

AGENDA REPORT

TO: Mayor & City Commissioners
FROM: Ken Hibel, City Manager
DATE: September 16, 2009
RE: *Communications



For the Agenda September 21, 2009

***Note: This is a Consent Agenda item and is considered as routine by the City Commission. As such, this matter shall be automatically enacted by one motion with all other Consent Agenda items unless a Commissioner or citizen requests this item be individually discussed, in which event it shall be removed from the Consent Agenda and considered and acted upon in its designated sequence on the approved Clare City Commission agenda of September 21, 2009.**

The following major items of correspondence were either received by or transmitted by the City since the last regularly scheduled City Commission meeting:

Approval of Tax Credits. The City received the enclosed letter from the Michigan Economic Development Corporation informing us of the approval of tax credits for the 4th Street Senior Housing Project.

Public Notices. The City has issued the four attached public notices regarding upcoming public hearings and announcements of vacancies on City boards and committees.

MMDC Correspondence. The latest editions of weekly *MMDC Bullets* are attached for the Commission's information.

Rail-Trail Correspondence. The City received the att'd email related to the rail-trail extension.

Attachments. As noted above.



MICHIGAN ECONOMIC DEVELOPMENT CORPORATION

August 28, 2009

00 N. WASHINGTON SQ.
ANSING, MI 48913

CUSTOMER
ASSISTANCE CENTER
17 373 9808

WWW.THEMEDC.ORG

Mr. Phil Seybert
Partner
Fourth Street Housing LDAH LP
1574 East Washington Road
Farwell, MI 48622

Dear Mr. Seybert

The Brownfield Redevelopment Credit Project Pre-approval Application that was submitted for the Fourth Street Project located at 114 West Fourth Street (Parcel #(s): 051-065-011-60), Clare, Michigan, has been approved as described in the application dated August 5, 2009. The project number **S09-0020** has been assigned and should be referenced in all future correspondence regarding this Brownfield credit. Based on information provided on the application, the taxpayer listed below is a qualified taxpayer under Public Act 36 of 2007, 208.1437(32)(1) as amended.

Fourth Street Senior Housing LDHA LP

EIN #: 26-3566721

Percentage of eligible investment used to determine the credit:	12.5%
Maximum total eligible investment for the project:	\$2,981,420
Maximum total of all credits for the completed project:	\$372,678

In order for the Eligible Investment to qualify for the credit the investment must occur after August 3, 2009, the approval date of the Brownfield Plan by the City of Clare. In addition, the project must be completed not more than five (5) years from the date of this letter.

In order for a project to be considered complete, the qualified taxpayer(s) must complete the project as described in their Brownfield MBT Pre-Approval Application. In addition, a valid Certificate of Occupancy (if applicable) must be issued by local authorities for the project.

After completion of the project, the credit will be calculated based on documented eligible investment made by the qualified taxpayer(s) listed above. Any investment made by an entity that is not the qualified taxpayer(s) listed above is not eligible for tax credits. It is strongly advised that detailed records are maintained for all investment related to this project, including, but not limited to, invoices, contracts, purchase orders and payments.

If a material or substantial change to the project occurs after the date of this letter, an approval must be obtained from the Chairperson of the Michigan Economic Growth Authority or his designee by filing a request to amend the Brownfield Redevelopment MBT Credit Application. A material or substantial change may include, but is not limited to, a change in the project described in the application; a change in project size and/or scope; a change in land use and/or project mix; square footage; project costs; or changes in the qualified taxpayer investment in the project. Finally, any approvals to amend the project must be obtained prior to completion of the project.

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Bodman LLP

STANLEY "SKIP" PRUSS
Michigan Department of Energy,
Labor & Economic Growth

DR. IRVIN D. REID
Wayne State University

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Hino Motors
Manufacturing U.S.A., Inc.

MICHAEL B. STAEBLER
Pepper Hamilton LLP

PETER S. WALTERS
Guardian Industries Corp.

