

PRE-MEETING AGENDA

ADRIAN CITY COMMISSION
AGENDA
PRE-MEETING STUDY SESSION
DECEMBER 1, 2008
5:30 P.M.

The City Commission will meet for a pre-meeting study session on Monday, December 1, 2008 at 5:30 p.m. in the **Commission Chambers** at City Hall to view the following presentation:

- I. Presentation on Orthophotography for Geographic Information System Applications
- Michael Cowles, Michigan/Ohio District Manager, Pictometry Intelligent Images, Inc., Canton, OH

- II. Other Items as Time Permits

COMMISSION AGENDA

**AGENDA
ADRIAN CITY COMMISSION
DECEMBER 1, 2008
7:00 P.M.**

- I. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE TO THE FLAG
- II. ROLL CALL
- III. APPROVAL OF THE MINUTES OF THE NOVEMBER 17, 2008 REGULAR MEETING OF THE ADRIAN CITY COMMISSION
- IV. PRESENTATION OF ACCOUNTS
- V. COMMUNICATIONS
 - 1. C-1. Communication from Comcast regarding their launch of High-Definition Television (HDTV) and the availability of a larger selection of digital channels
 - 2. C-2. Communication from Comcast regarding renaming the Digital Premier package and Digital Premier with Sports Entertainment Pack.
 - 3. C-3. Communication from Comcast regarding the elimination of the Preferred Basic channel for new customers.
 - 4. C-4. Budget Requests Meeting Schedule
 - 5. C-5. Debt Capacity Analysis for the City of Adrian
- VI. CONSENT AGENDA
 - 1. CR08-097. Resolution to make temporary traffic control orders permanent by posting "No Parking" signs on the west side of Springbrook Ave. between Maple and River Street.
 - 2. CR08-098. Resolution to change the 2nd meeting in January to Tuesday, January 20, 2008, in observance of Martin Luther King Day.
 - 3. CR08-099. Resolution setting a public hearing date to hear and consider comments to a Special Assessment District to cover a portion of the expenses incurred for the maintenance and enforcement of the downtown parking lots.
- VII. PUBLIC COMMENT
- VIII. REGULAR AGENDA

A. ORDINANCES

1. Ord. 08-17. Second reading of an Ordinance to amend Section 3.1 of Article III of the Zoning Ordinance by deleting certain premises in the 400 block of Division, the 300 block of Erie and the 300 block of E. Michigan Street from the I-1 Light Industrial District and including them in the R-4 Single Family Residential District.
2. Ord. 08-18. Introduction of an Ordinance to create Article IX of Chapter 58 – Check Fraud – to the Adrian City Code.

B. SPECIAL ORDER

1. Public Hearing to hear and consider comments to approval of an OPRA Application for property located at 147 S. Main Street.
2. Public Hearing to hear and consider comments to approval of an OPRA Application for property located at 149 S. Main St.

C. RESOLUTIONS

1. R08-156. Resolution to approve an OPRA application for property located at 147 S. Main Street.
2. R08-157. Resolution to approve an OPRA application for property located at 149 S. Main Street.
3. R08-158. Resolution to approve an appointment to the Adrian City Commission to fill the vacancy left by former Commissioner Mitzel.
4. R08-159. Resolution to approve the election of the Mayor Pro-Tem.
5. R08-160. Resolution to retain Corporate Cost Solutions to perform an audit of the City's Workers' Compensation Insurance from FY2005-06 through FY2007-08.
6. R08-161. Resolution to retain Municipal Employees Retirement System for a Feasibility Study for Benefit Program H (Hybrid) (Alternate B) and the resulting budget amendments.
7. R08-162. Resolution to approve a change order to the contract with 3-S Construction for additional concrete repairs along the walkway of the primary tanks at the Wastewater Treatment Plant and the resulting budget amendments.

8. R08-163. Resolution to approve the purchase of a thermal imaging camera for the Fire Department and waiving of the bid process.
9. R08-164. Resolution to approve the delegation of the Inspection Department staff to inspect Adrian Public Schools and to be the permit authority, subject to approval by Adrian Public Schools.
10. R08-165. Resolution authorizing the City Administrator to amend the purchase price for property located at 230 N. Main Street in compliance with the Vibrant Cities Grant.

I X. PUBLIC COMMENT

X. COMMISSION COMMENTS

MINUTES

**MINUTES
ADRIAN CITY COMMISSION
NOVEMBER 17, 2008
7:00 P.M.**

Prior to the opening of the regular meeting, Commissioner Steele made a motion to go into closed session to discuss real estate acquisition, seconded by Commissioner Osborne, motion carried by a unanimous vote.

Official proceedings of the November 17, 2008 regular meeting of the City Commission, Adrian, Michigan.

The regular meeting was opened with a moment of silence and the Pledge of Allegiance to the Flag.

PRESENT: Acting Mayor DuMars, Commissioners Osborne, Valentine, Steele and Clegg

ABSENT: Mayor McDowell

Acting Mayor DuMars in the Chair.

Commissioner Clegg moved to approve the minutes of the November 3, 2008 regular meeting of the Adrian City Commission, seconded by Commissioner Valentine, motion carried by a unanimous vote.

PRESENTATION OF ACCOUNTS

Utility Department Receiving Fund Voucher #2922 through #2930	\$ 144,575.42
General Fund Vouchers #18946 through #18965	\$ 297,711.03
Clearing Account Vouchers amounting to	<u>\$ 658,465.71</u>
TOTAL EXPENDITURES	<u>\$ 1,100,752.16</u>

On motion by Commissioner Steele, seconded by Commissioner Osborne, this resolution was adopted by a unanimous vote.

PROCLAMATION

1. Acting Mayor DuMars presented a Proclamation to Sharon Hudson from Continuum of Care for Homeless Awareness Week (November 16-22, 2008).

