630 1st Avenue South, Escanaba, MI.

2. **Approval – Use of Public Space – Ludington Street – 56th Annual Christmas Parade.**

Explanation: Administration is seeking Council approval of a request to use Ludington Street for the 56th Annual Christmas Parade scheduled for December 5, 2014, at 7:00 p.m.

3. Approval - Use of Public Space - 2015 Rock the Dock Community Events.

Explanation: Administration is seeking Council approval of a request to use the Municipal Dock on July 3 and August 1, 2015, from 12:00 p.m. to 10:00 p.m. for the 2015 Rock the Dock Community events.

4. Approval – Use of Public Space – 2nd Annual New Year’s Eve Pasty Drop.

Explanation: The Escanaba Downtown Development Authority is seeking Council approval of a request to block off South 11th Street from Ludington Street to 1st. Avenue South on December 31, 2014, at 10:00 p.m. for the 2nd Annual New Year’s Eve Pastry Drop at midnight.

5. Update – Sale of the Power Plant – City Manager’s Office.

Explanation: Administration will update the Council and public on the latest developments related to the sale of the Escanaba generating facility.

APPOINTMENTS

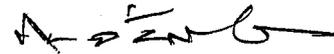
BOARD, COMMISSION, AND COMMITTEE REPORTS

GENERAL PUBLIC COMMENT

ANNOUNCEMENTS

ADJOURNMENT

Respectfully Submitted



James V. O'Toole
City Manager

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, November 6, 2014**

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

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, and Michael R. Sattem

Absent: Council Member Ralph B. Blasier

Beauchamp moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to excuse Council Member Blasier.

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

Reverend Chris Johnson of Christ the King Lutheran Church, gave the invocation and led Council in the Pledge of Allegiance.

Sattem moved, Baribeau seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from October 23, 2014, as submitted.

ADJUSTMENTS TO THE AGENDA

Beauchamp moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as submitted.

CONFLICT OF INTEREST DECLARATION – None

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS

Public Hearing – Doyle Industrial Development District - 2501 Danforth Road.

The City Council conducted a public hearing on a request from Mr. Chris Doyle that an industrial development district be established pursuant to P.A. 198 of 1974, as amended, for property located at 2501 Danforth Road.

City Assessor Daina Norden provided a brief overview of the establishment of an Industrial Development District.

This being a public hearing, Mayor Tall asked if there was any public comment.

Hearing no public comment, Mayor Tall closed the public hearing.

PH-1 “By Council Member Baribeau, seconded by Council Member Sattem;

**RESOLUTION TO ESTABLISH
DOYLE INDUSTRIAL DEVELOPMENT DISTRICT**

Whereas, Pursuant to P.A. 198 of 1974, as amended, this City Council has the authority to establish one or more Industrial Development Districts within the City of Escanaba; and

Whereas, The City of Escanaba desires to encourage industrial development within certain areas of its corporate limits; and

Whereas, Construction, acquisition, alteration, or installation of a proposed facility had not commenced at the time the applicant requested the establishment of this district; and

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

Whereas, On November 6, 2014, a public hearing was held at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of the City of Escanaba were afforded an opportunity to be heard thereon; and

Whereas, The Escanaba City Council deems it to be in the public interest of the City of Escanaba to establish City Industrial Development District, as proposed;

Now, Therefore, Be It Resolved by the City Council of the City of Escanaba the following described parcel of land situated in the City of Escanaba, Delta County, and State of Michigan, to wit:

Doyle Industrial Development District – That part of the Southeast ¼ of the Southeast ¼ of Section 13 T.39N., R.23W. described as follows;

Commencing at the Southeast Corner of the Southeast ¼ of Southeast ¼; thence South 89°24' West 871.04 feet along the South line of said Section to the Point of Beginning; thence continuing South 89°24' West 410.10 feet; thence North 0°03' East 513.51 feet; thence North 85°17' East 481.21 feet; thence South 0°03' West 424.80 feet; thence South 84°49' West 69.84 feet; thence South 0°13' West 117.7 feet to the Point of Beginning.

Be and hereby is established as the Doyle Industrial Development District pursuant to the provisions of P.A. 198 of 1974.

Upon a call of the roll, the vote was:

Ayes: Baribeau, Sattem, Beauchamp, Tall
Nays: None

RESOLUTION DECLARED ADOPTED.”

UNFINISHED BUSINESS – None

NEW BUSINESS

Approval - Lease Renewal - City of Escanaba and Community Action Agency.

Administration sought Council approval of the annual Lease Agreement between the Community Action Agency Senior Center and the City of Escanaba for leased space at the Catherine Bonifas Civic Center building. No changes to the existing agreement was recommended. On October 14, 2014, the Recreation Advisory Board reviewed the proposed Lease and recommended council approval.

NB-1 Beauchamp moved, Baribeau seconded, to approve of the annual Lease Agreement between the Community Action Agency Senior Center and the City of Escanaba for leased space at the Catherine Bonifas Civic Center building.

Upon a call of the roll, the vote was:

Ayes: Beauchamp, Baribeau, Sattem, Tall
Nays: None

MOTION CARRIED.

Approval - Lease Renewal – City of Escanaba and the Comfort Suites of Escanaba.

Administration sought Council approval of a Lease Agreement between the Comfort Suites and the City of Escanaba for a portion of the Comfort Suites parking area which is used by citizens and visitors to the City of Escanaba’s cross country ski and snow shoe trail system. On May 13, 2014, the Recreation Advisory Board reviewed the proposed lease and recommended council approval.

NB-2 Sattem moved, Beauchamp seconded, to approve of a Lease Agreement between the Comfort Suites and the City of Escanaba for a portion of the Comfort Suites parking area which is used by citizens and visitors to the City of Escanaba’s cross country ski and snow shoe trail system.

Upon a call of the roll, the vote was:

City Council Minutes
November 6, 2014 – cont.

Ayes: Sattem, Beauchamp, Baribeau, Tall
Nays: None

MOTION CARRIED.

First Reading - Ordinance No. 1156 - An Ordinance to amend the City Zoning Map – Planning Commission.

Administration requested the Council to consider this the first reading of Ordinance No. 1156, and to set a second reading and public hearing for November 20, 2014 on a request to amend the City Zoning Map. On October 9, 2014, the Escanaba Planning Commission conducted a public hearing and has recommended Council amend the City Zoning Ordinance, Chapter 4 Districts, Boundaries and Zoning Map for property located on North 30th Street, North of 9th Avenue North between North 30th Street and the railroad line by having the properties rezoned from a Heavy Manufacturing “G” District use to a Commercial District “E” use.

NB-3 Baribeau moved, Beauchamp seconded, to approve to consider this the first reading of Ordinance No. 1156, and to set a second reading and public hearing for November 20, 2014 on a request to amend the City Zoning Map.

Upon a call of the roll, the vote was:

Ayes: Baribeau, Beauchamp, Sattem, Tall
Nays: None

MOTION CARRIED.

Update – Sale of the Power Plant – City Manager’s Office.

Administration updated the Council and public on the latest developments related to the sale of the Escanaba generating facility.

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

- Council Members gave their best wishes to all those who were elected on

City Council Minutes
November 6, 2014 – cont.
November 4, 2014.

Hearing no further public comment, the Council adjourned at 7:15 p.m.

Respectfully submitted

Robert S. Richards, CMC
City Clerk

Approved: _____
Marc D. Tall, Mayor

OFFICIAL PROCEEDINGS
CITY COUNCIL
ELECTRICAL ADVISORY COMMITTEE
CITY OF ESCANABA, MICHIGAN
Special Joint Meeting
Wednesday, November 12, 2014

Pursuit to a meeting notice posted November 7, 2014, the meeting was called to order by the Mayor Marc D. Tall at 6:00 p.m. in the Council Chambers of City Hall located at 410 Ludington Street.

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, and Michael R. Sattem.

Absent: Council Member Ralph B. Blasier

Present: Electrical Advisory Committee (EAC) Members: Glendon Brown, and John Anthony(arrived at 6:48).

Absent: Electrical Advisory Committee (EAC) Members: Larry Arkens, Ann Bissell, Chairperson Tim Wilson, Two vacancies, and Power Plant Liaison.

Also Present: City Manager James V. O'Toole, Electric Superintendent Mike Furmanski, City Controller Michael Dewar, Charles DeTiege of Escanaba Green Energy (EGE), members of the public and media.

Baribeau moved, Sattem seconded, **CARRIED UNANIMOUSLY**, to approve the agenda as submitted.

UNFINISHED BUSINESS – None

CONFLICT OF INTEREST – None

PUBLIC HEARING – None

NEW BUSINESS

Update - Electric Department –General Operations.

Electrical Superintendent Mike Furmanski updated the City Council, Electrical Advisory Committee and Citizens of Escanaba on the current departmental activities.

- Update on the coal available on the docks;
- End of year rush on various new construction;
- Garland was being put up;
- New Service Truck would soon be available.

Update– Operation and Maintenance of Escanaba Power Plant – Pro Energy Services, Inc.

Charles DeTiege of Pro Energy Services, Inc. updated the City Council, Electrical Advisory Committee and Citizens of Escanaba on the status of the operation and maintenance of the Escanaba Power Plant.

- No accidents or injuries were reported in October;
- No Air Monitoring deviations, NPDES violations, or Groundwater deviations in the month of October;
- Power Plant Units ran twice in October;
- Reviewed repairs and maintenance during the month of October.

Discussion – Electric Utility Fund Review and Rate Stabilization.

City Controller Dewar provided a review of the current financial status of the Electric Utility Fund which supports the day-to-day activities of the electrical operations along with an electrical rate stabilization recommendation for the remainder of the current fiscal year.

- Reviewed the three SSR agreements;
- Summary of SSR Uncertainties;
- Calculation of monthly SSR charge;
- Theoretical Cost Calculation of the three SSR's for which the City shares responsibility;
- City financial condition in the Electric Fund;
- Projection and Comparison of Electric Production Costs;
- Projections – Electric Fund Profit & Loss – Summarized Alternatives #1 & #2;
- Electric Fund Profit & Loss Analysis for the setting of rates;
- Reviewed possible impacts of various rate increases on a total bill;
- Administration recommendation between now and June 30th, City maintain rates as is until more information was obtained.

Baribeau moved, Sattem seconded, based on a recommendation by City Administration, that the City of Escanaba maintain the current electric rate structure as is between now and June 30, 2015.

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

Ayes: Baribeau, Sattem, Beauchamp, Tall
Nays: None

MOTION CARRIED.

Update – Escanaba Wholesale Power Supply Costs.

Electric Superintendent Mike Furmanski updated the EAC, City Council and the Citizens of Escanaba on the City's current and future wholesale energy supply costs. (See Power Cost Update Appendix – A)

Update – U.P. Energy Summit Recap.

Electric Superintendent Mike Furmanski updated the EAC, City Council and the Citizens of Escanaba on the U.P. Energy Summit which was held on October 28, 2014.

Electrical Advisory Committee Member Glendon Brown reviewed the Presque Isle Power Plant Cost Allocation Dispute which included:

- Root Cause of Problem and Cost Allocation Dispute;
- Economics of Power Generation Today;
- Review and Critique of Proposed Solutions;
- Implications for Escanaba Power Costs.

It was suggested to talk to State and Federal officials about addressing the root cause of the Presque Isle SSR cost allocation dispute which included:

- Require all power loads in the UP to be subject to a fair SSR cost allocations, regardless of their power supplier;
- Revise, remove or rescind the Act 286 Cliffs exemption earmark/amendment;
- Establish a future fair cost allocation process for maintaining our electric system reliability.

It was suggested to stay with the current course and continue to explore the best future options to maintain Escanaba's regional low cost power position and schedule a one on one meeting with our State Representatives.

Approval – Tree Trimming Contractor.

Administration sought Council approval to retain Bugle Contracting, Inc. of Cornell, MI in an amount not to exceed \$20,000 for tree trimming throughout the electrical distribution system.

NB-6 Sattem moved, Baribeau seconded, to approve to retain Bugle Contracting, Inc. of Cornell, MI in an amount not to exceed \$20,000 for tree trimming throughout the electrical distribution system.

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

Ayes: Sattem, Baribeau, Beauchamp, Tall
Nays: None

MOTION CARRIED.

Discussion – MISO Attachment Y Filing.

Electric Superintendent Mike Furmanski discussed options (plant suspension or plant retirement) available to the City of Escanaba regarding the submission of a new Attachment Y to MISO. Upon the submission, MISO will perform a reliability-based evaluation to determine the impact of the Escanaba Power Plant to the MISO system. A new Attachment Y must be filed by the City no later than December 14, 2014.

After discussion and review of the City options of a new SSR Agreement, it was Council consensus for City Administration to provide further information to Council prior to the December 10, 2014, Joint meeting with the Electrical Advisory Committee.

Update – Escanaba Power Plant Purchase Agreement/Sale.

Escanaba Green Energy (EGE) representative Charles DeTiege provided an update on the sale of the Escanaba Power Plant. Mr. DeTiege advised that funds were available but had to go through a money laundering and terrorist background check which took longer than expected, and was advised it was completed last Friday. He further advised EGE was now waiting for the Independent verification of funds with the Independent Escrow Agent which would provide Independent proof of funds.

GENERAL PUBLIC COMMENT – None

COUNCIL/COMMITTEE, STAFF REPORTS – None

ADJOURNMENT

Hearing no further public comment, or further reports from the Electrical Advisory Committee or Council, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Robert S. Richards
City Clerk

Approved: _____
Marc D. Tall, Mayor

Date Application Received: 9/11/14

NS#3
cc 11/6/14

Pd. Ch #
13333
9/15/14
CC
PH
11/20/14

Application for Change of Zoning District/Comprehensive Plan Amendment City of Escanaba, Michigan

Property Owner's Name: * Geppapa Enterprises, LLC
Street Address: 2220 Sixth Ave North
City: Escanaba State: Michigan Zip Code: 49829
Telephone: (906) 786-3910 (work) (906) 280-0274 (home)
* If contract purchase, please provide copy of contract

Owner's Representative: Jerry Boucher
Street Address: 2220 Sixth Ave North
City: Escanaba State: Michigan Zip Code: 49829
Telephone: (906) 280-0274

Description of Property
Location (Street Address): 1008-30th St Sheet: _____ Block: _____ Lot: _____
Existing Zoning Classification: Heavy Indust. Proposed Zoning District: ** Commercial
Existing Comp. Plan Designation: _____
Total land area to be rezoned: Four properties on East side of 30th
(please provide a recent survey of the subject property)

**If applying for conditional rezoning, provide a letter stating offers on separate sheet of paper

Zoning Amendment Purpose: The Zoning Amendment is requested for the purpose of
(describe in detail): Building corporate office bldg.
Existing zoning was done for Hannifan years ago

Names and Addresses of Adjacent Property Owners (Use separate sheet for additional names)
North: Fasteral
South: Rental - Jamar
East: Fairgrounds
West: _____

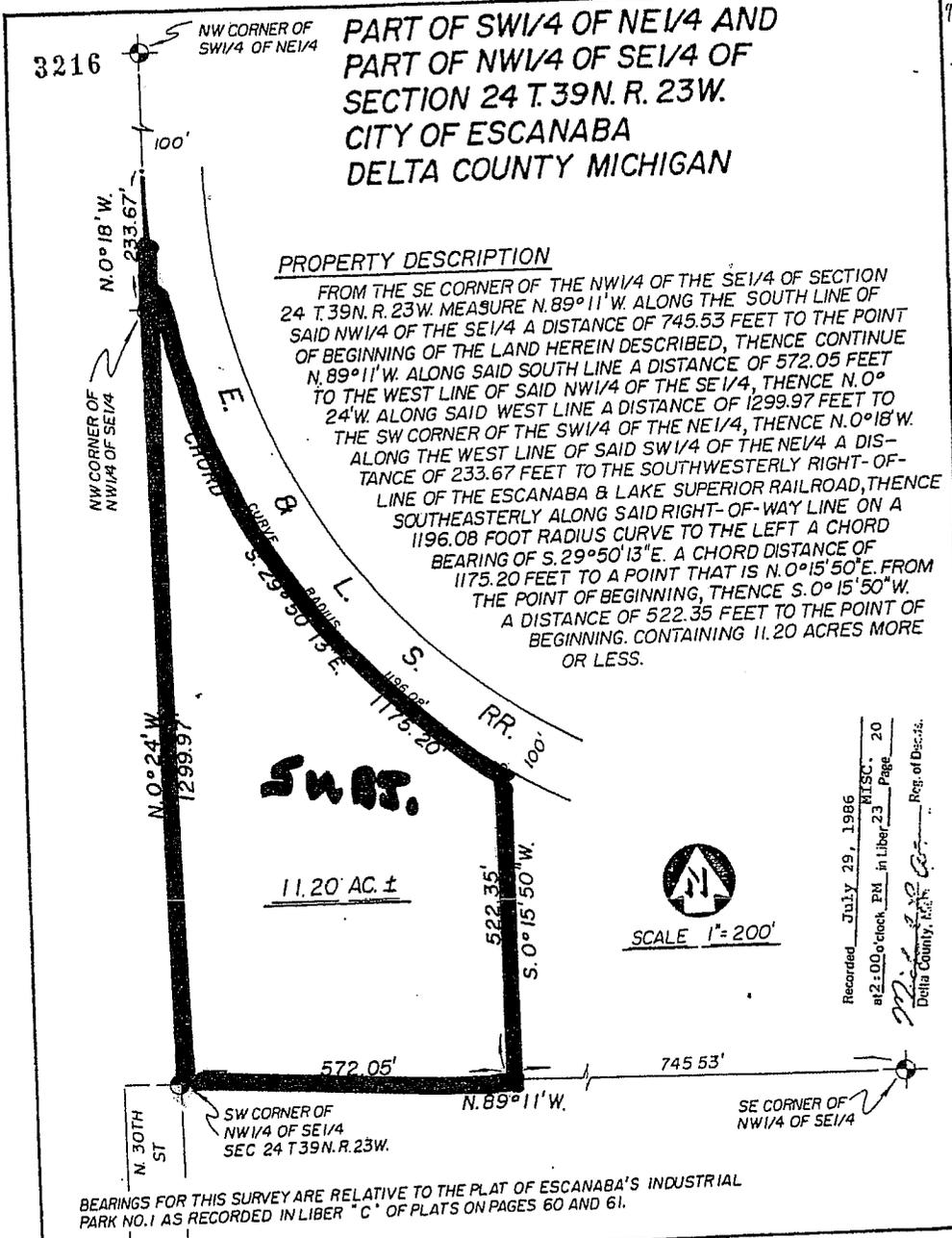
Certification:
I certify that the information contained herein is true and accurate:
Signed: [Signature] Property Owner Its VP-CFO
Signed: [Signature] Applicant, if different from owner

- For Staff Use:
Checklist
- | | | |
|---|--|---|
| <input type="checkbox"/> Adjacent Property Owners | <input type="checkbox"/> Property Located on Tax Map | <input type="checkbox"/> PC Public Hearing Date |
| <input checked="" type="checkbox"/> Completed Application | <input type="checkbox"/> Offers (If Applicable) | <input type="checkbox"/> Action by PC |
| <input type="checkbox"/> Fees Paid | <input type="checkbox"/> Notice of PC Hearing Date | <input type="checkbox"/> Notification to City Clerk |
| <input type="checkbox"/> Survey of Property | | <input type="checkbox"/> City Council Hearing Date |
| <input type="checkbox"/> Contract Purchase Agreement | | <input type="checkbox"/> Action by City Council |

-----Detached at Dashed Line-----
NOTIFICATION OF PLANNING COMMISSION HEARING DATE

Application of Geppapa Enterprises to rezone property from Heavy to Commercial located at North 30th St will be heard by the Planning Commission on 10/19 - 12014 in the City Council Chambers, 410 Ludington Street, Escanaba, MI 49829, at 6:00 p.m. The Applicant or their representative must be present at the meeting. A staff report on the application will be available at this office five days prior to the meeting date.