TODD A. WYETT
Versa Development, LLC

Small Pre-Approval Letter
Fourth Street Senior Housing LDHA LP
August 28, 2009
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There will be an administrative fee that is 1.4 percent (1.4%) of the face value of the credit, minus the \$5,000 paid application fee, which will be due when the Certificate of Completion for the project is requested. For this project, the balance due is **\$217.49**. Checks should be made payable to the **Michigan Strategic Fund**.

If investment by an unknown lessee was included in the application, this lessee must be identified when the Certificate of Completion is requested. The lessee must be certified as a qualified taxpayer at that time.

A Michigan Business Tax Brownfield Redevelopment Credit may not be taken until after a Certificate of Completion has been requested and issued.

If you have any questions regarding this matter please contact Deborah Stuart at 517.749.3513.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Gregory Main', written in a cursive style.

D. Gregory Main, Chairperson
Michigan Economic Growth Authority

cc: Michigan Department of Treasury – MBT Division
Darlene Van Dale, DEQ Remediation & Redevelopment Division
James Tischler, Consultant
Ken Hible, City Manager - City of Clare
File



CITY OF CLARE

202 West Fifth Street • Clare, Michigan 48617-1490
989/386-7541 • Fax 989/386-4508

www.cityofclare.org

CITY HALL

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Fx 989/386-4508
www.cityofclare.org

DEPARTMENT OF PUBLIC WORKS

Ph 989/386-2182
Fx 989/386-3445

W/WWT PLANT

Ph 989/386-2321
Fx 989/386-2387

POLICE DEPT.

Non-emergency
Ph 989/386-2121
Fx 989/386-0440

FIRE DEPT. NON-EMERGENCY

Ph 989/386-2151
Fx 989/386-3020

PARKS & RECREATION

Ph 989/386-7541
Fx 989/386-4508

AIRPORT

Ph 989/386-0445
Fx 989/386-4508

MAIN STREET MANAGER

Ph 989/386-9190
Fx 989/386-9190

CITY OF CLARE PUBLIC NOTICE

The City of Clare City Commission will hold a public hearing on Monday, October 19, 2009 at 6:00 p.m. at Clare City Hall, 202 W Fifth Street, to receive public comments pertaining to revisions to the City of Clare Code of Ordinances: Chapter 52, Zoning, Article III; Division 8, Section 52-277, Conflicts Between Standards Amendment and Section 52-279, Sign Ordinance Amendment. A copy of the proposed Ordinance revision is available for review in the Clerk's office, Monday through Friday, 8 am to 5 pm. The City Commission will accept comments at the hearing or in writing if the written comments are received by the City Clerk not later than 5 p.m. on the date of the hearing.



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CITY OF CLARE PUBLIC NOTICE

The City of Clare Planning Commission will hold a public hearing on Wednesday, October 14 at 6:30 p.m. at Clare City Hall, 202 W Fifth Street, to receive public comments pertaining to revisions to the City of Clare Code of Ordinances: Chapter 52, Zoning, Article III; Division 8, Section 52-277, Conflicts Between Standards Amendment and Section 52-279, Sign Ordinance Amendment. A copy of the proposed Ordinance revision is available for review in the Clerk's office, Monday through Friday, 8 am to 5 pm. The City Commission will accept comments at the hearing or in writing if the written comments are received by the City Clerk not later than 5 p.m. on the date of the hearing.



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The City Commission of the City of Clare is accepting applications for two vacancies on the Zoning Board of Appeals, a three year term. The Board conducts administrative review of zoning matters, provides interpretation of the City's zoning laws, may grant variances to the City's zoning ordinance codes and may reverse, affirm or modify any zoning decision of any zoning official or body of the City of Clare except that it may not change or alter any zoning or property classification or zoning law. Applicants are required to be a resident of the City of Clare. The board meets as needed. Application forms are available at City Hall, on our website at www.cityofclare.org, or applicants may submit a brief statement of interest to Diane Schmidt, City Clerk, City of Clare, 202 W. Fifth St., Clare, MI 48617. Applications will be accepted until the positions are filled.