INTRODUCTION

Don Welch, newly elected County Commissioner, was introduced to the Commission.

PRESENTATION

1. Gary Owen of Robertson, Eaton and Owen, P.C. presented the FY 2007-08 Comprehensive Annual Financial Report

COMMUNICATIONS

1. State Revenue Sharing Update
2. Correspondence regarding payment of taxes and utility bills using credit cards
3. Update on Illicit Connection Program

CONSENT AGENDA

RESOLUTIONS

RESOLUTION CR08-094

RE: POLICE DEPT. – Traffic Control Order 08-27 – Remove Traffic Signs on Loveland, Harkness, Stockford, McKenzie and Budlong

WHEREAS, the City Administrator has approved certain temporary control orders, and after review, has now made recommendation that they be made permanent, therefore, so be it

RESOLVED, that the permanent traffic control orders adopted October 6, 1958 be amended to include or change the following:

Remove the following signs:

Loveland – “1 Hour Parking School Days Only” – (13 each)
Harkness – “1 Hour Parking School Days Only” - (7 each)
Stockford – “1 Hour Parking School Days Only” – (6 each)
McKenzie – “2 Hour Parking School Days Only – (17 each)
Budlong – “No Parking School Days” – (6 each)
Budlong – “2 Hour Parking School Days Only – (5 each)

RESOLUTION CR08-095

RE: POLICE DEPT. – Traffic Control Order 08-28 – Post Signs on Both Sides of E. Albert Street

WHEREAS, the City Administrator has approved certain temporary control orders, and after review, has now made recommendation that they be made permanent, therefore, so be it

RESOLVED, that the permanent traffic control orders adopted October 6, 1958, be amended to include or change the following:

Post “No Parking at Any Time” signs on E. Albert Street, the entire length of the road on both sides of the street.

**RE: OBSOLETE PROPERTY REHABILITATION ACT EXEMPTION CERTIFICATE
PUBLIC HEARING -147 AND 149 SOUTH MAIN STREET**

RESOLUTION CR08-096

WHEREAS, the Adrian Downtown Development Authority and Adrian City Commission have adopted the Blueprint for downtown Adrian in an effort to revitalize and re-energize downtown Adrian; and

WHEREAS, the aforementioned plan consists of a variety of recommendations aimed at assisting in the economic redevelopment of downtown Adrian, including private property rehabilitation and business recruitment; and

WHEREAS, the State of Michigan has established the Obsolete Property Rehabilitation Act (OPRA), Public Act 146 of 2000; and

WHEREAS, Public Act 146 of 2000 was developed to provide for the establishment of Obsolete Property Rehabilitation Districts in certain local governmental units; to provide for the exemption from certain taxes; to levy and collect a specific tax upon the owners of certain facilities; to provide for the disposition of the tax; to provide for the obtaining and transferring of an exemption certificate and to prescribe the contents of those certificates; to prescribe powers and duties of certain local government officials and to provide penalties; and

WHEREAS, the City of Adrian, Lenawee County, Michigan is a qualified local governmental unit under Public Act 146 of 2000; and

WHEREAS, the buildings located at 147 and 149 South Main Street, Adrian, Michigan are functionally obsolete per the Brownfield Redevelopment Act 381 of 1996 definition. The property has suffered a substantial loss of value due to changes in technology, deficiencies in design, and other factors significant to redevelopment of this property; and

WHEREAS, after a duly noted public hearing, the Adrian City Commission established an Obsolete Property Rehabilitation District to include the entire Downtown Development District at their October 16, 2006 regular meeting; and

WHEREAS, the Downtown Development District includes real property at 147 South Main Street with legal description:

ALL THAT PART LOT 45 PLAT OF THE VILLAGE NOW CITY OF ADRIAN COM ON E'LY LI OF S MAIN ST AT A PT LOC ON THE S'LY LI OF A BRICK WALL 30 FT (30.54 FT) N'LY FROM N'LY LI OF CHURCH ST RUNN TH N 24 DEG 55'E ALG E'LY LI OF S MAIN ST 19.25 FT TO CTR LI OF BRICK WALL TH S 64 DEG 51'E ALG CTR LI OF BRICK WALL 56.5 FT TH S 24 DEG 54'W 19.19 FT TO N'LY LI OF BRICK WALL TH N 64 DEG 54'W ALG N'LY LI OF SD BRICK WALL 56.5 FT TO POB; and

WHEREAS, the Downtown Development District includes real property at 149 South Main Street with legal description:

COM INTERS N LI CHURCH & E LI MAIN TH NLY ON E LI MAIN 30' TH E AT RT ANG TO MAIN 56.5' TH SLY PAR WI E LI MAIN TO N LI CHURCH TH WLY ALG N LI CHURCH TO BEG; and

WHEREAS, Debra Morris, the owner of property at 147 and 149 South Main Street has filed application with the Adrian City Clerk for an Obsolete Property Rehabilitation Exemption; and

WHEREAS, In an effort to spur continued revitalization and reinvestment in Adrian's historic downtown, and in step with the recommendations of the Blueprint for Downtown Revitalization, the Director of Community Development and the Adrian Downtown Development Coordinator have reviewed this request and recommend its approval.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by resolution, hereby sets an official Public Hearing for the Regular Meeting of the Adrian City Commission to be held on Monday, December 1, 2008 at 7:00 PM in the City Commission Chambers of the Adrian City Hall, 100 E. Church Street, Adrian, Michigan 49221, to discuss the application of an Obsolete Property Rehabilitation Exemption Certificate from Debra Morris, property owner of 147 South Main Street with legal description:

ALL THAT PART LOT 45 PLAT OF THE VILLAGE NOW CITY OF ADRIAN COM ON E'LY LI OF S MAIN ST AT A PT LOC ON THE S'LY LI OF A BRICK WALL 30 FT (30.54 FT) N'LY FROM N'LY LI OF CHURCH ST RUNN TH N 24 DEG 55'E ALG E'LY LI OF S MAIN ST 19.25 FT TO CTR LI OF BRICK WALL TH S 64 DEG 51'E ALG CTR LI OF BRICK WALL 56.5 FT TH S 24 DEG 54'W 19.19 FT TO N'LY LI OF BRICK WALL TH N 64 DEG 54'W ALG N'LY LI OF SD BRICK WALL 56.5 FT TO POB; and

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by resolution, hereby sets an official Public Hearing for the Regular Meeting of the Adrian City Commission to be held on Monday, December 1, 2008 at 7:00 PM in the City Commission Chambers of the Adrian City Hall, 100 E. Church Street, Adrian, Michigan 49221, to discuss the application of an Obsolete Property Rehabilitation Exemption Certificate from Debra Morris, property owner of 149 South Main Street with legal description:

COM INTERS N LI CHURCH & E LI MAIN TH NLY ON E LI MAIN 30' TH E AT RT ANG TO MAIN 56.5' TH SLY PAR WI E LI MAIN TO N LI CHURCH TH WLY ALG N LI CHURCH TO BEG.

BE IT, FURTHER, RESOLVED that the Adrian City Clerk will provide official notice via United States Postal Service Certified Mail to the legislative bodies of each taxing unit that levies ad valorem property taxes in the qualified local governmental unit in which the obsolete facility is located, and to the applicant submitting the exemption certificate.

On motion by Commissioner Valentine, seconded by Commissioner Osborne, this resolution was adopted by a unanimous vote.

PUBLIC COMMENT

No public comments.

REGULAR AGENDA

ORDINANCES

1. Ord. 08-15. Second reading and adoption of an Ordinance to amend Article XXIX, Section 29.05 (2) of the Zoning Ordinance – Penalties and Remedies – to make certain penalties a civil infraction rather than a misdemeanor in compliance with the Municipal Civil Infraction Ordinance adopted in 2001. Eff. Date: November 18, 2008

On motion by Commissioner Osborne, seconded by Commissioner Valentine, this Ordinance was adopted by a unanimous vote.

2. Ord. 08-16. Second reading and adoption of an Ordinance to amend Article XXX, Section 30.23 (1) of Chapter 30 of the Sign Ordinance – Violations – to make violations of this Ordinance a civil infraction rather than a misdemeanor in compliance with the Municipal Civil Infraction Ordinance adopted in 2001. Eff. Date: November 18, 2008

On motion by Commissioner Steele, seconded by Commissioner Clegg, this Ordinance was adopted by a unanimous vote.

3. Ord. 08-17. Introduction of an Ordinance to amend Section 3.1 of Article III of the Zoning Ordinance by deleting certain premises in the 400 block of Division, the 300 block of Erie and the 300 block of E. Michigan Street from the I-1 Light Industrial District and including them in the R-4 Single Family Residential District.

RESOLUTIONS

RE: UTILITIES DEPARTMENT – Sewer Collection System – Authorization to Purchase New One-Ton Dump

RESOLUTION R08-153

WHEREAS, the FY2008-09 Amended Budget includes \$50,000 (Account No. 497-555.00-977-561) to purchase a new one-ton dump truck, with a dump body, Western snow plow package and salt spreader, to be used to maintain the city's sewer collection system; and

WHEREAS, on Thursday, November 6, 2008, the Purchasing Office received the twelve (12) bids from six (6) bidders for the aforementioned replacement vehicle (see attached bid tabulation), with the lowest qualified bidder that meets specifications necessary to perform job requirements identified as Varsity Ford, Ann Arbor, MI, with the low bid of \$42,440 (excluding trade-in); and

WHEREAS, because the value of the truck to be replaced is estimated to exceed the \$2,000 trade-in offer, the City Purchasing Office will seek sealed bids for it rather than trade-in credit towards the new vehicle; and

WHEREAS, the Utilities Director and City Administrator recommend selection of the lowest qualified bidder, Varsity Ford, Ann Arbor, MI, for the purposes of acquiring a new one-ton dump truck at a cost not to exceed \$42,440.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by this resolution, hereby authorizes the purchase of a new one-ton dump truck from the lowest qualified bidder, Varsity Ford, Ann Arbor, MI at a cost not to exceed \$42,440.

Commissioner Steele made a motion to adopt this resolution, seconded by Commissioner Clegg.

Discussion took place among Commissioners on the specifics of the bid specs and the wide range of vehicles in the bid proposals.

Commissioner Steele withdrew his motion and Commissioner Clegg withdrew his second.

This will be returned to the department to be rebid with more definitive specs.

RE: CITY COMMISSION – Appointment to Adrian City Commission

RESOLUTION R08-154

WHEREAS, the resignation of Barbara Mitzel has left a vacancy on the Adrian City Commission; and

WHEREAS, this vacancy must be filled in accordance with the Charter of the City of Adrian; and

WHEREAS, the City Commission has carefully considered the qualifications of individuals interested in serving on said Commission.

NOW, THEREFORE, BE IT RESOLVED that _____ be appointed to serve on the City Commission effective _____, with a term to expire on the first Monday following the next City Commission election (November, 2009) in accordance with the Charter of the City of Adrian.

No action was taken on this resolution as Commissioners had not made a decision on the replacement for former Commissioner Mitzel. Will be reconsidered at the December 1, 2008 Commission meeting.