Signature of person accepting application: [Signature]
F:\guest\wp\jirmsforms\zoninginformation\applicationforchangeofzoningdistrict



**PART OF SW1/4 OF NE1/4 AND
PART OF NW1/4 OF SE1/4 OF
SECTION 24 T. 39N. R. 23W.
CITY OF ESCANABA
DELTA COUNTY MICHIGAN**

PROPERTY DESCRIPTION

FROM THE SE CORNER OF THE NW1/4 OF THE SE1/4 OF SECTION 24 T. 39N. R. 23W. MEASURE N. 89° 11' W. ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SE1/4 A DISTANCE OF 745.53 FEET TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED, THENCE CONTINUE N. 89° 11' W. ALONG SAID SOUTH LINE A DISTANCE OF 572.05 FEET TO THE WEST LINE OF SAID NW1/4 OF THE SE1/4, THENCE N. 0° 24' W. ALONG SAID WEST LINE A DISTANCE OF 1299.97 FEET TO THE SW CORNER OF THE SW1/4 OF THE NE1/4, THENCE N. 0° 18' W. ALONG THE WEST LINE OF SAID SW1/4 OF THE NE1/4 A DISTANCE OF 233.67 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ESCANABA & LAKE SUPERIOR RAILROAD, THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE ON A 1196.08 FOOT RADIUS CURVE TO THE LEFT A CHORD BEARING OF S. 29° 50' 13" E. A CHORD DISTANCE OF 1175.20 FEET TO A POINT THAT IS N. 0° 15' 50" E. FROM THE POINT OF BEGINNING, THENCE S. 0° 15' 50" W. A DISTANCE OF 522.35 FEET TO THE POINT OF BEGINNING. CONTAINING 11.20 ACRES MORE OR LESS.

SWAS.

11.20 AC ±

SCALE 1" = 200'

Recorded July 29, 1986
at 2:00 o'clock PM in Liber 23 Page 20
M.P. Davis
Delta County, Mich.

BEARINGS FOR THIS SURVEY ARE RELATIVE TO THE PLAT OF ESCANABA'S INDUSTRIAL PARK NO. 1 AS RECORDED IN LIBER "C" OF PLATS ON PAGES 60 AND 61.

DATE OF SURVEY	JUNE 1986	SURVEY FOR	HARNISCHFEGER CORPORATION
DATE OF MAPPING	JULY 1986	SUBJECT	PROPERTY DIVISION

CERTIFICATE OF SURVEY TO: HARNISCHFEGER CORPORATION

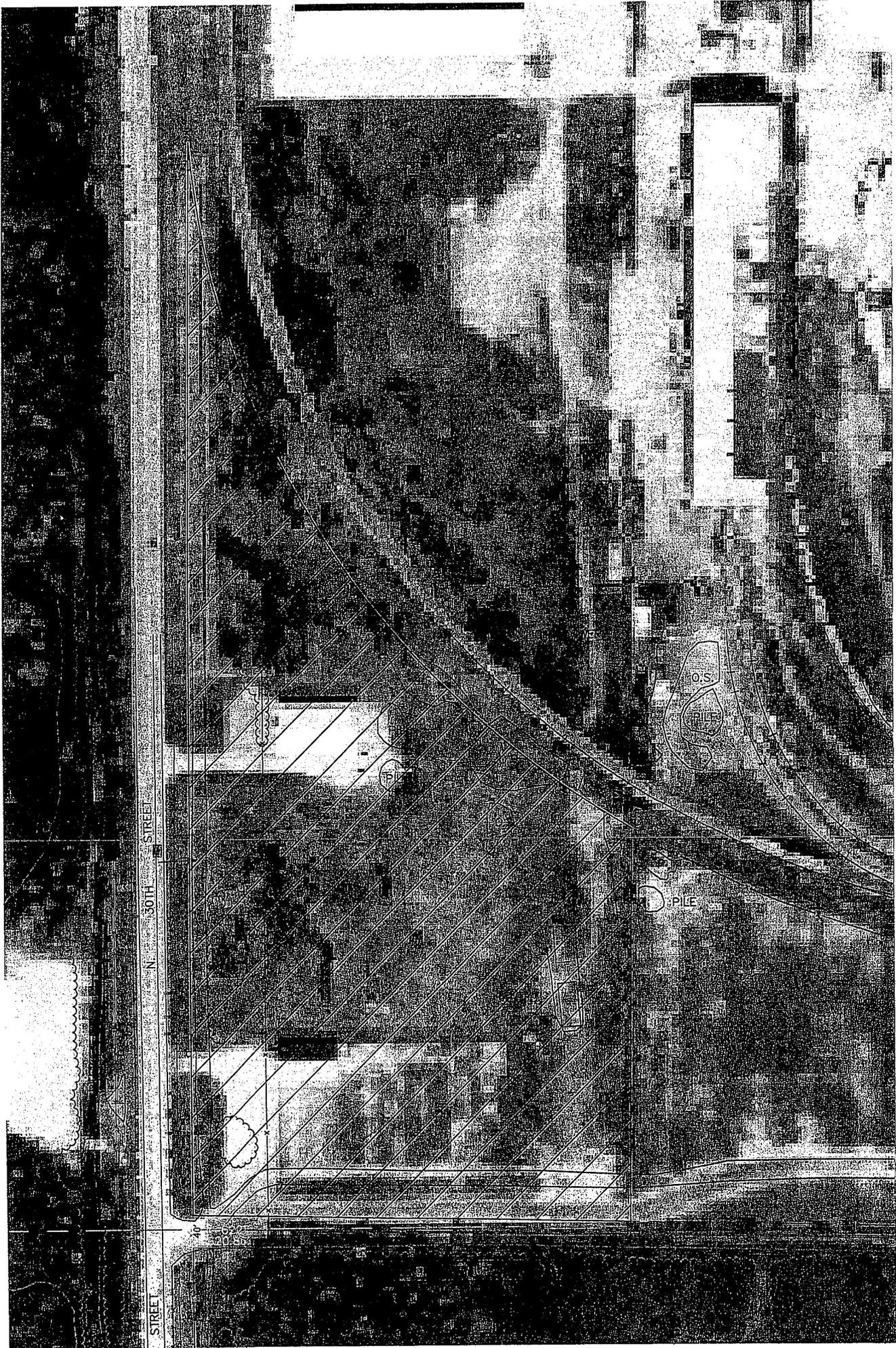
I, M. P. DAVIS, A REGISTERED LAND SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY; THAT I HAVE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT THIS DRAWING IS A CORRECT DELINEATION OF THE SURVEY, THAT IRON MONUMENTS, TOGETHER WITH THOSE FOUND, HAVE BEEN PLACED OR LOCATED AT THE POSITIONS INDICATED HEREON, THAT THERE ARE NO VISIBLE PHYSICAL ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN, THAT THE RELATIVE ERROR OF CLOSURE OF THE UNADJUSTED FIELD MEASUREMENTS OF THE SURVEY IS LESS THAN THE RATIO OF 1 PART IN 5000, THAT ALL PUBLIC LAND SURVEY CORNERS USED IN THIS SURVEY HAVE BEEN RECORDED IN ACCORDANCE WITH THE PROVISIONS OF ACT 74 OF P.A.'S. OF 1970 AND THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF ACT 132 OF P.A.'S. OF 1970.

M.P. Davis 7/21/86 JUL 23 PAGE 20
M. P. DAVIS - REG. LAND SURVEYOR NO. 16926



DAVIS SURVEYING - LAND SURVEYORS
807 LUDINGTON STREET
ESCANABA, MICHIGAN 49829
PHONE (906) 786-1758

- LEGEND**
- IRON MONUMENTS SET
 - IRON MONUMENTS FOUND
 - CONC. MONUMENTS SET
 - CONC. MONUMENTS FOUND
 - ▲ WOOD HUB SET
 - (M) MEASURED DISTANCE OR BEARING
 - (R) RECORDED DISTANCE OR BEARING
 - ⊙ SECTION CONTROL CORNERS



ORDINANCE NO. 1156

AN ORDINANCE TO AMEND SECTION 401.4, ZONING MAP OF ORDINANCE NO.1028, CITY ZONING MAP ORDINANCE, AS CODIFIED UNDER THE CODE OF ORDINANCES.

THE CITY OF ESCANABA ORDAINS:

Chapter I

Section 101. The zoning map referred to in section 401.4 of Ordinance No. 1028 is hereby amended as follows:

101.1 From Heavy Manufacturing "G" District to Commercial District "E".

Commencing from the southeast corner of the northwest quarter of the southeast quarter of Section 24 T39N R23W measure north 89 degrees 11 feet west along the south line of said northwest quarter of the southeast quarter a distance of 745.53 feet to the point of beginning of the land herein described, thence continue north 89 degrees 11 feet west along said south line a distance of 572.05 feet to the west line of said northwest quarter of the southeast quarter, thence north 0 degree 24 feet west along said west line a distance of 1299.97 feet to the southwest corner of the southwest quarter of the northeast quarter, thence north 0 degrees 18 feet west along the west line of said southwest quarter of the northeast quarter a distance of 233.67 feet to the southwesterly right-of-line of the Escanaba and Lake Superior Railroad, thence southeasterly along said right-of-way line on a 1196.08 foot radius curve to the left a chord bearing of south 29 degrees 50 feet 13 inches east a cord distance of 1175.2 feet to a point that is in north 0 degrees 15 feet 50 inches east from the point of beginning, thence south 0 degrees 15 feet 50 inches west a distance of 522.35 feet to the point of beginning. Containing 11.20 acres more or less.

Chapter II

SAVINGS CLAUSE

Section 201. If any section, subsection, sentence, clause, or phrase of this ordinance is, for any reason, held to be unconstitutional or unlawful such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or unlawful.

Chapter III

CONFLICTING ORDINANCES

Section 301. All ordinances or parts of ordinances or resolutions heretofore passed or adopted, which may conflict or be inconsistent with the provisions of this ordinance are hereby repealed.

Chapter IV

EFFECTIVE DATE

Section 401. This ordinance shall become effective ten (10) days after the passage and publication.

APPROVED:

APPROVED:

Ralph B.K. Peterson, City Attorney

Marc D. Tall, Mayor

Date approved: _____, 2014

Date published: _____, 2014

Attest:

Robert S. Richards, CMC City Clerk

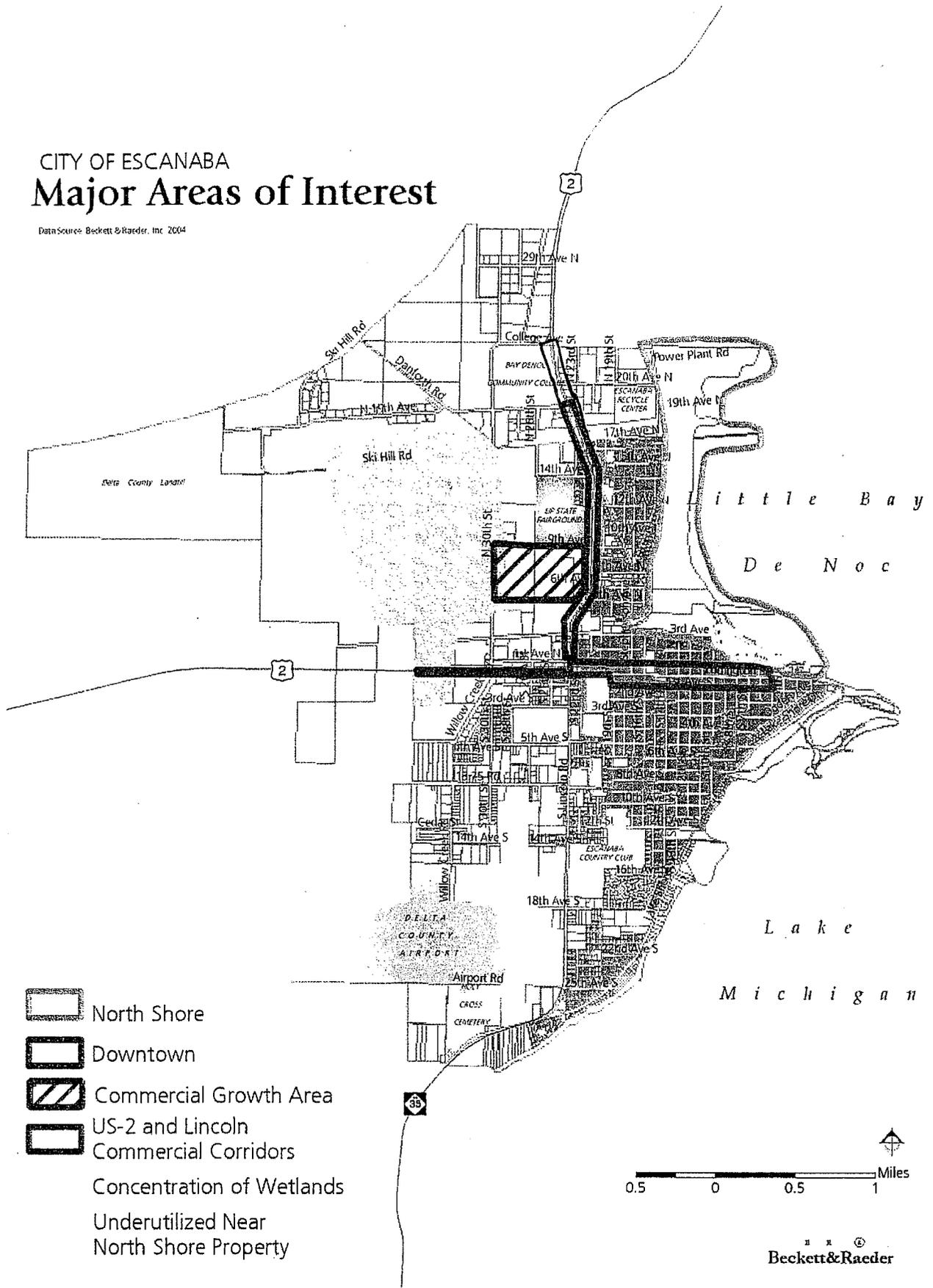
I hereby certify that the above and foregoing ordinance was duly passed and adopted at a meeting of the City Council held on _____, 2014, and was published in the Daily Press, a newspaper of general circulation in the City of Escanaba, on _____, 2014.