Diane Schmidt
City Clerk



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PUBLIC NOTICE

The City Commission of the City of Clare is accepting applications from city residents to establish a Tree Board. Members serve a three year term. The Tree Board assists the director of public works in developing planning, planting, and maintenance programs for all public trees. It promotes the goals of the tree program, coordinates annual Arbor Day celebrations, coordinates beautification projects on public land, provides a means to involve the public in forestry management, promotes new and existing tree programs, and acts as trustee for donations received by the city for the care and maintenance of public trees. Application forms are available at City Hall, on our website at www.cityofclare.org, or applicants may submit a brief statement of interest to Diane Schmidt, City Clerk, City of Clare, 202 W. Fifth St., Clare, MI 48617. Applications will be accepted until the positions are filled.

Diane Schmidt
City Clerk

From: George Dunn [gdunn@mmdc.org]
Sent: Thursday, September 03, 2009 4:29 PM
To: info@mmdc.org
Subject: MMDC Bullets for September 4, 2009

- **PLEASE NOTE - a significant correction to the report in last week's Bullets regarding the recently-awarded MDOT grant to the Isabella County Road Commission. I reported \$400,000, when in fact the grant is for \$700,000. That is a quick \$300,000 - within one week!**
- **A presentation was made to the Michigan Works! Service Center staffs of the Gratiot/Isabella RESD, as they launch a program based on Asset Based Community Development. It is important that these professionals have an understanding of what our economic development organizations and initiatives are as they prepare people for our workforce.**
- **DID YOU KNOW. . .MMDC created the first Downtown Coordinating Committee for Mt. Pleasant's central business district; grew the sister city relationship between Mt. Pleasant and Okaya, Japan; and has provided direct assistance to 73 companies; and helped develop the Harrison Downtown Development Authority?**
- **New MMDC investors this week include Winn Telecom at \$1,000 bringing the total number of companies who are also financially endorsing MMDC and its functions to 19! However, for those of you who have not yet responded, we urge you to do so, and thanks.**
- **Recent business retention calls revealed that at least 2 companies in our region are planning expansions. All calls this month were positive and expressed optimism for the future of their business.**

From: Jennifer Heinzman [manager@claremichigan.com]
Sent: Wednesday, September 09, 2009 10:05 AM
To: 'Ken Hibel'; lori@clarecounty.com
Subject: FW: Trail Connector

From: Dale [mailto:deckheck@juno.com]
Sent: Tuesday, September 08, 2009 5:15 PM
To: manager@claremichigan.com
Subject: Trail Connector

Sunday afternoon I used the brand new non-motorized vehicle trail from Industrial Park Drive to downtown as part of a bicycle ride to just short of the west county line and back via the Pere Marquette State Forest Trail. I would like you to pass along this e-mail and my sincere thanks to those responsible for the new trail on the east side of Clare. Although it was a small part of my trip, it is fantastic! I know that type of project can be a tough sell, especially in these times, but I feel it was a good investment (although, as a bicyclist, I am biased). I was wondering if there are plans to extend it to the PM State Forest Trail that now ends at the Moose Lodge. It would be great if there was an uninterrupted connector trail between that location and the PM Rail-Trail to Midland on the east side of town.

By the way, the PM Rail-Trail to Midland seems to get a lot of publicity and, hopefully, Clare benefits from that. But I am surprised that not much is said about the PM State Forest Trail. I have biked every inch between Baldwin and Clare and have thoroughly enjoyed it (although I admit Baldwin to Reed City is a little rough for bikes but still great for snowmobiles). I even noticed that the Clare County web site has links to the trail to Midland and other trails but no mention of the PM State Forest Trail. I would encourage more promotion.

Thank you for listening,
Dale Hecksel