RE: PROPERTY ACQUISITION – 230 N. Main Street

RESOLUTION R08-155

WHEREAS, the City of Adrian has received a grant from the State of Michigan under the Vibrant Cities Grant Program, with a portion of said grant being designated for acquisition and demolition of blighted properties; and

WHEREAS, the City Administrator has negotiated a tentative purchase agreement for the acquisition of 230 N. Main St., Adrian, MI, copy of said Purchase Agreement being attached hereto and made a part hereof; and

WHEREAS, the Purchase Agreement is subject to the approval of the City of Adrian and the approval of the State of Michigan Grant Authority; and

WHEREAS, said grant program provides that grant proceeds may be used for seventy-five percent (75%) of the acquisition cost and fifty percent (50%) of the demolition cost of any structures approved by the State for such purpose.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Commercial Real Estate Purchase Agreement for 230 N. Main Street, Adrian, MI, in the amount of \$180,000.00 is hereby approved subject to the approval of the State of Michigan Vibrant Cities Grant; and it is

FURTHER, RESOLVED that the City Administrator is hereby authorized to execute any further documents to proceed with the closing of said purchase agreement under the terms and conditions set forth in said agreement.

On motion by Commissioner Steele, seconded by Commissioner Valentine, this resolution was adopted by a unanimous vote.

MISCELLANEOUS

1. Departmental Report
2. Fire Department Report
3. D.A.R.T. Passenger Ridership Report
4. Zoning Board of Appeals Minutes
5. Planning Commission Minutes

PUBLIC COMMENT

No public comments

COMMISSION COMMENTS

No Commission comments

The next regular meeting of the Adrian City Commission will be held on Monday, December 1, 2008, at 7:00 p.m. in the Commission Chambers on the 2nd floor of Adrian City Hall, 100 E. Church St., Adrian, MI 49221.

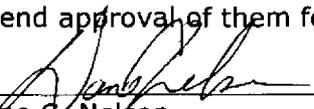
Greg Dumars
Acting Mayor

Pat Baker
City Clerk

C H E C K
R E G I S T E R

December 1, 2008

I have examined the attached vouchers and recommend approval of them for payment.


Dane C. Nelson
City Administrator

DCN:bjw

RESOLVED, that disbursements be and they are hereby authorized for warrants directed to be drawn on the City Treasurer for the following:

Utility Department Vouchers

Vouchers #2931 through #2938..... \$ 152,974.04

General Fund

Vouchers #18966 through #18985 665,795.46

Clearing Account Vouchers

amounting to..... 439,364.23

TOTAL EXPENDITURES \$1,258,133.73

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was
_____ by a _____ vote.

**UTILITIES DEPARTMENT
CHECK REGISTER**

CHECK #	AMOUNT	PAYEE	DESCRIPTION
2931	\$49,974.92	City of Adrian Payroll	Payroll for 11/14/2008
2932	\$1,718.98	Citizens Gas Fuel	Utility Bills
2933	\$325,107.99	City of Adrian Clearing	Check Register 11/17/2008
2934	\$175.67	City of Adrian Utilities	Utility Bills
2935	\$16,801.37	City of Adrian Payroll	Payroll for 11/21/2008
2936	\$33,198.49	Consumers Energy	Utility Bills
2937	\$363.35	City of Adrian	Sidewalk correction
2938	\$50,741.26	City of Adrian Payroll	Payroll for 11/26/2008
	\$478,082.03		
	-\$325,107.99	Less ck 2933	
TOTAL	\$152,974.04		
Water	\$360,926.14		
Wastewater	\$117,155.89		

December 1, 2008

**GENERAL FUND
CHECK REGISTER**

CHECK #	AMOUNT	PAYEE	DESCRIPTION
18966	\$216,907.51	City of Adrian Payroll	Payroll for 11/14/2008
18967	\$14,796.52	First Federal Bank	Social Security for 11/14/2008
18968	\$1,000.00	Gill Henry & Assoc	Land Purchase
18969	\$104.24	Verizon North	Telephone charges
18970	\$2,085.07	Citizens Gas Fuel	Utility Bills
18971	\$303,005.16	City of Adrian Clearing	Check Register 11/17/2008
18972	\$4,205.86	Quick Service Trans	Payroll for 11/14/2008
18973	\$20.64	City of Adrian Utilities	Water bills - OMNI
18974	\$14,300.07	City of Adrian Payroll	Payroll for 11/21/2008
18975	\$2,673.22	First Federal Bank	Social Security for 11/21/2008
18976	\$18,888.55	Consumers Energy	Utility Bills
18977	\$591.18	Verizon North	Telephone charges
18978	\$531.03	Lenawee Fuels	Fuel-Cemetery
18979	\$1,082.90	City of Adrian Local St	Sidewalk Bill
18980	\$12.00	Barb Blemenauer	Class Refund
18981	\$119,277.16	Blue Cross	Dec Insurance
18982	\$4,523.14	Quick Service Trans	Payroll for 11/21/2008
18983	\$20.64	City of Adrian Utilities	Funds Transfer
18984	\$250,156.92	City of Adrian Payroll	Payroll for 11/26/2008
18985	\$14,618.81	First Federal Bank	Social Security for 11/26/2008
	\$968,800.62		
	-\$303,005.16	Less check 18971	
TOTAL	\$665,795.46		