Robert S. Richards, CMC City Clerk

Map 7.1: Public Participation Results, Major Areas of Interest

CITY OF ESCANABA Major Areas of Interest

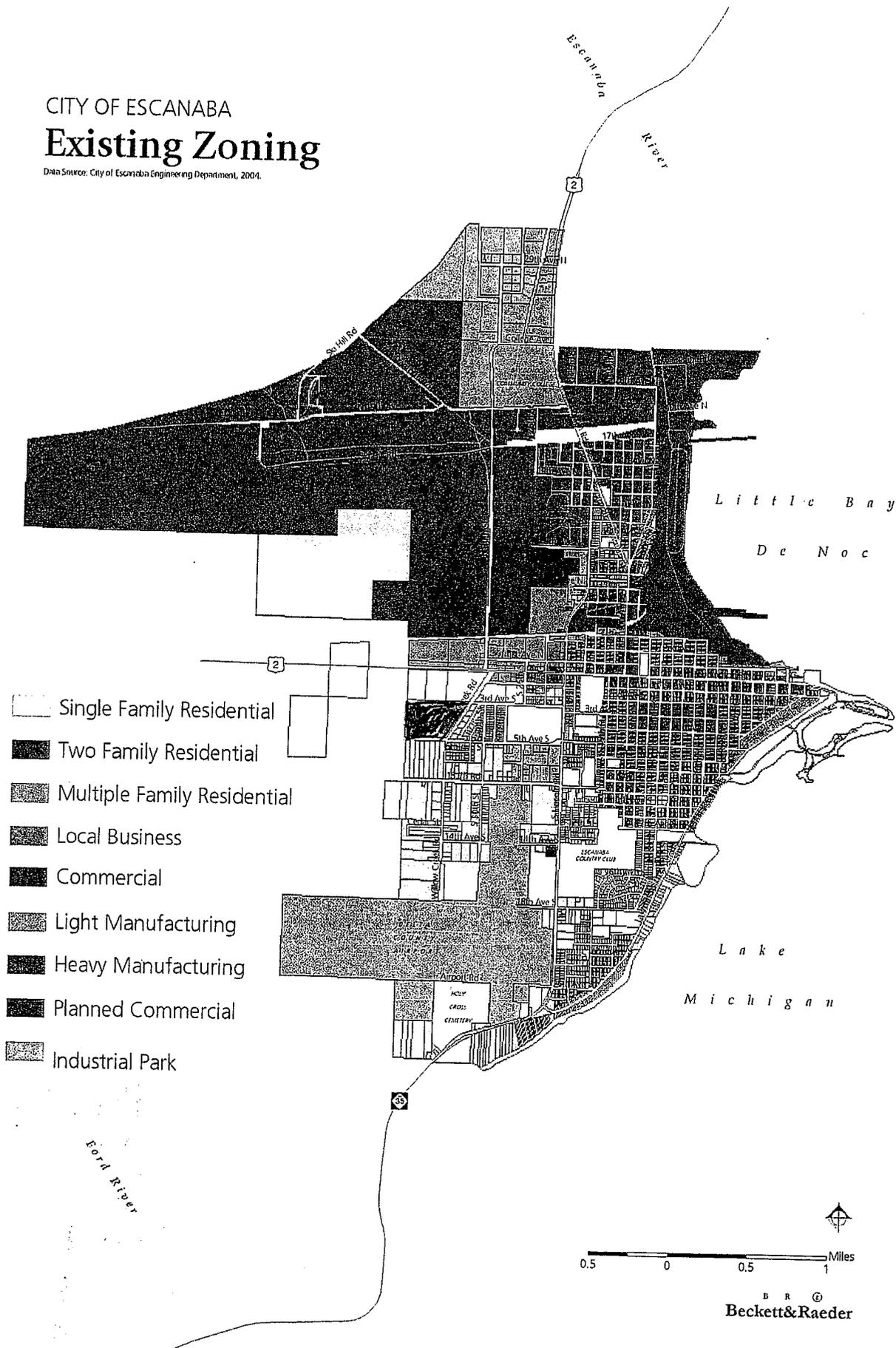
Data Source: Beckett & Raeder, Inc. 2004



CITY OF ESCANABA

Existing Zoning

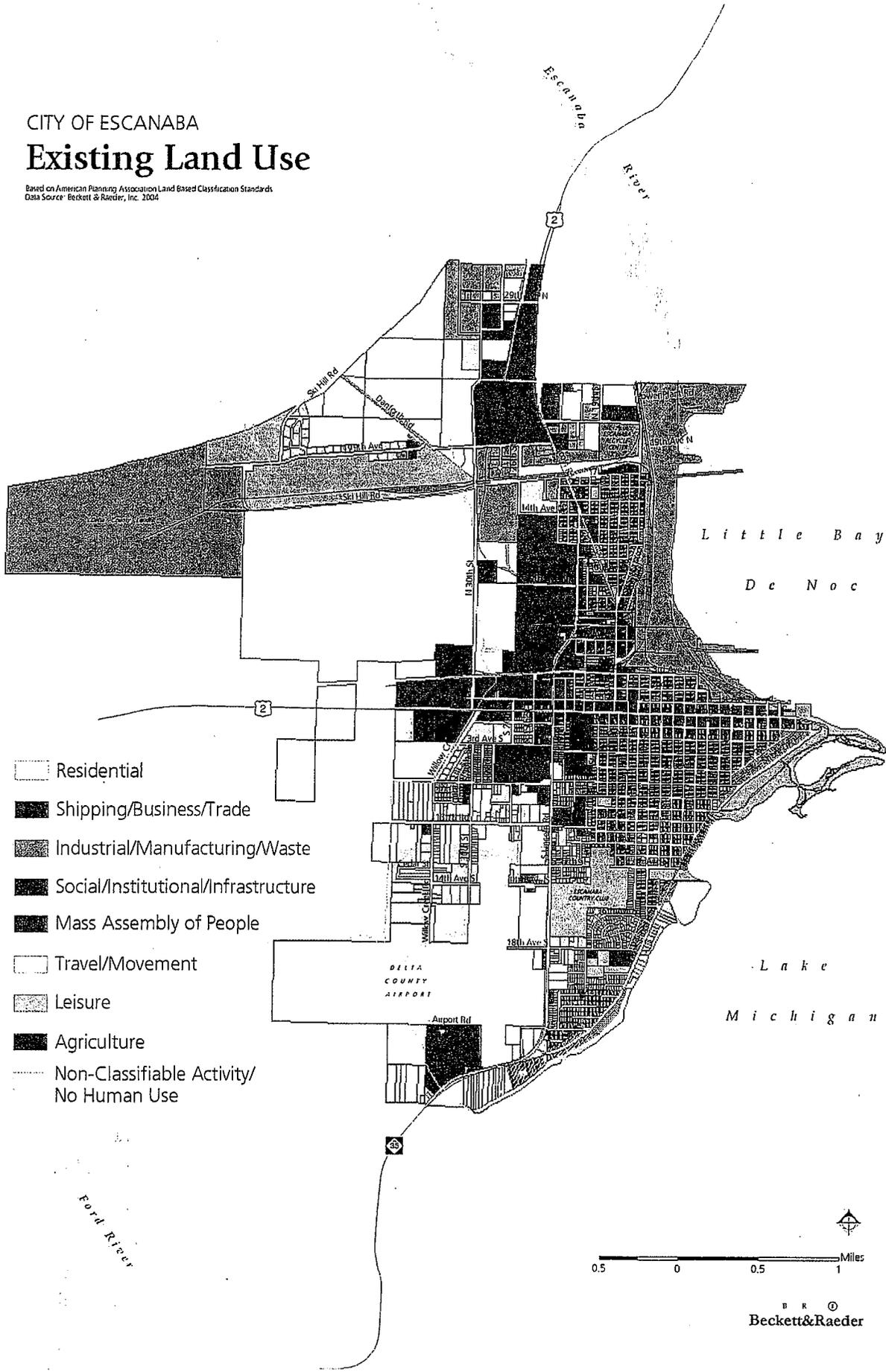
Data Source: City of Escanaba Engineering Department, 2004.



Map 10.2: Existing Land Use

CITY OF ESCANABA Existing Land Use

Based on American Planning Association Land Based Classification Standards
Data Source: Beckett & Raeder, Inc. 2004

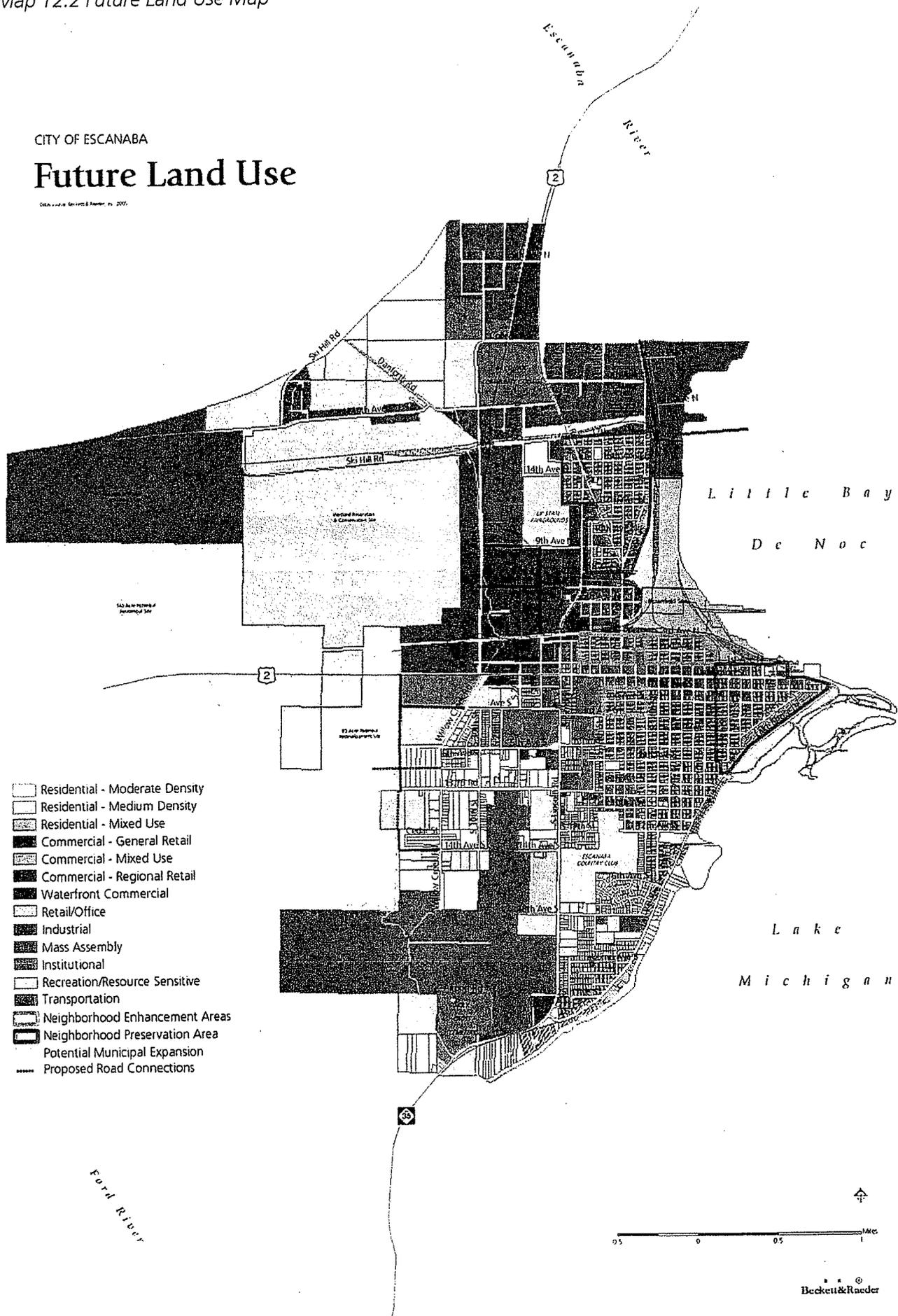


Map 12.2 Future Land Use Map

CITY OF ESCANABA

Future Land Use

DATA: J. J. & J. S. SERVICES & PLANNING, INC. 2005



- Residential - Moderate Density
- Residential - Medium Density
- Residential - Mixed Use
- Commercial - General Retail
- Commercial - Mixed Use
- Commercial - Regional Retail
- Waterfront Commercial
- Retail/Office
- Industrial
- Mass Assembly
- Institutional
- Recreation/Resource Sensitive
- Transportation
- Neighborhood Enhancement Areas
- Neighborhood Preservation Area
- Potential Municipal Expansion
- Proposed Road Connections

Beckett & Raeder

**PLANNING COMMISSION MEETING
ESCANABA, MICHIGAN
October 9, 2014**

A meeting of the Escanaba Planning Commission was held on Thursday, October 9, 2014, at 6:00 p.m. in Room C101 at City Hall, 410 Ludington Street, Escanaba, MI 49829.

PRESENT: Chairperson Thomas Warstler, Vice Chairperson Patrick Connor, Commissioners Roy Webber, Kelvin Smyth, James Hellermann, and Brian Black

ALSO PRESENT: City Manager Jim O'Toole, City Council Liaison Ron Beauchamp, Executive Secretary Kim Peterson and project representatives Brian Boucher and John LeMire

EXCUSED ABSENT: Stephen Buckbee

MEMBERS ABSENT: Christine Williams and Todd Milkiewicz

Chairperson Warstler called the meeting to order at 6:00 p.m.

Roll Call

Executive Kim Peterson conducted the roll call.

Approval/Correction of the September 11, 2014, Planning Commission Meeting Minutes

Commissioner Webber noted that he would like to be excused as he was working on September 11, 2014. Correction was noted.

A motion was made by Commissioner Black, seconded by Vice Chairperson Connor, to approve the September 11, 2014, Meeting Minutes with noted correction. Ayes were unanimous.

Approval/Adjustments to the Agenda

A motion was made by Vice Chairperson Connor, seconded by Commissioner Smyth, to approve the meeting agenda. Ayes were unanimous.

Conflict of Interest Declarations

None.

UNFINISHED BUSINESS

None.

PUBLIC HEARING

Site Plan Review/Zoning District Use Change and Special Land Use Permit Request – Jerry Boucher a.k.a. Geepapa Enterprises, Inc. – 1008 North 30th Street and Adjacent Properties (11.20 +/-).

City Manager O'Toole stated the Planning Commission will conduct a public hearing on a site plan for property located at 1008 North 30th Street, Escanaba. Geepapa Enterprises, Inc. is proposing to construct a corporate office headquarters and storage facility. Additionally, Geepapa Enterprises, Inc. is requesting a zoning district change for property located at and adjacent to 1008 North 30th Street comprising of 11.20 +/- acres or more located on North 30th Street from the 9th Avenue North right-of-way along the E & LS Railroad track, along with a Special Land Use Permit.

The current property in question is zoned Heavy Manufacturing "G" District.

City Manager O'Toole stated compliance with the following development standards:

1. The proposed construction (building) will be located on property which is zoned Heavy Manufacturing "G". A Special Land Use Permit is required in that an office/warehouse use is not a use by right within a Heavy Manufacturing "G" District.
NOTE: The applicant is requesting the zoning district classification be changed from Heavy Manufacturing "G" District use to Commercial "E" District use.
2. The proposed construction meets setback standards of a Heavy Manufacturing "G" District and will meet setback standards of a Commercial "E" District if the parcel is rezoned. As submitted, the office/warehouse will meet the setback standards of the existing area.
3. The proposed construction site plan diagram complies with Chapter 18, Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements, paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A-X.
4. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1 Pre-Application Conference, the applicants met on September 29, 2014, with the City of Escanaba to review the proposed project, the City of Escanaba Code of Ordinances, and the City Comprehensive Plan. Attending this meeting were: City Manager Jim O'Toole, Electrical Superintendent Mike Furmanski, City Engineer/Public Works Superintendent Bill Farrell, Public Safety Director Ken Vanderlinden, Water/Wastewater Superintendent Jeff Lampi, City Assessor Daina Norden, Executive Secretary Kim Peterson, Brian Boucher, John LeMire and Dan Block and Jason Campbell from Dynamic Design.
5. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.2. Application, the applicant applied for site plan consideration as required.
6. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.3. Official Review, on September 29, 2014, an official City Administration review was conducted for comments as to the proposed development's conformance to all applicable standards and requirements. City Administration is recommending approval of the site plan.
7. In accordance with the requirements found in Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, Section 1803.1.1.4. Approval; Referral, City Administration has deemed the site diagram will be completed and is referring the plan to the Planning Commission for review.
8. All fee and notification requirements of the Ordinance have been accommodated.

City Manager O'Toole explained the duties of the Planning Commission:

In accordance with Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18, Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18, Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1 Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

In accordance with Section 205 of the Escanaba Zoning Ordinance, a hearing before the Planning Commission must be conducted on the request.

In accordance with Section 205.5 Protest. If a protest of the proposed Special Land Use Permit is presented to the Planning Commission at or before the public hearing date on the request and it is properly signed by the owners of at least 20% of the noticed area of land included in the request, excluding publically owned land, or by owners of at least 20% of the area of land included within an area extending out at least 100 feet from any point on the boundary of land included in the request, excluding publicly owned land, then a request for a Special Land Use Permit must be passed only upon an affirmative vote of $\frac{3}{4}$ of the members of the Planning Commission.

Section 401.5 of the Escanaba Zoning Ordinance states the Council may from time to time on its motion or on petition, amend, supplement, or change the district boundaries or regulations herein established in the manner prescribed by Act No. 207 of the Public Acts of Michigan for 1921 (MCL 125.581 et seq., MSA 5.2931 et seq.), as amended. Whenever the owners of 50 percent or more of the frontage in any district or part thereof shall present to the Council a petition in writing, duly signed, requesting an amendment, supplement, change, or repeal of the provisions prescribed for such district or part thereof, it shall be the duty of the Council to vote upon said petition within 90 days after the filing of the same by the petitioners with the Council. If any area is hereafter transferred to another district by a change in district boundaries by an amendment as above provided, the provisions of this ordinance, relating to building or uses of buildings or premises existing at the time of passage of this ordinance shall apply to buildings or uses of buildings or premises existing at the time of passage of such amendment in such transferred area.

City Manager O'Toole stated the site plan approval standards:

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site plan conforms to the following site development standards:

- A. The main entrance faces the street upon which the lot fronts.
- B. All roof mounted equipment shall be screened.
- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides.
- E. The development has legal access to a public street.
- F. The development provides for vehicular circulation.
- G. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- H. All loading and unloading areas and outside storage areas shall be adequately screened.
- I. Exterior lights shall be reflected downward and away from adjacent properties and right-of-ways.
- J. Adequate utilities will be provided and placed underground.
- K. All premises shall be graded to prevent accumulation of stagnant water.

City Manager O'Toole stated staff is recommending approval of the site plan diagram for the following reasons:

- A. The proposed use is consistent with the surrounding uses in the area to the south. However, a commercial designation is not currently consistent with the Master Plan for Future Land Use without a Special Land Use Approval from the Planning Commission.
- B. Staff is recommending approval of the site plan as submitted contingent upon the issuance of a Special Land Use Permit and/or changing the zoning district from Heavy Manufacturing "G" District use to a Commercial "E" District use.

City Manager O'Toole stated the construction value of the office/warehouse is estimated to be \$1.1 million. Once the office/warehouse is built, expected tax revenue is expected to be approximately \$9,300 annually.

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site.

Staff report was posted on the City of Escanaba website for public review.

The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

City Manager O'Toole asked the Planning Commissioners to keep in mind the following standards and questions (findings of facts):

In accordance with Chapter 18. Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

1. Is the development designed to integrate well with adjacent developments?
2. Is the development designed to minimize nuisance impacts on adjoining parcels?
3. Is the development designed to ensure safe and functional traffic access and parking?
4. Is the development designed to minimize impacts on sensitive environmental resources?

Vice Chairperson Connor questioned if a Special Land Use was approved, would the property still be rezoned? City Manager O'Toole stated the zoning change would not be needed, but in his opinion, needs to be pursued as there is an oversight in that area. The Special Land Use Permit, if granted, would be immediate effect. The zoning change would take some time to complete.

Brian Boucher appeared before the Planning Commission. He stated as of January 1, 2015, they will have 34 locations throughout Wisconsin and Michigan. They are hoping to have the corporate headquarters on North 30th Street. They have 170 employees. Team Wireless is a premium retailer for Verizon and they are strictly Verizon.