December 1, 2008

CLAIMANT	AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT REJECTED
1. ADRIAN COMMUNICATIONS	654.75		
2. ADRIAN DODGE CHRYSLER PLYMOU	53.85		
3. ADRIAN LOCKSMITH & CYCLERY	105.00		
4. ADRIAN MECHANICAL SERVICES C	198.47		
5. ADRIAN PAINTERS SUPPLY & EQU	32.92		
6. AMAZON CREDIT PLAN	1,043.35		
7. ANN ARBOR BUSINESS REVIEW	39.00		
8. B & B BILLIARDS	740.00		
9. BAKER & TAYLOR BOOKS	1,088.53		
10. PATRICIA BAKER	89.21		
11. BATTERY WHOLESALE	65.40		
12. BILL'S SERVICE, INC.	168.40		
13. BLACK SWAMP EQUIPMENT	376.61		
14. BUCK & KNOBBY EQUIP CO INC	20.21		
15. CALIFORNIA CONTRACTORS SUPPL	465.60		
16. CARON & ASSOCIATES	500.00		
17. CDPA ARCHITECTS INC	8,824.25		
18. CLEGG ELECTRIC INC.	5,612.05		
19. CMA CONSTRUCTION SERVICES	33,685.20		
20. COAST TO COAST DELI	1,097.96		
21. COMCAST	58.46		
22. COMMUNITY ACTION AGENCY	25.00		
23. COMPUTER CARE COMPANY, INC.	129.95		
24. CONTINENTAL CARBONIC PRODUCT	820.00		
25. CONTINENTAL SERVICE	502.43		
26. LYNN COURINGTON	63.34		
27. CRAIN'S DETROIT BUSINESS	59.00		
28. CUTLER DICKERSON CO	350.00		
29. JOEL DAWSON	529.98		
30. DDP POLICE SERVICES INC	7,295.00		
31. DOHRING, JUSTIN	25.00		
32. FASTENAL COMPANY	351.41		
33. FEDERAL EXPRESS	359.54		
34. FIRST FEDERAL BANK	72,119.46		
35. FISCHER HEATING & COOLING	10.00		
36. GALE	23.37		
37. GALL'S INC	42.45		
38. HERBERT GARDNER	37.73		
39. MARK K GASCHE	65.14		
40. GENTNER MATERIALS	1,336.56		
41. GENTNER TRUCKING CO	1,837.78		
42. GOODWILL INDUSTRIES	44.00		
43. GOVERNMENTAL BUSINESS SYSTEM	23.20		
44. HACH COMPANY	781.83		
45. HASSELBRING CLARK CO.	2,350.00		
46. HAZEN & SAWYER	17,490.00		
47. HUBBARDS AUTO CENTER	628.01		
48. HURON LIME INC.	2,982.81		
49. ICMA RETIREMENT CORPORATION	217.51		
50. INFOGEOGRAPHICS INC	540.00		
51. INGRAM LIBRARY SERVICES	380.86		
52. JONES & HENRY, ENGINEERS	1,340.30		
53. KALIDA TRUCK EQUIPMENT INC	704.39		
54. KAPNICK INSURANCE GROUP	296.00		
55. KAR LABORATORIES INC	680.00		
56. KELLOGG COMMUNITY COLLEGE	300.00		
57. KEMIRA WATER SOLUTIONS INC	8,152.95		
58. KIMBALL MIDWEST	224.60		
59. KONICA MINOLTA- ALBIN	19.68		
60. LANSING SANITARY SUPPLY INC	174.51		
61. LEARNING WORKS & WONDERS	16.04		
62. LEGACY PRINTING	43.35		
63. LENAWEE COUNTY COMMUNITY	175.00		
64. LENAWEE COUNTY FAIR GROUNDS	2,620.00		
65. LENAWEE COUNTY FIRE CHIEFS A	550.00		
66. LENAWEE COUNTY PRINTER	1,134.94		
67. DUSTIN LENT	34.32		
68. LEXIS NEXIS RM INC	468.87		
69. MAC PRODUCTIONS	1,100.00		
70. MANPOWER OF LANSING MI INC.	979.20		
71. MECHANICAL INSPECTORS ASSOC	65.00		
72. MICHAEL DOMBROWSKI	1,650.00		
73. MICHIGAN ASSESSOR MAGAZINE	37.50		
74. MICHIGAN MUNICIPAL LEAGUE	10.00		
75. MICHIGAN OFFICE SOLUTIONS	564.43		

CLAIMANT	AMOUNT CLAIMED	AMOUNT ALLOWED	AMOUNT REJECTED
76. MICHIGAN PAVING & MATERIALS	128,536.32		
77. MICHIGAN SHERIFFS ASSOC.	50.00		
78. STATE OF MICHIGAN	1,781.00		
79. MICHIGAN STATE UNIVERSITY	395.00		
80. MICHIGAN TASER DISTRIBUTING	1,313.38		
81. MICHIGAN TBA DISTRIBUTORS IN	225.24		
82. MICROMARKETING LLC	761.41		
83. MIDWEST TAPE	476.14		
84. JEAN MISSELDINE	98.87		
85. MUGS N' MORE IMAGING	9.00		
86. NEXTEL COMMUNICATIONS	1,113.64		
87. OCCUHEALTH - WOLF CREEK	20.00		
88. ODEN TRAINING	1,900.00		
89. PARAGON LABORATORIES INC	60.00		
90. PEERLESS SUPPLY INC	255.00		
91. PET'S SUPPLIES PLUS	49.98		
92. PITNEY BOWES INC	584.00		
93. PLATINUM PLUS	3,395.75		
94. PRO INFO	3,201.00		
95. PROBE ENVIRONMENTAL INC	300.00		
96. PURCHASE POWER	3,018.99		
97. QUICK SERVICE TRANSPORTATION	5,809.03		
98. QUILL CORPORATION	511.01		
99. C.S. RAYMER CO INC	8,500.00		
100. RECORDED BOOKS LLC.	1,492.25		
101. S N S CLEANING SERVICE	1,623.00		
102. SCHUG CONCRETE CONSTRUCTION	850.00		
103. SERVICE ELECTRIC CO OF ADRIA	1,418.00		
104. SHINE'S AUTO CLEAN	60.00		
105. SIEMENS PUBLIC INC	45,942.01		
106. SLUSARSKI EXCAVATING & PAVIN	8,848.40		
107. SNYDER WIRELESS & SATELLITE	35.00		
108. SOUTHERN MI REC & PARK ASSO	80.00		
109. SOUTHERN MICHIGAN APPRAISAL	1,000.00		
110. STAPLES	608.01		
111. LAD STRAYER	250.00		
112. T & L RENTALS	450.00		
113. T-MOBILE	29.99		
114. TANNER SUPPLY COMPANY	1,590.00		
115. TASTE OF HOME	28.98		
116. TETRA TECH MPS	5,159.66		
117. THOMAS & SONS INC	9,546.00		
118. TIME EMERGENCY EQUIPMENT INC	394.00		
119. THE TOLEDO BLADE COMPANY	173.16		
120. TOLEDO PHYSICAL EDUCATION SU	362.05		
121. THE TRUCK SHOP INC	424.00		
122. UNITED PARCEL SERVICE	186.00		
123. UNUM LIFE INSURANCE COMPANY	2,366.99		
124. USA BLUEBOOK	23.94		
125. VALUE TESTERS, LLC	156.94		
126. PAM VANCE	87.75		
127. VERIZON	404.62		
128. WARREN HOLDING CO LLC	1,300.00		
129. WASHOVIA REMEDIATORS	4,156.50		
130. WOODLANDS LIBRARY COOPERATIV	270.56		
TOTAL ALL CLAIMS	439,364.23		

COMMUNICATIONS

C-1



RECEIVED
NOV 19 2008

November 18, 2008

Dane C. Nelson, City Administrator
City of Adrian
100 E. Church St.
Adrian, MI 49221

Dear Mr. Nelson:

Continuing our commitment to keep you informed about the exciting developments to our cable system in the Adrian/Addison area, the enclosed customer notice announces the launch of Comcast High-Definition Television (HDTV) and the availability of a larger selection of digital channels in your area. This notice will appear in the Adrian Daily Telegram on November, 20, 2008.

With the latest enhancements to our system, Comcast now offers more than 1,000 HD choices at any given time – more HD choices on TV than anyone else. Whether it's sports or movies, TV shows or music, new releases or old-time favorites, customers have been asking for more HD choices and now can find it on Comcast, anytime. In addition to the variety of HD choices, our customers can now also enjoy the crystal clear picture quality that HD formatting brings.

Comcast will continue to enrich the cable experience and be a partner in your community. Please direct any customer calls about Comcast products, services and prices to 1-888-COMCAST. Our Customer Account Executives are available 24 hours a day, 7 days a week. As always, feel free to contact me directly at 734-254-1888 with any questions you may have.

Sincerely,

Frederick G. Eaton
Government Affairs Manager
Comcast, Michigan Region
41112 Concept Drive
Plymouth, MI 48170

Enclosure

Effective December 17, 2008, the following channels will be added to the service tiers listed below in the communities of: Addison, Adrian, Britton, Dover, Fairfield, Hudson, Madison, Palmyra, Raisin, Ridgeway, Rollin, Tecumseh, Woodstock. A preview of these channels will be available to customers subscribing to these service tiers beginning December 9, 2008. To receive HD channels, an HD television (not provided) and HDTV equipment are required.

Basic Service

WTVG (ABC) HD ch 231*, WTOL (CBS) HD ch 233*, WUPW (Fox) HD ch 234*, WNWO (NBC) HD ch 232*, WGTE (PBS) HD ch 240*, WGTE Create ch 242*, WGTE Family ch 243* and WTOL Weather ch 247

Expanded Basic

CNN Headline News ch 57. A preview of this channel will be available to customers subscribing to Expanded Basic beginning December 9, 2008.

Digital Starter**

A&E HD ch 200, ABC Family HD ch 229, AMC HD ch 222, Animal Planet HD ch 193, BTN Network HD ch 256, Comcast Central chs 960-963, Comcast Xtra chs 692-695, Comcast Central chs 960-962, CNN HD ch 213, Disney HD ch 230, Discovery HD ch 191, ESPN HD ch 202, ESPN2 HD ch 203, , Food HD ch 197, Fox News HD ch 214, FSN Detroit HD ch 201, FX HD ch 224, Golf Channel HD ch 207, HD Theatre ch 205, HGTV HD ch 198, History HD ch 212, Palladia ch 209, Sci-Fi HD ch 194, TBS HD ch 196, TLC HD ch 192, TNT HD ch 192, Universal HD ch 208, USA HD ch 195, Versus HD ch 206

Digital Classic**

EWTN ch 291, indieplex ch 167, Jewelry TV ch 188, LOGO ch 163, MLB Network ch 279, National Geographic HD ch 199, retroplex ch 168, Science HD ch 211 and TruTV ch 184

Sports Entertainment Package**

CBS College Sports ch 274, GOL TV ch 268, NFL Network HD ch 181, NHL Network ch 276, Speed HD ch 223, Sportsman Channel ch 278 and Tennis Channel ch 277. A preview of these channels will be available to customers subscribing to the Sports Entertainment Package beginning December 9, 2008.

Premium Service**

HBO HD chs 215/300, HBO Latino ch 311, Cinemax HD chs 217/319, Showtime HD chs 218/339 and STARZ HD chs 219/369 and STARZ Comedy ch 375.

*A digital receiver or CableCARD-equipped device is required to view this channel.

** You must purchase Basic Service to subscribe to any other video service offered by Comcast. Some services require additional equipment such as a CableCARD, digital converter or remote at an additional charge.

Call 1-888-COMCAST for more details.



November 14, 2008

Dane C. Nelson, City Administrator
City of Adrian
100 E. Church St.
Adrian, MI 49221

Re: Package Name Changes

Dear Mr. Nelson:

I am writing to inform you of changes to two of our current packages. In each case, the name of the package will change, but the price and programming will remain the same.