Commissioner Hellermann questioned their current location on 6th Avenue North and their intent on the building when vacated. Mr. Boucher stated he plans on leasing the space on 6th Avenue North and hopes to have the Arby's building renovated by December for their retail business. If approved, the headquarters would be completed by next fall.

Public Hearing was opened. Public Hearing was closed with no comments being heard.

A motion was made by Vice Chairperson Connor, seconded by Commissioner Smyth, to accept the site plan as submitted for 1008 North 30th Street and adjacent properties (11.20 acres +/-) with a recommendation to consider something else other than barberry bushes be planted which is an invasive species for landscaping purposes. Ayes were unanimous.

A motion was made by Commissioner Hellermann, seconded by Commissioner Webber, to recommend to the City Council rezoning of property located at and adjacent to 1008 North 30th Street comprising of 11.20 +/- acres or more located on North 30th Street from the 9th Avenue North right-of-way along the E & LS Railroad track. Ayes were unanimous.

A motion was made by Vice Chairperson Connor, seconded by Commissioner Hellermann, to grant a Special Land Use Permit as recommended by City Staff. Ayes were unanimous.

PUBLIC COMMENT

None.

NEW BUSINESS

1. Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – Meeting will be held October 22, 2014, at 6:30 p.m. to hear an appeal on side yard setback variance.
- B. Michigan (MEDC) Redevelopment Ready Communities Program – A Joint Meeting was conducted on 09/23/14 with the City Council, Planning Commission, Downtown Development Authority and the Historic District Commission. City Council passed a resolution and did sign a Memorandum of Understanding which was submitted to MEDC.
- C. Delta County Planning Commission Update – Vice Chairperson Connor stated a meeting was held on October 6, 2014, on a wind turbine amendment. Discussed when amendments were granted, text needs to be updated for a cost of \$400 so an application fee of \$1,500 will be assessed. Gladstone is having some problems with medical marijuana caregivers and having permits and inspections done on a monthly basis. A presentation was done by Heritage Garden Wind Farm. Discussed the ordinance language with windmill setbacks and how they are measured.
- D. Zoning/Land Use Permit Update – See below:

ZONING PERMITS REPORT
January 1, 2014 thru October 2, 2014

3	NEW RESIDENTIAL HOME	\$735,000
34	RESIDENTIAL REMODELS	\$624,140
3	NEW COMMERCIAL	\$830,000
5	COMMERCIAL REMODELS	\$2,142,500
1	CHANGE OF USE	\$100,000
	HOME OCCUPATION	\$0
	LAND USE PERMIT	\$0
3	DEMOLITION PERMIT	\$26,500
39	TOTAL	\$4,458,140

- E. Various – None.

GENERAL PUBLIC COMMENT

None.

COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS

Commissioner Webber stated changes are taking place at NewPage. Discussion was held on an economic impact that could happen with various changes.

ADJOURNMENT

A motion was made by Commissioner Roy Webber, seconded by Vice Chairperson Connor, to adjourn the meeting. The meeting adjourned at 6:35 p.m. Ayes were unanimous.

Thomas Warstler, Chairperson
Escanaba Planning Commission

James V. O'Toole, City Manager
City of Escanaba

Roy Webber, Secretary
Escanaba Planning Commission

**CITY OF ESCANABA PLANNING
COMMISSION**

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for October 9, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street.

The following item will be on the agenda:

**SITE PLAN REVIEW/ZONING DISTRICT CHANGE
REQUEST - Geepapa Enterprises, Inc. - 1008 North 30th
Street and 11.20 acres more or less located on North 30th
Street from the 9th Avenue North right-of-way along the
E&L.S. Railroad Track**

Geepapa Enterprises, Inc. is proposing to construct a corporate office headquarters on property that is located at 1008 North 30th Street. Currently the property is zoned Heavy (G) Manufacturing and the permitted use by right of an office building is not allowed. Therefore, the applicant is also requesting the zoning land use designation be changed from a Heavy (G) Manufacturing use to a Commercial (E) District use.

The Public is cordially invited to attend this meeting should you have any comments concerning any of the agenda items. If you have comments, but are unable to attend this meeting, please submit your written concerns to the City of Escanaba, City Manager's Office, P.O. Box 948, 410 Ludington Street, Escanaba, MI 49829 prior to October 9, 2014. All written correspondence will be read into the public record.

A copy of the proposed plans can be viewed at City Hall, 410 Ludington Street, Escanaba, MI 49829.

**Thomas Warstler, Chairperson
Escanaba Planning Commission**

10/1/14



U.S. GOVERNMENT PRINTING OFFICE: 2006 O 441111
The document was enclosed in sealed envelope that class postage fully prepaid and deposited in the U.S. Government mail.

Address of Property Owner: 16801 1/2 St
City: Escanaba
State: MI
Zip: 49829
Address to: CP

September 22, 2014

ESCANABA PLANNING COMMISSION
ESCANABA MICHIGAN 49829

Dear Property Owner/Occupant:

A regular scheduled meeting of the Escanaba Planning Commission has been scheduled for October 9, 2014, at 6:00 p.m. in the Council Chambers of the Escanaba City Hall/Library Complex, 410 Ludington Street. The following item will be on the agenda:

SITE PLAN REVIEW/ZONING DISTRICT CHANGE REQUEST –
Geepapa Enterprises, Inc. – 1008 North 30th Street and 11.20 acres
more or less located on North 30th Street from the 9th Avenue North
right-of-way along the E&L.S. Railroad Track

Geepapa Enterprises, Inc. is proposing to construct a corporate office headquarters on property that is located at 1008 North 30th Street. Currently the property is zoned Heavy (G) Manufacturing and the permitted use by right of an office building is not allowed. Therefore, the applicant is also requesting the zoning land use designation be changed from a Heavy (G) Manufacturing use to a Commercial (E) District use.

You are cordially invited to attend this meeting should you have any comments concerning this project. If you have comments, but are unable to attend this meeting, please submit your written comments to the City of Escanaba Planning Commission prior to October 9, 2014. All written and signed comments will be read into the public record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling the City of Escanaba at (906) 786-9402. A copy of the proposed site plan for the referenced project can be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI, Monday through Friday, 7:30 a.m. to 4:00 p.m.

Sincerely,

Tom Warstler, Chairperson
Escanaba Planning Commission

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.



DELTA COUNTY
Commerce Center

230 Ludington Street
Escanaba, Michigan 49829
(906) 786-2192 | Fax (906) 786-8830
www.deltami.org

October 8, 2014

Mr. Jim O'Toole
City of Escanaba Manager
410 Ludington Street
Escanaba, MI 49829

RE: Delta County Commerce Center Letter of Support for Geepapa Enterprises, Inc.

Dear Jim:

The organizations of the Delta County Commerce Center submit this letter of support for the corporate office headquarters and storage facility on North 30th Street for Geepapa Enterprises, Inc.

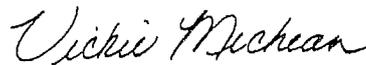
Team has a long and proud history in our area and the entire U.P. In addition to technology solutions, they have provided meaningful jobs for many people for many years. We have proudly supported their continued expansion and are delighted they have picked Escanaba as the place for their world wide headquarters.

We encourage the Planning Commission to approve Geepapa's plans for expansion. We believe the resulting efforts of this will improve the economic climate in Delta County and beyond.

On behalf of the organizations of the Commerce Center, we remain sincerely yours,



Vicki Schwab
Director
Delta County Economic Development Alliance
Commerce



Vickie Micheau
Executive Director
Delta County Chamber of

Together, We're Better!

Chamber of Commerce | Builders Exchange | Economic Development Alliance | Convention and Visitors Bureau

NB#1
CC 11/20/14

Memorandum

November 12, 2014

To: Jim O'Toole

From: Blaine R. DeGrave

Subject: Condemnation hearing concerning the structure located at 630 1st Avenue South.

Please find attached a "Statement of Defect" concerning the condition of the structure located at 630 1st Avenue South, currently owned by Todd and Maria Caron.

It is respectfully requested that you review this statement and consider bringing to the City Council my request for a public condemnation hearing on this structure and to approve the request for proposals (RFP) on cost for the demolition of this structure.

Listed below is the "Property Maintenance Code" on condemnation for reference.

PM - 110.1 General: Any dwelling, rooming house or other structure covered by the provisions of this code may be condemned as unfit for human habitation or a public nuisance in that it or they are a nuisance to public health and/or safety, by the City Council. Such condemnation shall occur only after a detailed report by the code official is filed with and submitted to the City Manager with his/her recommendations to the City Council. If the City Council decides to proceed with the condemnation it shall set a date and time for a public hearing on the matter not less than four (4) weeks after the date of the meeting which it decides to proceed. The City Manger shall have the name of the owners and any interested parties determined from the property records in the office of the County Register of Deeds or the City Assessor Office. Written notice of the proposed condemnation action shall be served on the owner and any others having an interest, setting forth the date, time and place of the public hearing, a legal description of the property, a statement of the defects in the building(s) or structure(s), and a statement of what must be done to the buildings or structures to place them in a condition so they are no longer a public nuisance to the public health and/or safety. Such notices may be served on the interested party or parties in person, or by certified mail, or if unknown or whereabouts unknown, by posting for not less than ten (10) days in two (2) conspicuous places on the buildings or structures in question.

If a property owner, by his/her own decision or in compliance with a condemnation order of the City Council, proposes to proceed with demolition of any building or structure, he/she shall apply to the Building Inspector for a demolition permit as provided for in the Uniform building Code. Such permit shall be taken out in the name of the owner of the property at the time of the condemnation proceedings. The permit shall list the name and residence address of the owner, the name of the demolition contractor if there be one, the time the property is to be cleared of the buildings and structures, both starting and completion date. The permit shall also require that the premises be cleaned up by removal of all scrap material and rubbish, and basement or other depression be filled in and the lot left clean and level. If the demolition is not to be performed by a bonded contractor, the code official may, if in his/her opinion in circumstances and conditions make it desirable so to do, require a cash deposit of not less than fifty dollars (\$50.00) or more than one thousand dollars (\$1,000), as a guarantee of the faithful performance of the terms of the demolition permit. The amount of such cash deposit shall be returned to the applicant upon completion of the work to the satisfaction of the code official. At no time will the completion date of a building or structure exceed ninety (90) days from date of condemnation.

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.

November 12, 2014

Building Narratives/Statistics

The owners of record of the building are Todd E. and Maria L. Caron.
4954 Windsong 18.23 Drive
Escanaba, MI 49829

RE: 630 1st Avenue South, Escanaba, MI 49829

Legal Description: Lots 7-9 incl. Blk 30 Original Plat 115 South 7th Street OPRA District 9
Parcel Number: 051-010-2929-307-008

Records indicate the Caron's purchased or were gifted the building in 1/31/1993 with a purchase price of \$ 0.

The building is located at 630 1st Avenue South, Escanaba, MI 49829

The building is a single story, commercial storage building built on a slab with masonry construction and brick exterior built in approximately early yr. 1900.

The building has an exterior footprint of 150X160 or approximately 24,000 sq. ft. with 16' high exterior walls.

The property is on file with the City Assessor's Office as being a 150 foot by 160 foot parcel.

The 2014 State Equalized Value of the building is \$48,587.

Statement of Defects and Remedies Needed

DEFINITIONS:

"Approved" - Approved by the Code Official.

"Basement" - That portion of a structure which is partly or completed below grade.

"Bathroom" - A room containing plumbing fixtures including a bathtub or shower.

"Building" - means any structure designed or built for the enclosure, shelter or protection of person, animals, chattels or property of any kind.

"Building Code" - The building code officially adopted by the legislative body of this jurisdiction, or other such codes officially designated by the legislative body of the jurisdiction for the regulation of construction, alteration, addition, repair, removal, demolition, location, occupancy and maintenance of buildings and structures.

"Code Official" - Means the head of the City Community Preservation or the designee of that person.

"Condemn" - To adjudge unfit for occupancy.

"Construction Documents" - All the written, graphic and pictorial documents prepared or assembled for describing the design, location and physical characteristics of the elements of the project necessary for obtaining a building permit. The construction drawings shall be drawn to an appropriate scale.

"Dwelling" – means one (1) or more rooms with bathroom and principal kitchen facilities designed as a self-contained unit for occupancy by one (1) family for living, cooking and sleeping purposes. The existence of a food preparation area within a room or rooms shall be evidence of the existence of a dwelling unit.

"Dwelling, multiple family" - "Multiple family dwelling" means a building or portion thereof containing three (3) or more dwelling units and designated for or occupies as the home of three (3) or more families living independently of each other.

"Dwelling, single-family" – Single-family dwelling means a detached building containing one (1) dwelling unit and designed for or occupied by only one (1) family.

"Dwelling, two-family" – Two-family dwelling means a detached building containing one (1) dwelling unit and designed for or occupied by only one (1) family.

“Exterior Property” – The open space on the premises and on adjoining property under the control of owners or operators of such premises.

Extermination – The control and elimination of insects, rats or other pests by eliminating their harborage places; by removing or making inaccessible materials that serve as their food; by poison spraying, fumigating, trapping or by any other approved pest elimination methods.

“Infestation” – The presence, within or contiguous to, a structure or premises of insects, rats, vermin or other pests.

“Let for Occupancy of Let” – To permit possession or occupancy of a dwelling, dwelling unit, rooming unit, building or structure by a person who is or is not the legal owner of record thereof, pursuant to a written or unwritten lease, agreement or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of the land.

“Occupancy” – The purpose for which a building or portion thereof is utilized or occupied.

“Occupant” – Any person living or sleeping in a building; or having possession of a space within a building.

“Owner” - means any person having an ownership interest in a premise as shown on the latest City of Escanaba tax records.

“Person” - means a corporation, association, partnership, trust, firm or similar activity as well as an individual.

“Plumbing” – The practice, materials and fixtures utilized in the installation, maintenance, extension and alteration of all piping, fixtures, appliances and appurtenances.

“Plumbing Fixture” – A receptacle or device which is either permanently or temporarily connected to the water distribution system of the premises, and demands a supply of water therefrom; or discharges waste water, liquid-borne waste materials, or sewage either directly or indirectly to the drainage system of the premises; or which requires both a water supply connection and a discharge to the drainage system of the premises.

“Premises” – A lot, plot or parcel of land including any structures thereon.

“Public Nuisance” – Includes the following:

1. The physical condition or occupancy of any premises regarded as a public nuisance at common law; or
2. Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
3. Any premises that has unsanitary sewage or plumbing facilities; or
4. Any premises designated as unsafe for human habitation; or
5. Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property; or

6. Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
7. Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has uncontrolled growth of weeds; or
8. Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

“Registered Design Professional” – An architect or engineer, registered or licensed to practice professional architecture or engineering, as defined by the statutory requirements of the professional registration laws of the state in which the project is to be constructed.

“Rubbish” – Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, tin cans, metals, mineral matter, glass, crockery and dust and other similar materials.

Structure – That which is built or constructed or a portion thereof.

“Toilet Room” – A room containing a water closet or urinal but not a bathtub or shower.

“Ventilation” – The natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

“Workmanlike” – Executed in a skilled manner, e.g., generally plumb, level, square, in line, undamaged, and without marring adjacent work.

“Yard” – An open space on the same lot with a structure.

PM-108.1 General: When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.

DETERMINATION: The building located at 630 1st Avenue South is by definition an unsafe structure because of the following conditions: The building is an unsafe structure due to the extensive damage caused by the roof collapse due to what may have been excessive snow loads. The exterior wall structure along 1st Avenue South and the overhead door show damage caused by the collapse. This same roof structure also failed in 2013 causing sever damage but had been repaired. Portions of the exterior wall surfaces along 1st Avenue South and 7th street show deterioration along the entire upper wall, which appear to be bulging indicating unstable

conditions in these areas. Collapse of the brick may occur if repair and maintenance are not taken to stabilize these areas.

Additionally, Michigan Law, MCL 125.359 defines a dangerous building as a building or structure that has one or more of the following defects or has one or more of the following conditions:

- A. A portion of the building or structure is damaged by fire, wind, flood or other cause so that the structural strength or stability of the building or structure is appreciable less than it was before the catastrophe and does not meet the minimum requirements of this act or a building code of the City, Village, or Township in which the building or structure is located for a new building or structure, purpose, or location.

It is the belief of the City Administration that the building has been severely damaged by the collapse of the roof and other causes which has in turn compromised the structural strength or stability of the building in that the structure is appreciably less stable than it was before the catastrophe and does not meet the minimum requirements of the State Statute and the Life Safety Code of the National Fire Protection Association Section 101, the property Maintenance Code of the City of Escanaba and the Building Code of Delta County.

- B. A part of the building or structure is likely to fall, become detached or dislodged, or collapse and injure persons or damaged property.

It is the belief of the City Administration that the building walls will continue to deteriorate and could injure persons or damage property.

- C. A portion of the building or structure has settled to such an extent that walls or other structural portions of the building or structure have materially less resistance to wind than is required in the case of new construction by this act or a building code of the City, village, or township in which the building or structure is located.

It is the belief of the City Administration that the defects in the structure elements of the building have materially less resistance to wind than is required in the case of new construction.

- D. The building or structure, or a part of the building or structure, because of dilapidation, deterioration, decay, faulty construction, or the removal or movement of some portion of the ground necessary for the support, or for other reasons, is likely to partially or completely collapse, or some portion of the foundation or underpinning of the building or structure is likely to fall or give way.

It is the belief of the City administration that the building because of dilapidation, deterioration, decay, faulty construction or damage that it is likely to partially or completely collapse or fall or give way.

- E. The building, structure, or a part of the building or structure is manifestly unsafe for the purpose for which it is used. (commercial)

- F. The building or structure is damaged by fire, wind, or flood, or is dilapidated or deteriorated and becomes an attractive nuisance to children who might play in the building or structure to their danger, or becomes a harbor for vagrants, criminals, or immoral person, or enables persons to resort to the building or structure for committing a nuisance or an unlawful or immoral act.

It is the belief of the City Administration the building has been damaged by the roof collapse and is dilapidated and deteriorated and has become an attractive nuisance in the neighborhood.

PM- 108.1.1 Unsafe Structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

REMEDY: Repair all areas of the structure to a defective free condition.