On January 6, 2009, the current Digital Premier package will be renamed Total Premium. There will be no change to either the price or programming for this package. Total Premium will not be available to new subscriptions. Customers who currently subscribe to this package will continue to receive it until they elect to make a change to their service or are otherwise notified. We will notify our existing customers of this package name change via a bill insert.

Similarly, on January 6, 2009, the current Digital Premier with Sports Entertainment Pack package will be renamed Total Premium with Sports Entertainment Pack. There will be no change to either the price or programming for this package. Total Premium with Sports Entertainment Pack will not be available to new subscriptions. Customers who currently subscribe to this package will continue to receive it until they make a change to their service or are otherwise notified. We will notify our existing customers of this package name change via a bill insert.

If you should have any questions or concerns regarding these service changes, or any matter, please feel free to contact me at 734-254-1888.

Sincerely,

Frederick G. Eaton
Government Affairs Manager
Comcast, Michigan Region
41112 Concept Drive
Plymouth, MI 48170

C-3



November 19, 2008

Dane C. Nelson, City Administrator
City of Adrian
100 E. Church St.
Adrian, MI 49221

Dear Mr. Nelson:

As part of Comcast's commitment to keep you informed about important developments that affect our customers in your community, I am writing to notify you of a change in our service effective January 1, 2009. Customers will receive the following message via bill insert.

Preferred Basic will no longer be available for NEW subscriptions. If you currently subscribe to Preferred Basic, you will continue to receive the service until further notice unless you change the services you subscribe to.

Please direct any customer calls about Comcast products, services and prices to 1-888-COMCAST. Our Customer Account Executives are available 24 hours a day, 7 days a week. As always, feel free to contact me directly at 734-254-1888 with any questions you may have.

Sincerely,

A handwritten signature in cursive script that reads "Frederick G. Eaton".

Frederick G. Eaton
Government Affairs Manager
Comcast, Michigan Region
41112 Concept Drive
Plymouth, MI 48170

C-4

MULTI-YEAR CAPITAL IMPROVEMENT PROGRAM

BUDGET REQUESTS

DECEMBER 13/15, 2008

CITY HALL – CITY COMMISSION CHAMBERS

Saturday, December 13, 2008	8:00 a.m.	City Administrator/Finance Director
	8:45 a.m.	Parks & Recreation
	9:30 a.m.	Department of Public Works
	10:15 a.m.	Community Development
	11:00 a.m.	Utilities Department
	11:45 a.m.	Police Department
Monday December 15, 2008	5:15 p.m.	Fire Department/Information Technology
	6:00 p.m.	Adrian Public Library
	6:45 p.m.	Transportation

C-5



MEMO

Date: November 21, 2008

To: Dane C. Nelson, City Administrator
Hon. Gary McDowell, Mayor
City Commission
Department Heads

cc: Cindy Prue, Assistant Finance Director

From: Jeffrey C. Pardee, Finance Director

Re: **City of Adrian – Debt Capacity Analysis**

When the City of Adrian issues bonds or enters into an Installment Purchase Agreement, it is making a long-term commitment that requires timely principal and interest payments over the life of the agreement. Therefore it is necessary to ensure that:

- future debt service payments to bondholders or financial institutions can be made in full and on time without jeopardizing the provision of essential City services;
- an acceptable degree of flexibility, including sufficient revenues, to meet unanticipated expenditures and accommodate revenue fluctuations is preserved;
- outstanding debt obligations will not threaten long-term financial stability; and
- the amount of outstanding debt will not place undue burden on community residents and businesses.

The purpose of this communication is to reflect the results of a Debt Capacity Analysis for the City of Adrian that identifies the maximum level of potential debt that is affordable and cost effective. This analysis helps to ensure that outstanding and planned debt does not exceed an amount that can be supported by the existing tax and revenue base. The analysis covers a broad range of factors, including:

- constitutional limitation (Legal Debt Margin) affecting the amount of debt that can be issued;

- measures of the tax and revenue base, such as Taxable Property Values, Tax Collections, State Revenue Sharing, Charges for Services, etc.;
- evaluation of trends relating to the City's financial performance, including: revenues and expenditures, net revenues available after meeting operating requirements, and unreserved fund balance levels;
- debt service requirements, such as existing debt service obligations and their relationship to tax revenue and overall revenue;
- measures of debt burden on the community, such as debt per capita, debt as a percentage of personal income, debt as a percentage of full and taxable property values, and overlapping debt;
- tax-exempt market factors affecting costs, including interest rates and credit rating.

LEGAL DEBT MARGIN

Beginning with the Legal Debt Margin established by the State Constitution, net bonded indebtedness incurred for all public purposes shall not, at any one time, exceed ten (10%) percent of the State Equalized Valuation (SEV) of taxable property in the City, except that this limit may be exceeded by $\frac{3}{8}$ th of one (1%) percent (.375%) in the case of fire, flood or other calamity. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds or Installment Purchase Contracts.

Attached please find Exhibit A, which duplicates Exhibit D-4 from the Statistical Section of the City of Adrian's FY2007-08 Comprehensive Annual Financial Report, which provides the City's Legal Debt Margin Information for the last ten fiscal years. The total Debt Limit has grown from \$31,252,376 in FY1998-99 to \$45,059,985 as of FY2007-08. During that ten-year time frame, total debt applicable to the limit varied from a low of \$771,188 (1.71% of Debt Limit) in FY2006-07, to a high of \$2,485,391 (6.71% of Debt Limit) in FY2002-03. The current debt is \$1,857,863, leaving a Legal Debt Margin of \$43,202,122.