PM - 108.1.2 Unsafe Equipment: Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers or other equipment on the premises or within the structure which is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

REMEDY: The equipment in the building, including heating equipment, electrical wiring, and plumbing are believed to be in disrepair or are not maintained in a condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure. Repair all such equipment to a defective free condition.

PM - 108.1.3 Structure Unfit for Human Occupancy: A structure is unfit for

human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

REMEDY: Repair all areas of the structure to a defective free condition and maintained in a clean and sanitary condition.

PM-301.3 Vacant Structures and Land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

REMEDY: The building is currently not being maintained in a clean, safe, secure, and sanitary condition and is causing a blighting problem in the neighborhood and is adversely affecting the public health and safety of the neighborhood. The building must be brought up to a condition that is considered clean, safe, secure, and sanitary or removed through demolition.

PM - 303.1 Sanitation: All exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.

REMEDY: All exterior property and premises must be maintained in a clean, safe, and sanitary condition.

PM - 304.1 General: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

REMEDY: The exterior of the structure must be maintained in good repair, structurally sound and sanitary so as to not pose a threat to public safety or welfare.

PM – 304.5 Exterior Walls and Surfaces. All exterior walls shall be free from holes, loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration. All wood and metal surfaces, including but not limited to, window frames, doors, door frames, cornices, porches and trim shall be maintained in good condition. Peeling, flaking and chipping paint shall be eliminated and surfaces repaired.

REMEDY: All exterior surfaces to include all of the brick façade, doors, windows and frames must be free from deterioration and damage and maintained in a weatherproof condition and properly surface coated.

PM - 304.6 Roofs and Drainage:

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof water shall not be discharged in a manner that creates a public nuisance.

REMEDY: The collapse area of the roof system must be repaired to a defective free condition and all flashing must be sound, tight and not have defects that admit rain.

PM - 304.9 Chimneys and Towers: All chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

REMEDY: All chimneys and towers must be maintained structurally safe and sound and in good repair.

PM – 304.10. Handrails and Guards. Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition. Every exterior and interior flight of stairs having more than four (4) risers, and every open portion of a stair, landing or balcony which is more than 30 inches (762 mm) above the floor or grade below shall have guards. Handrails shall not be less than 30 inches (762 mm) nor more than 42 inches (1067 mm) high, measured vertically above the nosing of the tread or above the finished floor of the landing or walking surfaces. Guards shall not be less than 30 inches (762) high above the floor of the landing or balcony. All stairways, decks, porches and balconies shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

REMEDY: If applicable all hand rails and guards must be installed throughout the building where required.

PM - 304.11 Window and Door Frames: Every window, door and frame shall be kept in sound condition, good repair and weather tight.

REMEDY: All damaged windows and door frames must be replaced or repaired to a defective

free condition.

PM - 304.11.1 Glazing: All glazing materials shall be maintained free from cracks and holes.

REMEDY: If applicable all windows that are damaged shall be repaired and maintained from cracks and holes.

PM - 304.11.2 Openable Windows: Every window, other than a fixed window, shall be easily operable and capable of being held in position by window hardware.

REMEDY: All windows and door frames on the entire structure must meet the requirements of PM-304.11, 304.11.1 and 304.11.2

PM-304.13 Doors: All exterior doors and hardware shall be maintained in good condition. Locks at all entrances to dwelling units, rooming units and quest rooms shall tightly secure the door.

REMEDY: All damaged exterior doors and hardware must be replaced or repaired to a defective free condition..

PM - 305.1 General: The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. Every occupant shall keep that part of the structure which such occupant occupies or controls in a clean and sanitary condition. Every owner of a structure containing a rooming house, a hotel, a dormitory, two or more dwelling units or two or more nonresidential occupancies, shall maintain, in a clean and sanitary condition, the shared or public areas of the structure and exterior property.

REMEDY: The entire interior of the structure and all equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition.

PM - 305.2 Structural Members: The supporting structural members of every structure shall be maintained structurally sound, and be capable of supporting the imposed loads.

REMEDY: The supporting structural members and all load bearing walls and partition walls must be brought to a structural sound condition and capable of supporting imposed loads.

PM - 305.3 Interior Surface: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling paint, cracked or loose plaster, decayed wood, and other defective surface conditions shall be corrected.

REMEDY: All interior surfaces including windows and doors, walls and floors, ceilings and like surfaces must be brought to a maintained condition free of peeling paint, cracked or loose plaster, decayed wood or other defective surface conditions.

PM - 305.5 Stairs and Railings: All interior stairs and railings shall be maintained in good condition and good repair.

REMEDY: Interior stairs and railing which are capable of supporting normally imposed loads must be installed, if required.

PM - 305.6 Handrails and Guards: Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

REMEDY: If applicable, interior handrails and guards which are capable of supporting normally imposed loads must be installed if required.

PM - 306.1 Accumulation of Rubbish or Garbage: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.

REMEDY: The exterior property and premises and the interior of the structure must be free of any accumulation of rubbish or garbage.

PM - 604.3 Electrical System Hazards: Where it is found that an electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the Code Official should require the defects to be corrected to eliminate the hazard.

REMEDY: Repair or replace all damaged electrical service lines and repair all such equipment to a defective free condition.

PM - 605.1 Installation: A person shall not alter, maintain, service or repair or cause to permit

the installation, altering, maintaining, servicing or repairing of electrical equipment in or on any building, structure, or part thereof, or on any premises, if by the person's actions the work does not conform with the latest edition of the National Electric Code and the rules and regulations of the State of Michigan and City of Escanaba. Every owner or operator shall be responsible for identifying all circuits in each electrical circuit panel.

REMEDY: The building's electrical facilities must be upgraded and maintained according to PM-604.3 and PM- 605.1 so that all improper fusing, insufficient outlets, improper wiring or installation, or deteriorated and damaged wiring are eliminated. A State of Michigan Electrical permit must be obtained and inspected by the State of Michigan and approved by the State of Michigan electrical inspector.

The above list is not exclusive.

This matter is being referred to the Escanaba City Council with a request that:

- 1) A public condemnation hearing be scheduled on January 7, 2014.
- 2) The building be deemed as a "Public Nuisance" as defined under "Property Maintenance Code"

PM 302.0 Definitions "**Public Nuisance**" – Includes the following:

The physical condition or occupancy of any premises regarded as a public nuisance at common law; or
Any physical condition or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations and unsafe fences or structures; or
Any premises that has unsanitary sewage or plumbing facilities; or
Any premises designated as unsafe for human habitation; or
Any premises that is manifestly capable of being a fire hazard, or is manifestly unsafe or unsecure so as to endanger life, limb or property; or
Any premises from which the plumbing, heating or facilities required by this code have been removed, or from which utilities have been disconnected, destroyed, removed or rendered ineffective, or the required precautions against trespassers have not been provided; or
Any premises that is unsanitary, or that is littered with rubbish or garbage, or that has uncontrolled growth of weeds; or
Any structure that is in a state of dilapidation, deterioration or decay; faulty construction; overcrowded; open, vacant or abandoned; damaged by fire to the extent so as not to provide shelter; in danger of collapse or failure; and dangerous to anyone on or near the premises.

- 3) The building be deemed unsafe as defined by "Property Maintenance Code" PM – 108.1 Unsafe Structure as stated below.

PM- 108.1.1 Unsafe Structure: An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe, or of such faulty construction or unstable foundation, that partial or complete collapse is likely.

- 4) The building be deemed "Unfit for Human Occupancy" as defined by "Property Maintenance Code" PM – 108.3 as stated below.

PM - 108.1.3 Structure Unfit for Human Occupancy: A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Sincerely,

Blaine R. DeGrave
Community Preservation Department
City of Escanaba
(906) 786-9402 bdegrave@escanaba.org

ATTACHMENTS:

Title Search Information
Assessors Information
Detailed Tax Information
Council Meeting Minutes for August 21, 2014
Letter: PM-108.1.1 Unsafe Structure July 11, 2014.
Citation: July 8, 2014
Citation: July 2, 2014
Citation: June 30, 2014
Correction Notice: June 20, 2014
Notice of Violation Weeds June 4, 2014
Notice of Violation Unsafe Structure May 13, 2014
Notice of Violation Sidewalks/Snow February 4, 2014
Notice of Violation Sidewalks/Snow January 29, 2014
Notice of Violation Sidewalks/Snow March 6, 2008
Notice of Violation Weeds July 31, 2007
Notice of Violation Weeds June 1, 2004
Notice of Violation Weeds September 24, 2003

Notice of Violation Weeds August 15, 2003

Notice of Violation Weeds June 17, 2003

Notice of Violation Weeds June 5, 2003

Notice of Violation Weeds July 19, 2002

TITLE SEARCH

Prepared by:
DELTA ABSTRACT & TITLE AGENCY, INC.
201 LUDINGTON ST., P.O. BOX 585
ESCANABA MICHIGAN 49829
PHONE: (906) 786-3582 FAX: (906) 786-3581

Order No.: 731569

DESCRIPTION OF REAL ESTATE

LAND SITUATED IN THE CITY OF ESCANABA, DELTA COUNTY, MICHIGAN

Lots 7, 8 and 9 of Block 30 of the Original Plat of the City of Escanaba, according to the plat thereof, as recorded in Liber A of Deeds, Page 74, Delta County Records.

A SEARCH OF THE RECORDS OF THE DELTA COUNTY REGISTER OF DEEDS BETWEEN THE DATES FEBRUARY 1, 1993 AT 8:00 A.M. AND AUGUST 7, 2014 AT 8:00 A.M. DISCLOSED THE FOLLOWING:

1. QUIT CLAIM DEED-----Liber 395, Page 392

2. MORTGAGE-----Liber 785, Page 600

3. Tax I.D.#(s): 21-051-010-2929-307-008 Examiner: AC RD

2014 Summer Tax: \$1,250.93

2013 Winter Tax: \$1,116.32

Property Address: 630 1st Avenue South, Escanaba, Michigan 49829

4. Note: Tax I.D.# (s) are shown for information purposes as a courtesy and SHOULD BE VERIFIED AS TO ACCURACY.

5. Taxes through the year of 2012 are paid.

6. Taxes for the year 2013 are Due and Payable. Contact County Treasurer for amount.

7. Taxes for the year of 2014 were not examined.

8. Special Assessments and Utilities were not examined.

9. Personal Property Taxes were not examined.

10. Except any taxes which are a lien pursuant to Public Act 143 of 1995 and any other taxes and/or assessments which become a lien or become due or payable subsequent to the effective date.

Except any taxes and assessments which become due and payable, including taxes or assessments which may be added to the tax rolls or tax bill as a result of the taxing authority disallowing or revising an allowance of a tax exempt status.

MINERALS AND/OR MINERAL RIGHTS HAVE NOT BEEN RESEARCHED AND ARE NOT INCLUDED IN THIS SEARCH.

THIS IS A SEARCH AND IS NOT TO BE CONSTRUED TO INSURE OR ASSURE MARKETABILITY OF TITLE. NO GUARANTEE IS GIVEN HEREIN AS TO BOUNDARY LINES, ITEMS NOT RECORDED IN THE DELTA COUNTY REGISTER OF DEEDS, INCLUDING BUT NOT LIMITED TO BANKRUPTCIES, JUDGMENTS OR COURT ACTIONS NOR ANY MATTERS APPEARING OF RECORD PRIOR TO THE CERTIFICATION DATE. THIS IS NOT TO BE USED FOR ENVIRONMENTAL SEARCH MATTERS.

LIENS RECORDED PRIOR TO THE CERTIFICATION DATE HAVE NOT BEEN CHECKED AND ARE NOT CERTIFIED HEREIN UNLESS SPECIFICALLY STATED. LIENS WITHIN THE CERTIFICATION DATE, WHICH HAVE BEEN DISCHARGED, AND TERMINATED NOTICE OF COMMENCEMENTS ARE NOT INCLUDED IN THIS SEARCH. CERTIFICATES OF FORFEITURE OF REAL PROPERTY FOR WHICH A CORRESPONDING COUNTY TREASURER REDEMPTION CERTIFICATE HAS BEEN RECORDED, ARE NOT INCLUDED IN THIS SEARCH.

ANY LIABILITY INCURRED DUE TO RELIANCE ON THIS SEARCH IS LIMITED TO THE AMOUNT PAID TO DELTA ABSTRACT & TITLE AGENCY FOR THIS SEARCH. WHEN PAYMENT IS TENDERED FOR THIS SEARCH, THE CLIENT ACKNOWLEDGES AGREEMENT WITH THE TERMS AND CONDITIONS LISTED HEREIN.



AUTHORIZED SIGNATORY

DELTA COUNTY

LIBER 395 PAGE 392

93 FEB -1 AM 11:23

Walter G. Thomas
REGISTER OF DEEDS

The Grantor(s) EDWARD A. CARON and ELAINE D. CARON, husband and wife, d/b/a E & M Enterprises,* whose address is 900 First Avenue South, Escanaba, Michigan 49829, quit-claim(s) to TODD E. CARON and MARIA L. CARON, husband and wife, d/b/a E & M ENTERPRISES, as tenants by the entireties, whose address is 1418 First Avenue South, Escanaba, Michigan 49829, the following described premises situated in the City of Escanaba, County of Delta and State of Michigan:

Lots Seven (7), Eight (8), and Nine (9) of Block Thirty (30) of the Original Plat of the City of Escanaba, according to the plat thereof, as recorded in Liber A of Deeds, Page 74, Delta County Records.

(Edward A. Caron previously doing business as E & M Enterprises).

for the sum of less than One Hundred Dollars (\$100.00).

Dated this 31st day of January, 19 93

Signed in presence of:

Donald F. Lemire
*Donald F. Lemire

Diane M. Krebs
*Diane M. Krebs

Signed by:

Edward A. Caron
* EDWARD A. CARON, d/b/a E & M Enterprises

Elaine D. Caron
*ELAINE D. CARON

STATE OF MICHIGAN. }
COUNTY OF DELTA } ss.

The foregoing instrument was acknowledged before me this 31st day of January 19 93, by Edward A. Caron & Elaine D. Caron.

Diane M. Krebs
* Diane M. Krebs
Notary Public, Delta County, Michigan
My commission expires: 02/20/94

When Recorded Return To:

Todd E. Caron
(Name)
1418 First Avenue South
(Street Address)
Escanaba, Michigan 49829
(City and State)

Send Subsequent Tax Bills To:

Todd E. Caron
1418 First Avenue So.
Escanaba, MI 49829

Drafted By:

Donald F. Lemire
Attorney at Law
Business Address:
413 Ludington Street
Escanaba, MI 49829

LIBER 395 PAGE 392

dmk

Tax Parcel # _____ Recording Fee _____ Transfer Tax _____

* TYPE OR PRINT NAMES UNDER SIGNATURES.

7.9.93
Oris Etc
A-74

RECORDED 16 Nov 2004
AT 9:30 O'CLOCK AM
LIBER 785 PAGE 600-601
BY *[Signature]*
DELTA COUNTY REG. OF DEEDS

85-500.2302

MORTGAGE

THIS INDENTURE, made effective September 1, 2004.

WITNESSETH that TODD E. CARON and MARIA LUISA CARON, his wife, of 4954 Windsong 18.23, Escanaba, Michigan 49829,

hereinafter referred to as the Mortgagor, hereby mortgages and warrants to EDWARD CARON and ELAINE CARON, his wife, of 278 Bamboo Forest Place, Las Vegas, Nevada 89138,

hereinafter referred to as Mortgagee, the following described lands and premises situated in the City of Escanaba, County of Delta, and State of Michigan, viz:

Lots 7, 8 and 9 of Block 30 of the Original Plat of the City of Escanaba, having a mailing address of 115 South 7th Street, Escanaba, Michigan 49829.

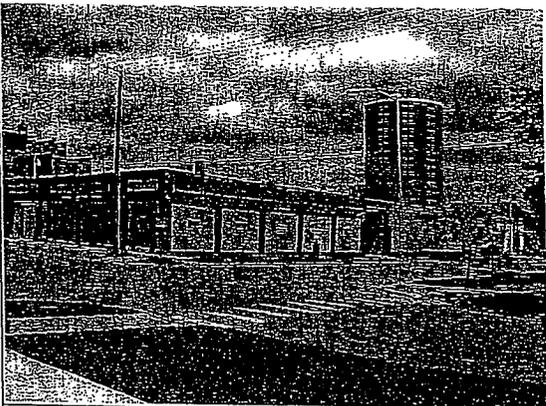
BUTCH, QUINN, ROSEAUROY, JARVIS, BUSH, BURKHART & PARKS, P.C.

Together with all tenements, hereditaments and appurtenances now or hereafter thereunto belonging, to secure the repayment of TWENTY-EIGHT THOUSAND TWO HUNDRED (\$28,200.00) AND NO/100 DOLLARS and TWENTY-FIVE THOUSAND (\$25,000.00) NO/100 DOLLARS, respectively, payable according to the terms of two Promissory Notes of even date; And the Mortgagor further covenants: To make all payments promptly and if any payment remains unpaid for ten (10) days after it becomes due and owing, all unpaid indebtedness, including principal and interest, shall, at the option of the Mortgagee, become forthwith due and owing without notice; Mortgagor shall pay when due all taxes on the premises and keep all buildings on the premises adequately insured against loss or damage by fire and windstorm with usual loss payable to Mortgagee, and Mortgagee shall be named as an additional insured on any such policy or policies; That in case of a default in paying taxes or insurance premiums, the Mortgagee may pay same and the sums so paid shall be added to the amount secured by this Mortgage and shall be due forthwith; That in case default is made in any payment or covenant, the Mortgagee is authorized to accelerate the entire remaining balance of principal and interest, foreclose this Mortgage either judicially or by advertisement and is authorized to sell the premises at public auction, pursuant to the statute in such case made and provided, and to make and deliver to the purchaser a good and sufficient deed, and out of the proceeds to retain all sums due hereon as well as the costs of such sale including reasonable attorneys' fees, rendering the surplus, if any, to the Mortgagor; That in case of foreclosure, the abstract, if any, shall belong to the Mortgagee.

Mortgagee may, at its option, declare immediately due and payable all sums secured by this Mortgage upon the sale or transfer, without the Mortgagor's prior written consent, of all or any part of the real property, or any interest in the real property which is the subject of this Mortgage. A sale or transfer means the conveyance of the real property or any right, title, or interest therein; whether legal, beneficial, or equitable; whether voluntary or involuntary; whether by outright sale, deed, installment sale, contract,

LIBER 0785 PAGE 600

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.		
CARON EDWARD	CARON TODD & MARIA	0	01/31/1993	QCD	QCD	395-392		0.0		
1ST NATIONAL BANK	CARON EDWARD	28,500	10/21/1987	WD	WD	310/185		0.0		
Property Address		Class: Commercial, 201		Zoning: 293	Building Permit(s)	Date	Number	Status		
115 SOUTH 7TH STREET		School: DISTRICT 21010								
Owner's Name/Address		P.R.E. 0%								
CARON TODD E & MARIA L CARON TODD & MARIE L 4954 WINDSONG 18.23 DR ESCANABA MI 49829		Map #:		2013 Est TCV Tentative						
Tax Description		X Improved		Vacant		Land Value Estimates for Land Table 93.COMM OFF MAIN				
LOTS 7 THRU 9 INCL BLK 30 ORIGINAL PLAT 115 SOUTH 7TH ST OPRA DIST 9		Public Improvements		Description		* Factors *		Value		
Comments/Influences		X Dirt Road		Frontage		Depth		Rate %Adj. Reason		
		X Gravel Road		150.00		160.00		300 106 DEPTH		
		X Paved Road		150 Actual Front Feet,		0.55 Total Acres		Total Est. Land Value =		
		X Storm Sewer						47,700		
		X Sidewalk						47,700		
		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								
		Who		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/ Other	Taxable Value
		When		2013	Tentative	Tentative	Tentative			Tentative
		What		2012	47,803	0	47,803			38,556C
		KD 06/26/2012 Data Enter		2011	49,281	0	49,281			37,543C
		KD 06/06/2011 Inspected		2010	0	44,639	44,639			36,916C
		KD 08/02/2004 Inspected								



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Licensed To: City of Escanaba, County of Delta, Michigan

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

2014 - 448,587

Desc. of Bldg/Section: Calculator Occupancy: Warehouse, Transit				<<<<< Calculator Cost Computations >>>>>			
Class: C				Class: C Quality: Average Percent Adj: +0			
Floor Area: 24,000 Stories Above Grd: 1 Average Sty Hght : 16 Bsmnt Wall Hght		Construction Cost		Base Rate for Upper Floors = 46.60			
		High	Above Ave.	X Ave.	Low		
Depr. Table : 2.25% Effective Age : 53 Physical %Good: 37 Func. %Good : 76 Economic %Good: 37		** ** Calculator Cost Data ** ** Quality: Average Adj: %+0 \$/SqFt:0.00 Heat#1: Space Heaters, Gas with Fan 100 Heat#2: Space Heaters, Gas with Fan 0% Ave. SqFt/Story: 24000 Ave. Perimeter Has Elevators:		(10) Heating system: Space Heaters, Gas with Fan Cost/SqFt: 0.00 100% Adjusted Square Foot Cost for Upper Floors = 46.60			
1900 Year Built Remodeled		*** Basement Info ***		1 Stories Number of Stories Multiplier: 1.000 Average Height per Story: 16 Height per Story Multiplier: 1.040 Ave. Floor Area: 24,000 Perimeter: 0 Perim. Multiplier: 1.000 Refined Square Foot Cost for Upper Floors: 48.46			
16 Overall Bldg Height		Area: Perimeter: Type: Finished/Office (No Rates) Heat: No Heating or Cooling		County Multiplier: 1.23, Final Square Foot Cost for Upper Floors = 59.611			
Comments:		* Mezzanine Info *		Total Floor Area: 24,000 Base Cost New of Upper Floors = 1,430,657			
		Area #1: Type #1: Office (No Rates) Area #2: Type #2: Office (No Rates)		Reproduction/Replacement Cost = 1,430,657 Eff. Age: 53 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 37 /37 /76 /37 /3.8 Total Depreciated Cost = 55,075			
		* Sprinkler Info *		ECF (COMM OFF MAIN) 0.870 => TCV of Bldg: 1 = 47,915 Replacement Cost/Floor Area= 59.61 Est. TCV/Floor Area= 2.00			
Area: Type: Average							
(1) Excavation/Site Prep:		(7) Interior:		(11) Electric and Lighting:		(39) Miscellaneous:	
(2) Foundation:		(8) Plumbing:		Outlets:		Fixtures:	
X	Poured Conc	Brick/Stone	Block	Many Above Ave.	Average Typical	Few None	X
				Total Fixtures 3-Piece Baths 2-Piece Baths Shower Stalls Toilets	Urinals Wash Bowls Water Heaters Wash Fountains Water Softeners		
(3) Frame:						X	Few Average Many Unfinished Typical
(4) Floor Structure:						X	Few Average Many Unfinished Typical
(5) Floor Cover:						Flex Conduit Rigid Conduit Armored Cable Non-Metalic Bus Duct	
						Incandescent Fluorescent Mercury Sodium Vapor Transformer	
(6) Ceiling:				(9) Sprinklers:		(40) Exterior Wall:	
						Thickness	Bsmnt Insul.
				(10) Heating and Cooling:		(13) Roof Structure: Slope=0	
		X	Gas Oil	Coal Stoker	Hand Fired Boiler	(14) Roof Cover:	

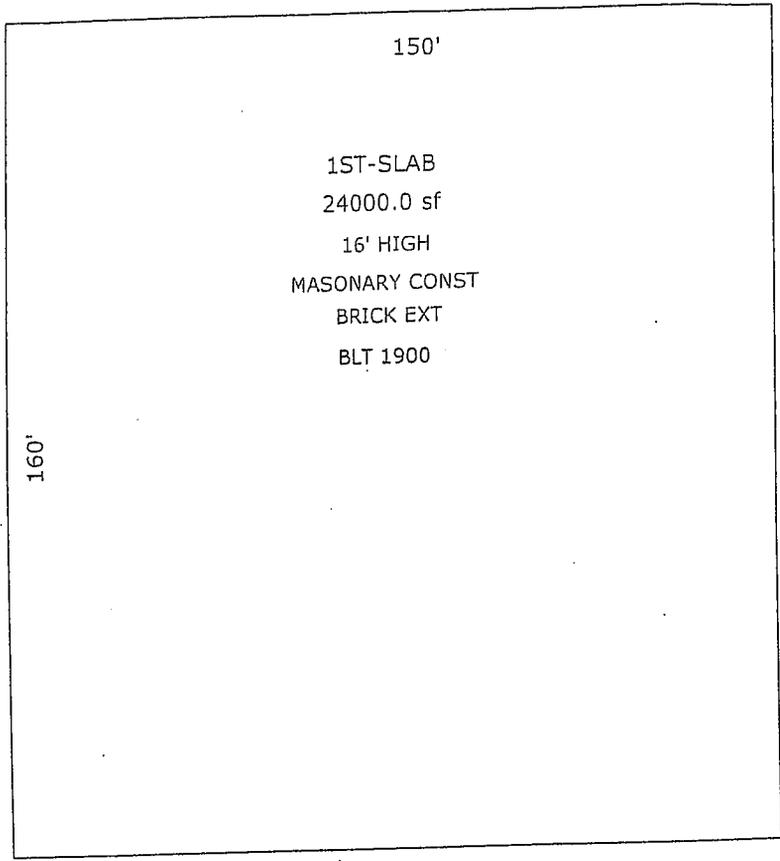
*** Information herein deemed reliable but not guaranteed***

SKETCH/AREA TABLE ADDENDUM

Parcel No 051-010-2929-307-008

PROJECT	Property Address 115 SOUTH 7TH STREET	County Delta	State MI	Zip 49829
	City ESCANABA			
	Owner CARON TODD E & MARIA L			
	Client	Client Address 115S7ST		
	Appraiser Name KEVIN DUBORD		Inspection Date DRAWN 6-26-12	

IMPROVEMENTS SKETCH

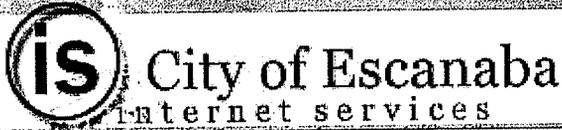


Scale: 1" = 37'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1ST-SLAB	1.00	24000.00	620.0	24000.00
Net LIVABLE Area (rounded w/ factors)					24000

Comment Table 1	
Comment Table 2	Comment Table 3



Logged in as: Anonymous User |
 [Change Unit](#) |
 Create an Account |
 Add to Favorites |
 Login |
 Help

[Main](#) >
 [Current Tax](#) >
 [Tax Information Search](#) >
 [Results](#) >
 [Details](#)

Related Details...

Property and Land

Back to Main

collapse the menu

Click this button to collapse the above menu to the top of the screen.

Detailed Tax Information

Printer friendly version

Parcel: 051-010-2929-307-008

[View this parcel on a map](#)

Property Address [collapse]
630 1ST AVENUE SOUTH ESCANABA, MI 49829

Owner Information [collapse]	
CARON TODD E & MARIA L 4954 WINDSONG 18.23 DR ESCANABA, MI 49829	Unit: 051

Taxpayer Information [collapse]
SEE OWNER INFORMATION

Legal Information for 051-010-2929-307-008 [collapse]
LOTS 7 THRU 9 INCL BLK 30 ORIGINAL PLAT 115 SOUTH 7TH ST OPRA DIST 9

Enter Future Interest Date:

****Note:** On March 1 at 00:00, local taxes become ineligible for payment at the local unit. The total due shown for prior year taxes is as of the annual settlement date with the County for that particular tax year and does not reflect any payments, fees, or interest accrual that may have occurred after the settlement date. For updated tax information, please check with the local County.

Use the +/- button to expand and collapse the Tax Detail Information.

Year / Season	Total Amt	Total Paid	Last Paid	Total Due
<input type="checkbox"/> 2014, Summer	\$1,300.97	\$0.00		\$1,300.97
<input type="checkbox"/> 2013, Winter	\$1,149.81	\$0.00		\$1,149.81 **Read Note Above
<input type="checkbox"/> 2013, Summer	\$1,378.00	\$0.00		\$1,378.00 **Read Note Above
<input type="checkbox"/> 2012, Winter	\$1,130.90	\$0.00		\$1,130.90 **Read Note Above
<input type="checkbox"/> 2012, Summer	\$1,250.50	\$0.00		\$1,250.50 **Read Note Above
<input type="checkbox"/> 2011, Winter	\$1,095.33	\$0.00		\$1,095.33 **Read Note Above
<input type="checkbox"/> 2011, Summer	\$1,465.59	\$0.00		\$1,465.59 **Read Note Above

NOV Payoff

\$ 2833.58

**OFFICIAL PROCEEDINGS
CITY COUNCIL
CITY OF ESCANABA, MICHIGAN
Regular Council Meeting
Thursday, August 21, 2014**

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

Present: Mayor Marc D. Tall, Council Members, Patricia A. Baribeau, Ronald J. Beauchamp, Ralph B. Blasier, and Michael R. Sattem

Absent: None

Also Present: City Manager James V. O'Toole, City Department Heads, media, and members of the public.

Deputy City Clerk Tammy Weissert gave the invocation and led Council in the Pledge of Allegiance.

Blasier moved, Beauchamp seconded, **CARRIED UNANIMOUSLY**, to approve Regular Meeting Minutes from August 7, 2014, and Special Meeting Minutes from August 13, 2014, as submitted.

ADJUSTMENTS TO THE AGENDA

Administration asked to move Agenda Item 2 after Announcements.

Beauchamp moved, Blasier seconded, **CARRIED UNANIMOUSLY**, to approve the City Council Agenda as amended.

CONFLICT OF INTEREST DECLARATION – None

AWARD PRESENTATION(S)

Mayor Tall provided Good News Awards to Kim Peterson, Judy Schroeder and Lourie Schuenke for the help and dedication with planning and organizing the Rock the Dock Series and promoting the community with outstanding public service efforts.

BRIEF PUBLIC COMMENT – None

PUBLIC HEARINGS – None

NEW BUSINESS

Approval – New Year's Eve Firework Display – Municipal Dock.

Administration sought Council approval to enter into a contract with Wolverine

City Council Minutes
August 21, 2014 – cont.

Fireworks Display, Inc. to furnish and install all labor, equipment, materials and insurance for the New Year's Eve fireworks display at the Municipal Dock in the amount of \$5,000. It was further requested Council authorize the contract amount to increase equal to community donations received for the fireworks display. Funding for this event was included in the current operating budget.

NB-1 Blasier moved, Sattem seconded, to approve to enter into a contract with Wolverine Fireworks Display, Inc. to furnish and install all labor, equipment, materials and insurance for the New Year's Eve fireworks display at the Municipal Dock in the amount of \$5,000, and to authorize the contract amount to increase equal to community donations received for the fireworks display.

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

Ayes: Blasier, Sattem, Baribeau, Beauchamp, Tall
Nays: None

MOTION CARRIED.

Update – Sale of the Power Plant – City Manager's Office.

Manager O'Toole updated the Council and public on the latest developments related to the sale of the Escanaba generating facility. He advised he received a letter from Escanaba Green Energy (EGE) that stated they had received notification from Corban that all documents were signed in London and notarized. Loan funds will be transferred into an account and proof of funds will be issued to EGE along with a closing schedule.

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

Todd Caron briefly spoke about property he owns at 630 1st Avenue South where the roof had collapsed due to ice buildup during the winter. He stated he has been receiveing notices from the City of Escanaba to do something with the structure. He just wanted to let City Council and the Manager know that he was not ignoring the problem and that he has been working with his Insurance Company.

ANNOUNCEMENTS – None

Discussion/Action- Collective Bargaining Agreement – Teamsters Local 406 – Public Safety Command Unit.

Discussion/Action- Collective Bargaining Agreement – Teamsters Local 406 – Public Safety PSO/Dispatch Unit.

Administration requested Council go into closed session to discuss a 3 year collective bargaining agreement between the City of Escanaba and Teamsters Local 406, Public Safety Command Unit, and Teamsters Local 406, Public Safety PSO/Dispatch Unit.

Baribeau moved, Blasier seconded, to go into closed session to discuss a 3 year collective bargaining agreement between the City of Escanaba and Teamsters Local 406, Public Safety Command Unit, and Teamsters Local 406, Public Safety PSO/Dispatch Unit.

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

Ayes: Baribeau, Blasier, Beauchamp, Sattem, Tall
Nays: None

MOTION CARRIED.

The time was 7:15 p.m.

Council came back into open session at 7:44 p.m.

NB-3 Blasier moved, Sattem seconded, to approve a 3 year Collective Bargaining Agreement with the Teamsters Local 406 – Public Safety Command Unit.

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

Ayes: Blasier, Sattem, Baribeau, Beauchamp, Tall
Nays: None

MOTION CARRIED.

No action was taken on the 3 year Collective Bargaining Agreement with the Teamsters Local 406 – Public Safety PSO/Dispatch Unit due to the Union not ratifying the agreement.

Hearing no further public comment, the Council adjourned at 7:48 p.m.

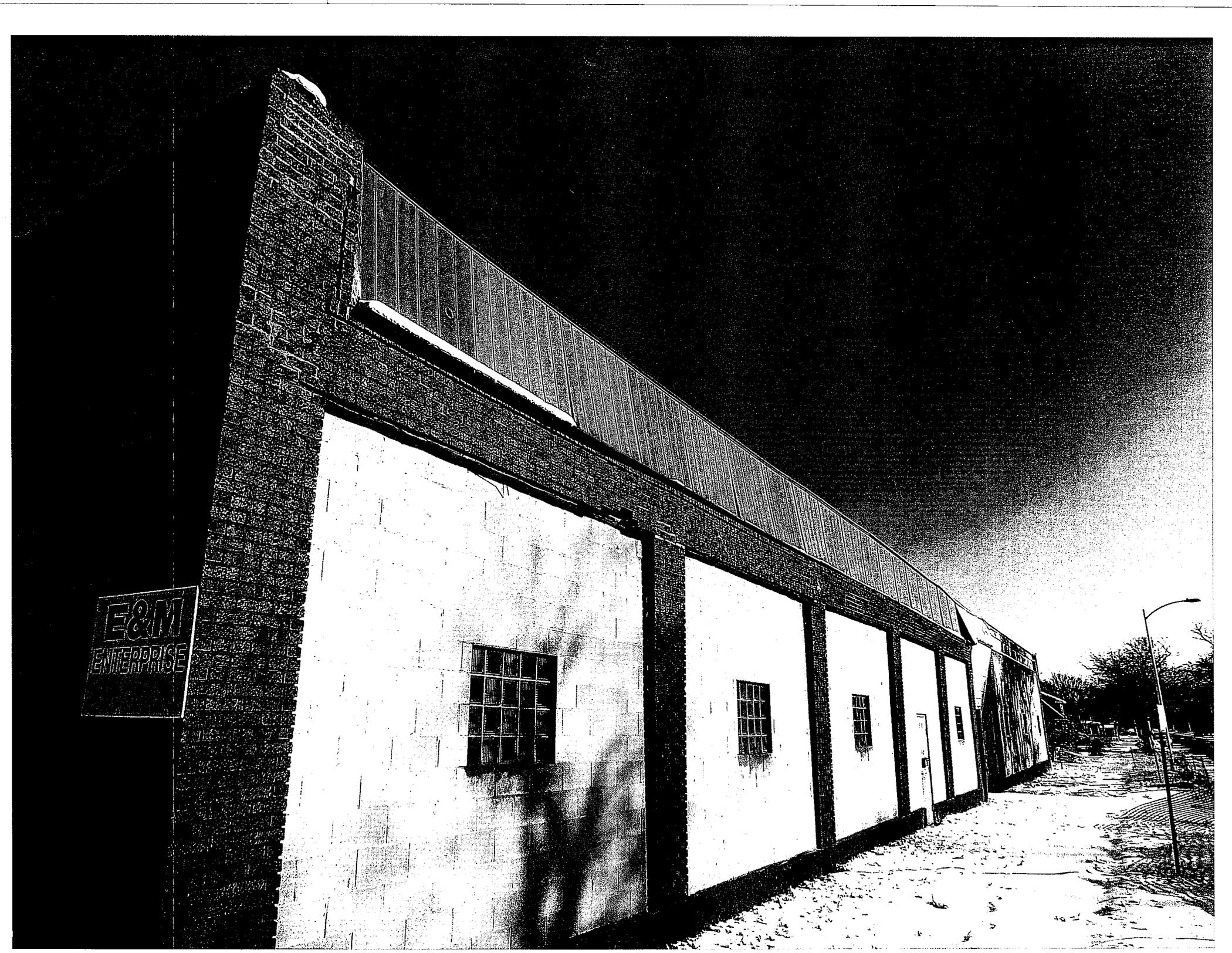
Respectfully submitted,

Tammy Weissert
Deputy City Clerk

Approved: _____
Marc D. Tall, Mayor

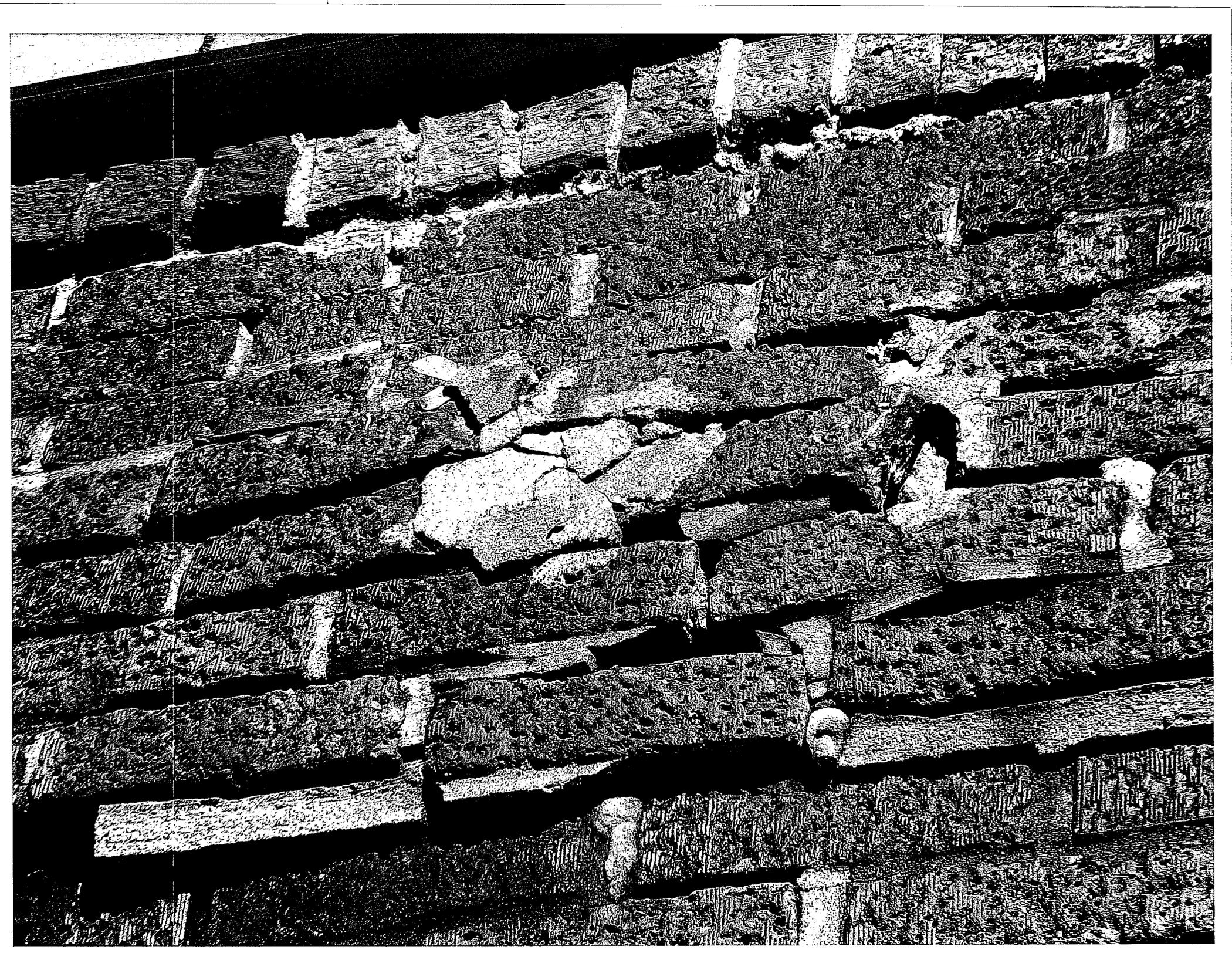


E&M
ENTERPRISE

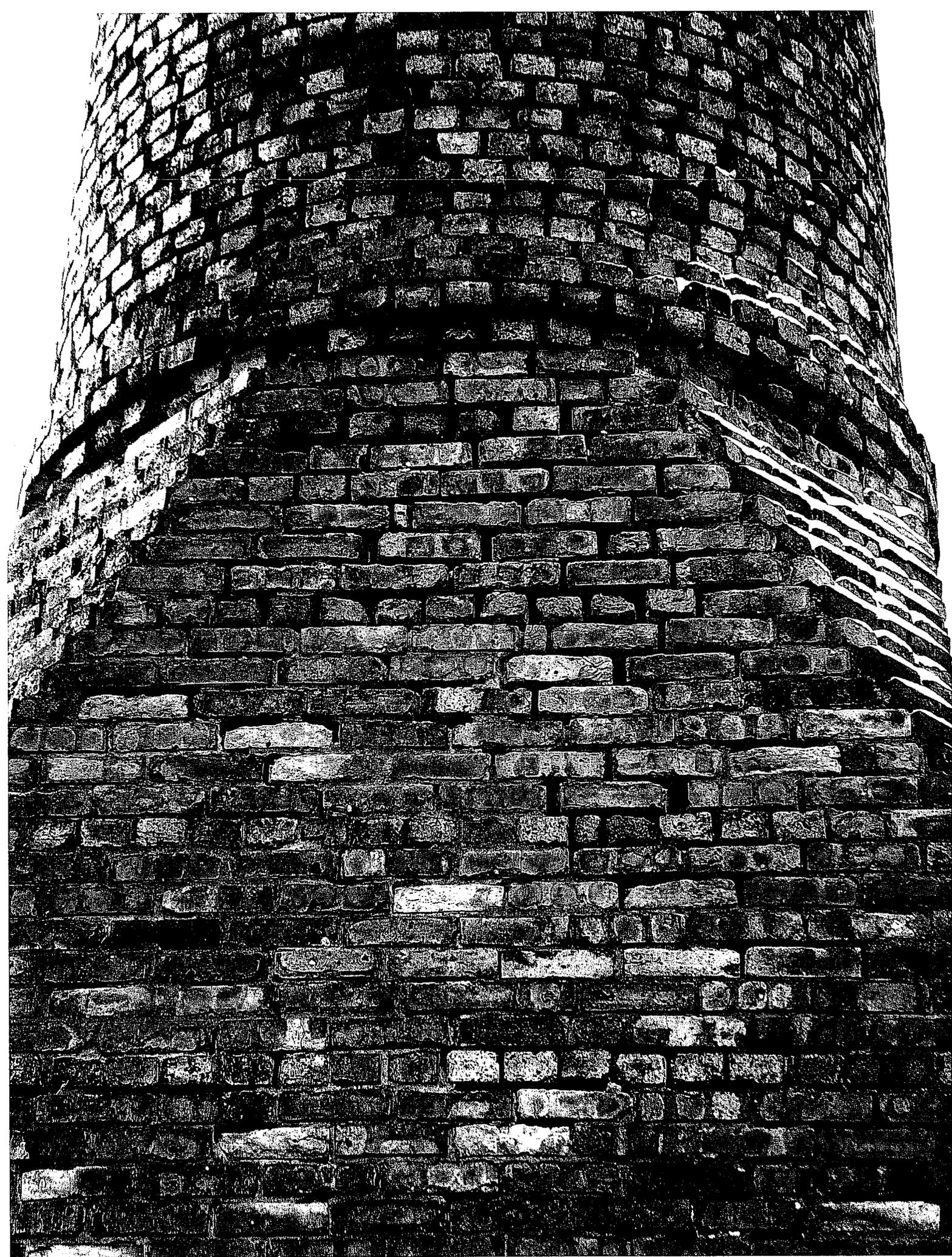


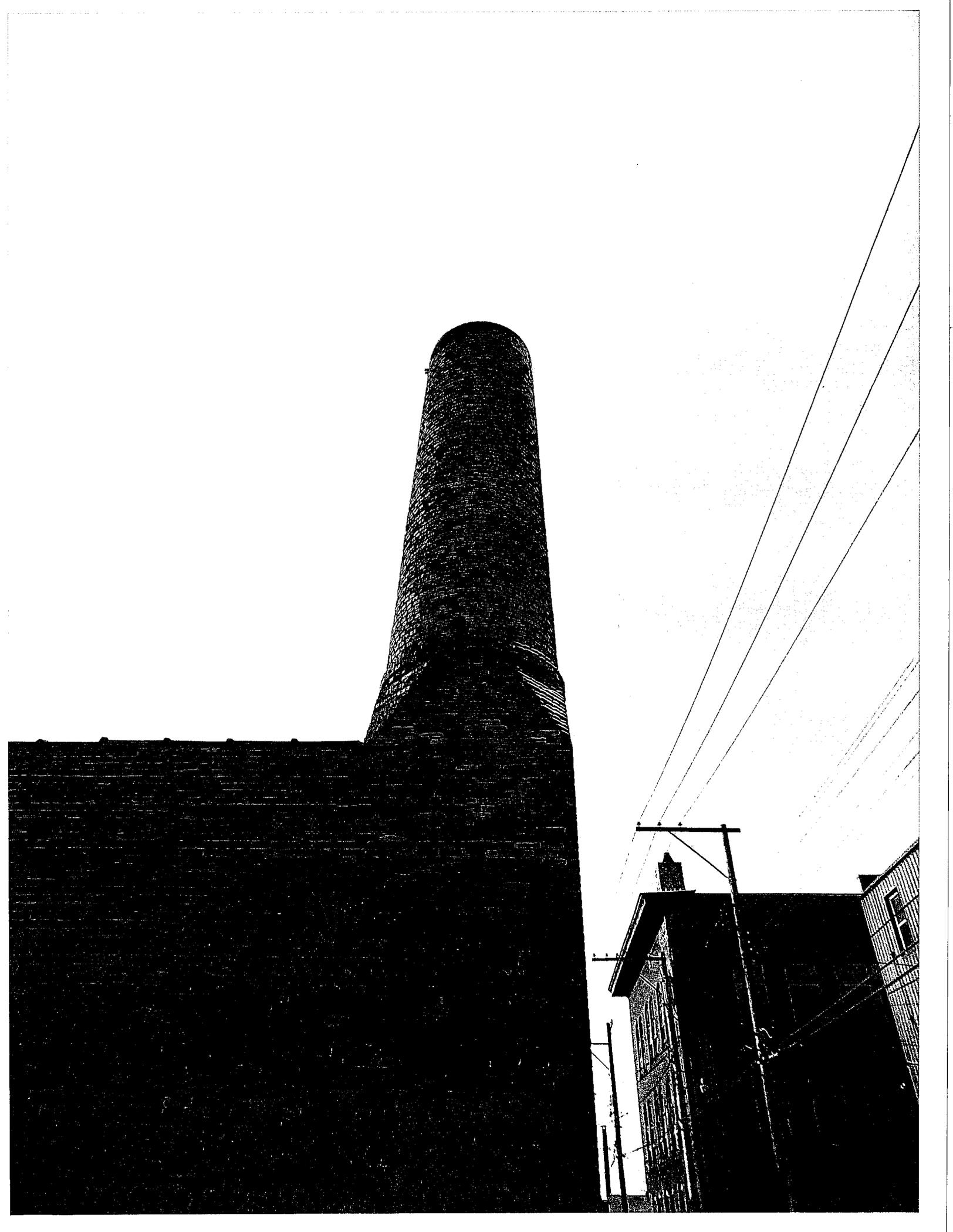


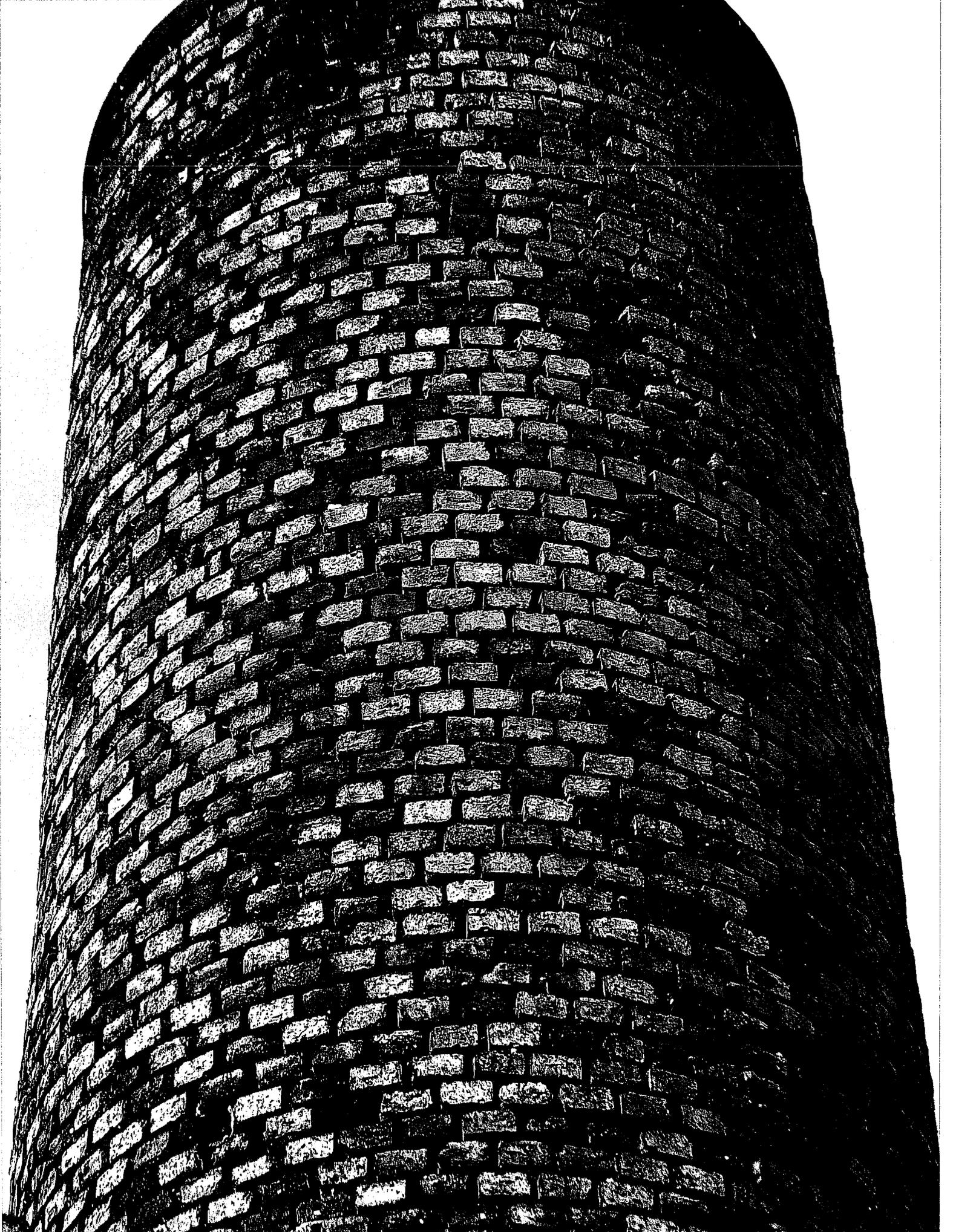


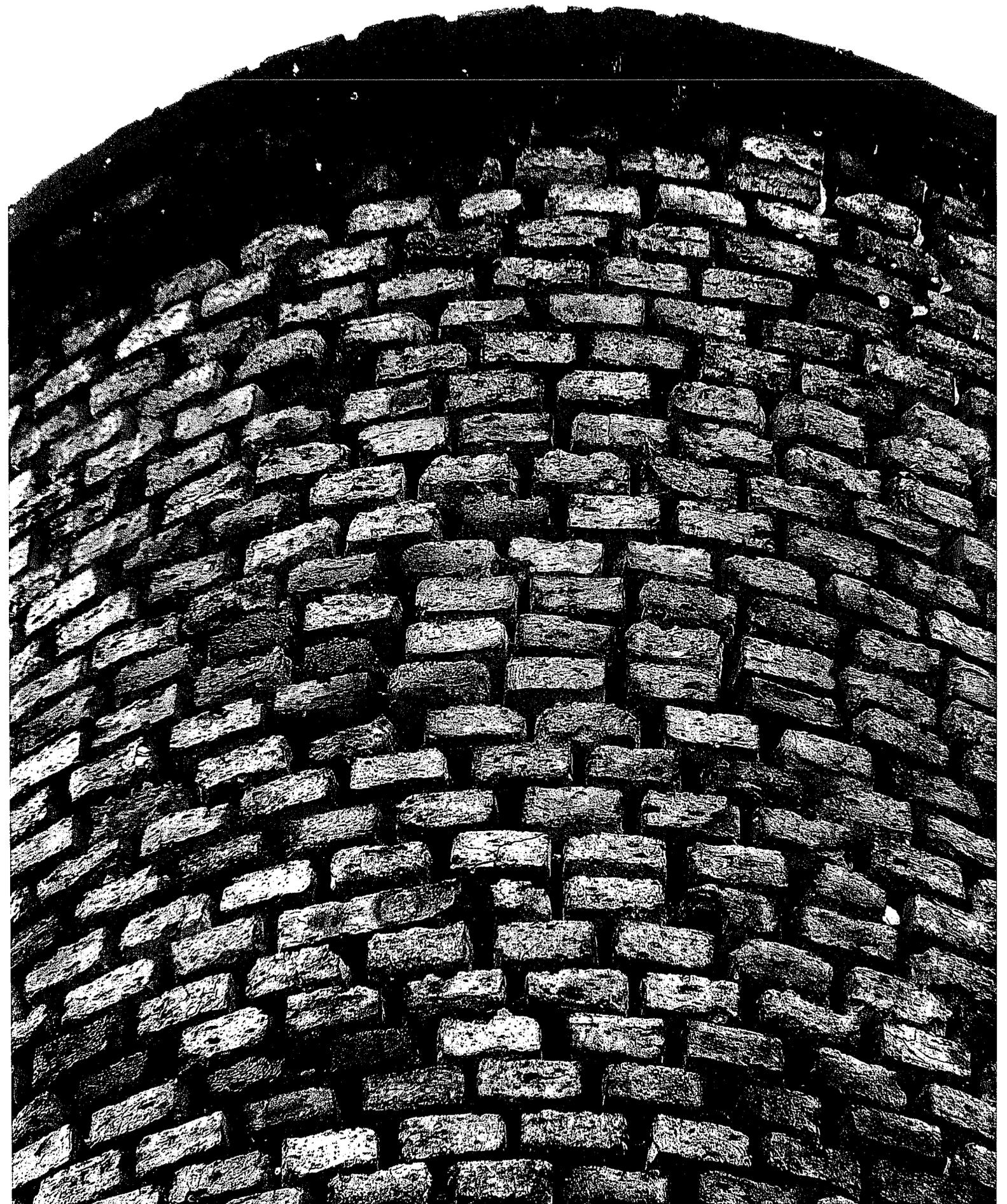
















NBS # 2 CC 11/20/14

2014 – SPECIAL EVENT APPLICATION - CITY OF ESCANABA
Festivals, Parades, Races, Walkathons, Temporary Road Closures

DATE(S) OF EVENT: Friday, December 5, 2014
Day of Week, Month, Day, Year (eg: Saturday, January 2, 2014)

NAME OF EVENT: Escanaba Christmas Parade

CONTACT INFORMATION (Please Print Clearly – Incomplete applications may be delayed)

Organization: Bonnie Wenick- Kutz

Contact Person: Bonnie Wenick-Kutz Phone (day) (906) ~~869-8696~~

Address: 823 Ludington Street Phone (evening): _____

City: Escanaba E-mail: _____

Postal Code 49829 Website: _____

Charitable Org #: _____ Event Phone: _____
 (If applicable) Fax: _____

Alternate Contact: DDA Office (906) 789-8696
(It is recommended that an alternate name & telephone number be provided)

** Do you grant the City of Escanaba, City Manager's Office permission to give your telephone number to the general public
 Yes No

LOCATION

City Park Name: _____

Building/Facility Name/Area: Civic Center and City Hall/Library Complex

Road (s) Road Closure Required?: Partial Full

DATE / TIME

EVENT TIME <small>This is the time your event would be ready to accept participants or general public.</small>	Event Begins	Event Ends
	DATE: <u>December 5, 2014</u> TIME: <u>6:00 p.m.</u>	DATE: <u>December 5, 2014</u> TIME: <u>8:00 p.m.</u>
SET UP TIME <small>When do you want the area reserved for your organization to ensure you have adequate time for set up and tear down.</small>	Set Up Start	Tear Down End
	DATE: <u>December 5, 2014</u> TIME: <u>6:00 p.m.</u>	DATE: <u>December 5, 2014</u> TIME: <u>8:00 p.m.</u>

The collection, use and disclosure of personally identifying information submitted on this form will be used to facilitate the request to host a special event within the City of Escanaba. Applicants may, from time to time, be contacted by the City or a City-contracted third-party for the express purposes of gathering information about the proposed event, assessing satisfaction and/or obtaining feedback on services related to special events. Questions about this collection should be directed to the City Manager.

EVENT DETAILS

TYPE OF EVENT

- Parade Cycling Festival/Event
 Run Walkathon Other (specify) _____

ESTIMATED ATTENDANCE (please estimate all that apply)

Participants # <u>500</u>	Wheelchair Accessible Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Bands # <u>1 (City Band)</u>	For events on City Property are you seeking approval to charge:
Vehicles/Floats # <u>60</u>	Admission Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Volunteers # <u>30</u>	Parking Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
General Public # <u>Community</u>	Is this event: <input checked="" type="checkbox"/> Open to the Public
	<input type="checkbox"/> For Invited Guests only

EVENT ELEMENTS (complete to ensure proper permits are processed)

Power Requirements* Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fireworks Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Sound Amplification Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Alcohol Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Access to power if possible Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Live Music Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (City Band)	
Tents/Temp. Structures Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Size of tent(s): _____
Amusement Rides Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Provider: _____
Inflatables Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Provider: _____

FOOD & BEVERAGE

Will there be food & non alcoholic beverages sold? Yes No (continue to next page)

Food stand locations Indoor Outdoor Inside & Outside

What kinds of food will the Stands be selling? (check all that apply)

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Chicken/seafood | <input type="checkbox"/> Soups/chilli | <input type="checkbox"/> Other foods (please list) |
| <input type="checkbox"/> Rice/pasta dishes | <input type="checkbox"/> Salad | _____ |
| <input type="checkbox"/> Pop, chips, candy | <input type="checkbox"/> Other meats | _____ |
| <input type="checkbox"/> Hotdogs/hamburgers | <input type="checkbox"/> Baked goods | _____ |

Reservation Fees (check applicable box):

- Ludington Park Pavilion 1/2 day \$75 (resident) \$100 (non-resident)
- Ludington Park Pavilion full day \$100 (resident) \$125 (non-resident)
- Ludington Park Bandshell 1/2 day \$75 (resident) \$100 (non-resident)
- Ludington Park Bandshell full day \$100 (resident) \$125 (non-resident)
- Ludington Park Gazebo \$50 p/2 hour block (res) \$75 p/2 hour block (non-resident)
- Other Picnic or Gathering Areas \$35 p/day
- John D. Besse Park Pavilion 1/2 day \$75 (resident) \$100 (non-resident)
- John D. Besse Park Pavilion full day \$100 (resident) \$125 (non-resident)
- Lemerand Pavilion 1/2 day \$75 (resident) \$100 (non-resident)
- Lemerand Pavilion full day \$100 (resident) \$125 (non-resident)
- Lemerand Complex \$250 per day

Half Day Reservation: Cut-off time is 4:00 pm. Half-day reservations can be made before or after 4:00 pm.

EVENTS REQUESTING ROAD CLOSURE

Road closures must be approved by City Council. Once City Council has approved your road closure, changes cannot be made to your route without notification to the City Manager as a secondary Council Approval will have to be sought.

A detailed map of road closure **MUST** be included. Applicants must notify abutting properties of the closure at least 14 days in advance of the event. This notification letter must be approved by the City Manager's Office. If there are any SPECIAL REQUESTS that you would like City to consider, please outline them on a separate paper and attach

DEFINE THE CLOSURE LIMITS – ATTACH A DETAILED MAP

I have read and understood the Special Events Application.

I will notify the City Manager's Office of any changes to my event application at least fourteen (14) days in advance of the event.

I have received a copy, read and understand the contents of the City of Escanaba Policy and Procedures No. 060101-10, Alcohol in Public Places (if applicable).

Bonnie Wenick-Kutz

Event Organizer Signature

Bonnie Wenick-Kutz 11/14/14

Print Name & Date

ESCANABA CHRISTMAS PARADE

November 7, 2014

Mr. Jim O'Toole
Escanaba City Manager
410 Ludington Street
Escanaba, Mi. 49829

Dear Jim,

Good Morning, I was listening to you this morning on the radio, and wanted to tell you before I got started, those updates are so important. I always find the information you give beneficial. Thank you.

Now for the annual request letter, the Christmas Parade is scheduled for December 5th, 7 p.m. Listed below is the annual request for services.

- Parade Permit
- Police escort Friday evening
- Participation of City fire truck
- Participation of the City Band
- Opening of the Civic Center for warm-up
- 7 barricades to be dropped off at the water tower
- Use of City Hall for Hot Chocolate and Cookies for parade participants

The parade route will go from the Civic Center east down Ludington Street turning at City Hall. The parade line-up and judging starts at 6p.m., with the parade hitting the street at 7 p.m.

Thank you and your staff for the extra work they do to make this a special event for Escanaba.

Sincerely,



Bonnie Wenick-Kutz
906-789-0900 office
906-280-5857 cell

NB# 3 11/29/14

2015 – SPECIAL EVENT APPLICATION - CITY OF ESCANABA

Festivals, Parades, Races, Walkathons, Temporary Road Closures

DATE(S) OF EVENT: Friday, July 3rd and Saturday, August 1, 2015
Day of Week, Month, Day, Year (eg: Saturday, January 2, 2014)

NAME OF EVENT: Community Events

CONTACT INFORMATION (Please Print Clearly – Incomplete applications may be delayed)

Organization: City of Escanaba

Contact Person: James V. O'Toole Phone (day) (906) 786-9402

Address: 410 Ludington Street Phone (evening): _____

City: Escanaba E-mail: jotoole@escanaba.org

Postal Code 49829 Website: www.escanaba.org

Charitable Org #: _____ Event Phone: (906) 786-9402
(If applicable) Fax: (906) 786-4755

Alternate Contact: Kim Peterson (906) 789-7315
(It is recommended that an alternate name & telephone number be provided)

**Do you grant the City of Escanaba, City Manager's Office permission to give your telephone number to the general public Yes No

LOCATION

City Park Name: Municipal Dock

Building/Facility Name/Area: _____

Road (s) Road Closure Required?: Partial Full

DATE / TIME

EVENT TIME This is the time your event would be ready to accept participants or general public.	Event Begins July 3, 2015 DATE: <u>August 1, 2015</u> TIME: <u>12:00 Noon</u>	Event Ends July 3, 2015 DATE: <u>August 1, 2015</u> TIME: <u>10:00 p.m.</u>
	SET UP TIME When do you want the area reserved for your organization to ensure you have adequate time for set up and tear down.	Set Up Start July 3, 2015 DATE: <u>August 1, 2015</u> TIME: <u>10:00 a.m.</u>

The collection, use and disclosure of personally identifying information submitted on this form will be used to facilitate the request to host a special event within the City of Escanaba. Applicants may, from time to time, be contacted by the City or a City-contracted third-party for the express purposes of gathering information about the proposed event, assessing satisfaction and/or obtaining feedback on services related to special events. Questions about this collection should be directed to the City Manager.

EVENT DETAILS

TYPE OF EVENT

- Parade Cycling Festival/Event
 Run Walkathon Other (specify) _____

ESTIMATED ATTENDANCE (please estimate all that apply)

Participants #	<u>20</u>	Wheelchair Accessible	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Bands #	<u>1 each event</u>	For events on City Property are you seeking approval to charge:		
Vehicles/Floats #	<u>0</u>	Admission	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Volunteers #	<u>5</u>	Parking	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
General Public #	<u>1,000</u>	Is this event:	<input checked="" type="checkbox"/> Open to the Public <input type="checkbox"/> For Invited Guests only	

EVENT ELEMENTS (complete to ensure proper permits are processed)

Power Requirements*	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Fireworks	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Sound Amplification	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Alcohol	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Access to power if possible	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Live Music	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>			
Tents/Temp. Structures	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Size of tent(s):	_____	
Amusement Rides	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Provider:	_____	
Inflatables	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Provider:	<u>Bosk Rentals</u>	

FOOD & BEVERAGE

Will there be food & non alcoholic beverages sold? Yes No (continue to next page)

Food stand locations Indoor Outdoor Inside & Outside

What kinds of food will the Stands be selling? (check all that apply)

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> Chicken/seafood | <input type="checkbox"/> Soups/chilli | <input type="checkbox"/> Other foods (please list) |
| <input type="checkbox"/> Rice/pasta dishes | <input type="checkbox"/> Salad | _____ |
| <input checked="" type="checkbox"/> Pop, chips, candy | <input type="checkbox"/> Other meats | _____ |
| <input checked="" type="checkbox"/> Hotdogs/hamburgers | <input type="checkbox"/> Baked goods | _____ |

Reservation Fees (check applicable box):

- Ludington Park Pavilion 1/2 day \$75 (resident) \$100 (non-resident)
- Ludington Park Pavilion full day \$100 (resident) \$125 (non-resident)
- Ludington Park Bandshell 1/2 day \$75 (resident) \$100 (non-resident)
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- Ludington Park Gazebo \$50 p/2 hour block (res) \$75 p/2 hour block (non-resident)
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- Lemerand Complex \$250 per day

Half Day Reservation: Cut-off time is 4:00 pm. Half-day reservations can be made before or after 4:00 pm.

EVENTS REQUESTING ROAD CLOSURE

Road closures must be approved by City Council. Once City Council has approved your road closure, changes cannot be made to your route without notification to the City Manager as a secondary Council Approval will have to be sought.

A detailed map of road closure **MUST** be included. Applicants must notify abutting properties of the closure at least 14 days in advance of the event. This notification letter must be approved by the City Manager's Office. If there are any SPECIAL REQUESTS that you would like City to consider, please outline them on a separate paper and attach

DEFINE THE CLOSURE LIMITS – ATTACH A DETAILED MAP

I have read and understood the Special Events Application.

I will notify the City Manager's Office of any changes to my event application at least fourteen (14) days in advance of the event.

I have received a copy, read and understand the contents of the City of Escanaba Policy and Procedures No. 060101-10, Alcohol in Public Places (if applicable).



Event Organizer Signature

James V. O'Toole 11/12/14

Print Name & Date

2014 - SPECIAL EVENT APPLICATION - CITY OF ESCANABA
Festivals, Parades, Races, Walkathons, Temporary Road Closures

DATE(S) OF EVENT: Wednesday, December 31st, 2014
Day of Week, Month, Day, Year (eg: Saturday, January 2, 2014)

NAME OF EVENT: Pasty Drop

CONTACT INFORMATION (Please Print Clearly - Incomplete applications may be delayed)

Organization: Escanaba ODF & Boy Scouts of America U.M. W. Local 1018
 Contact Person: Edward Legault Phone (day) 906-789-8696
 Address: 1025 Ludington Phone (evening): 906-233-7018
 City: Escanaba E-mail: edward.legault@odf.net
 Postal Code 49829 Website: _____
 Charitable Org #: _____ Event Phone: 906-789-8696
(If applicable) Fax: 906-789-6182
 Alternate Contact: _____
(It is recommended that an alternate name & telephone number be provided)

Do you grant the City of Escanaba City Manager's Office permission to give your telephone number to the general public? Yes No

LOCATION

City Park Name: _____
 Building/Facility Name/Area: _____
 Road (s) Road Closure Required?: Partial Full

DATE/TIME

EVENT TIME This is the time your event would be ready to accept participants or general public.	Event Begins DATE: <u>12/31/14</u> TIME: <u>10:00 P.M.</u>	Event Ends DATE: <u>1/1/15</u> TIME: <u>12:00 P.M.</u>
	SET UP TIME When do you want the area reserved for your organization to ensure you have adequate time for set up and tear down.	Set Up Start DATE: <u>Same</u> TIME: _____

The collection, use and disclosure of personally identifying information submitted on this form will be used to facilitate the request to host a special event within the City of Escanaba. Applicants may, from time to time, be contacted by the City or a City-contracted third-party for the express purposes of gathering information about the proposed event, assessing satisfaction and/or obtaining feedback on services related to special events. Questions about this collection should be directed to the City Manager.

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- Ludington Park Gazebo \$50 p/2 hour block (res) \$75 p/2 hour block (non-resident)
- Other Picnic or Gathering Areas \$35 p/day
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EVENTS REQUESTING ROAD CLOSURE

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A detailed map of road closure **MUST** be included. Applicants must notify abutting properties of the closure at least 14 days in advance of the event. This notification letter must be approved by the City Manager's Office. If there are any **SPECIAL REQUESTS** that you would like City to consider, please outline them on a separate paper and attach

DEFINE THE CLOSURE LIMITS – ATTACH A DETAILED MAP

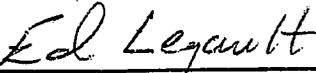
I have read and understood the Special Events Application.

I will notify the City Manager's Office of any changes to my event application at least fourteen (14) days in advance of the event.

I have received a copy, read and understand the contents of the City of Escanaba Policy and Procedures No. 060101-10, Alcohol in Public Places (if applicable).



Event Organizer Signature

 11/13/14

Print Name & Date

EVENT DETAILS

TYPE OF EVENT

- Parade
- Cycling
- Festival/Event
- Run
- Walkathon
- Other (specify) Pasty Drop

ESTIMATED ATTENDANCE (please estimate all that apply)

Participants # _____	Wheelchair Accessible Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Bands # _____	For events on City Property are you seeking approval to charge:
Vehicles/Floats # _____	Admission Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Volunteers # <u>10</u>	Parking Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
General Public # <u>200</u>	Is this event: <input checked="" type="checkbox"/> Open to the Public
	<input type="checkbox"/> For Invited Guests only

EVENT ELEMENTS (complete to ensure proper permits are processed)

Power Requirements* Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fireworks Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Sound Amplification Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Alcohol Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Access to power if possible Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Live Music Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Tents/Temp. Structures Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Size of tent(s): _____
Amusement Rides Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Provider: _____
Inflatables Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Provider: _____

FOOD & BEVERAGE

Will there be food & non alcoholic beverages sold? Yes No (continue to next page)

Food stand locations Indoor Outdoor Inside & Outside

What kinds of food will the Stands be selling? (check all that apply)

- Chicken/seafood
- Rice/pasta dishes
- Pop, chips, candy
- Hotdogs/hamburgers
- Soups/chilli
- Salad
- Other meats
- Baked goods
- Other foods (please list) _____
- _____
- _____



November 11, 2014

Mr. James O'Toole, City Manager
City of Escanaba
P.O. Box 948
Escanaba, MI 49829

Dear Mr. O'Toole,

The Escanaba DDA is requesting to block off the street in front of Center Court, intersection of 1100 and Ludington to First Avenue South for the purpose of a pasty drop to take place at midnight December 31st to welcome in the new year. This event will be from 10:00 p.m. to 12:00 p.m. and is supported by the Downtown Development Authority and the City of Escanaba and the Bay De Noc Unitarian Universalists' Fellowship. Barricades will be put up at 10:00 p.m. to allow for set up for the event.

If you have any questions, please contact the DDA Office at 789-8696.

Thanks for your cooperation,

Sincerely,

Ed Legault, Executive Director
Escanaba Downtown Development Authority