FINANCIAL TRENDS

Although legally the City could issue a bond in excess of \$43 million, it would not be prudent to do so without examining all other constraints that would address the City's ability to pay back such an obligation. The primary source of City revenue is derived from the tax levy on real and personal property, which is computed by multiplying the taxable value, as constrained by the State Finance Reform Act (Proposal A) of 1994, times the City Commission approved millage rate for operations, including garbage collection and disposal, as constrained by the Headlee Constitutional Tax Limitation Amendment of 1978. A ten-year history and five-year projection of Taxable Values, Millage Rates and resulting revenue follows:

<u>FISCAL YEAR</u>	<u>TOTAL TAXABLE VALUE</u>	<u>PERCENT CHANGE</u>	<u>TOTAL DIRECT TAX RATE</u>	<u>PERCENT CHANGE</u>	<u>PROPERTY TAX REVENUE</u>	<u>PERCENT ANNUAL</u>	<u>CHANGE CUMULATIVE</u>
1998-99	326,063,726		16.0524		\$5,335,941		
1999-00	341,158,188	4.63%	15.7750	-1.73%	\$5,432,018	1.80%	1.80%
2000-01	357,986,487	4.93%	15.5828	-1.22%	\$5,549,836	2.17%	4.01%
2001-02	370,547,500	3.51%	15.2443	-2.17%	\$5,666,051	2.09%	6.19%
2002-03	383,560,112	3.51%	15.2426	-0.01%	\$5,843,118	3.13%	9.50%
2003-04	397,224,340	3.56%	15.7340	3.22%	\$5,964,834	2.08%	11.79%
2004-05	410,294,510	3.29%	15.7340	0.00%	\$6,433,580	7.86%	20.57%
2005-06	426,904,020	4.05%	15.6912	-0.27%	\$6,659,027	3.50%	24.80%
2006-07	450,723,801	5.58%	15.6039	-0.56%	\$6,976,298	4.76%	30.74%
2007-08	450,599,846	-0.28%	15.6039	0.00%	\$7,258,038	4.04%	36.02%
2008-09	455,585,214	1.11%	15.6039	0.00%	\$7,292,262	0.47%	36.66%
2009-10	451,029,362	-1.00%	15.6039	0.00%	\$7,219,339	-1.00%	35.30%
2010-11	442,008,775	-2.00%	15.6039	0.00%	\$7,074,953	-2.00%	32.59%
2011-12	442,008,775	0.00%	15.6039	0.00%	\$7,074,953	0.00%	32.59%
2012-13	535,318,486	3.50%	15.6039	0.00%	\$7,145,703	1.00%	33.92%

The conclusion that can be reached is that, based on the foregoing schedule, even though tax revenues have been keeping pace with inflation in spite of the constraints of Headlee and Proposal A, the downturn in the economy and its adverse impact on property tax values and, in turn, anticipated reductions in future tax collections will further constrain the City's ability to issue debt for capital projects while, simultaneously, maintaining current public service levels.

In its continuing effort to maintain current assessing information, it should be noted that the City recently contracted with the County Equalization Department to perform a reappraisal of all Real Property, which, for Residential Classification, was reflected on the December 31, 2006 Assessment Roll for the first time. The Industrial and Commercial Classifications will reflect on the December 31, 2007 Assessment Roll for the first time. (The City Assessor and Finance Director recommend a similar contract engagement for Personal Property be performed.) Also, because of the Lenawee County Delinquent Tax Revolving Fund, the City is assured of receiving 100% of taxes levied on Real Property, however, such is not the case for Personal Property, which is customarily imposed and paid on a voluntary basis. During the past ten years, tax collections have averaged 97.6% with minimal variation (low of 96.0%; high of 99.6%), indicating that the City is somewhat insulated from violent swings in the economy, due in part to the significant influence of public and private non-profit institutions in the community, e.g., Lenawee County, Adrian College, Siena Heights University, Jackson Community College, Lenawee Intermediate School District-VoTech Center, Adrian Public Schools, Bixby Medical Center, Harrison Correctional Facility, Michigan State Training School, Michigan State Police Post, Regional U.S. Postal Service, etc.

One major caveat: Elimination of Personal Property Taxes has been an issue that keeps coming up periodically; should this proposal gain traction, the City would suffer a 13.2% reduction in tax revenue, equivalent to \$884,220 in current dollars. The new Michigan Business Tax (MBT) provides a State Personal Property Tax exemption on the schools portion of the tax levy, which may forestall any action on reducing revenue to municipalities.

Second major caveat: Although the City was fortunate in the fact that the Stop Overspending (SOS) proposal was not placed on the November 2006 ballot and Proposal 5 (K-16 Guaranteed Education Funding) was defeated. The former may be revisited on a future petition initiative, which, if passed, could adversely impact City revenues.

One major area of concern is Budget Performance during the past few years. As indicated by the following schedule, Expenses have exceeded Revenue in two of the last four years for both General Government Activities and Business-Type Activities (Water, Sewer, and Storm Water Utilities, as well as Transportation and Parking), resulting in a reduction in Net Assets in FY2004-05 and FY2005-06. Although Net Assets have increased in the subsequent two fiscal years, the aforementioned strains on future anticipated revenues may adversely impact Net Assets in future years.

	<u>FY2004-05</u>	<u>FY2005-06</u>	<u>FY2006-07</u>	<u>FY2007-08</u>
Revenue:				
General	\$13,719,322	\$14,525,402	\$16,877,603	\$15,663,268
Business	6,727,662	6,565,846	7,756,303	8,602,513
Total	<u>\$20,446,984</u>	<u>\$21,091,248</u>	<u>\$24,633,906</u>	<u>\$24,265,781</u>
Expense				
s:				
General	\$14,814,326	\$15,623,064	\$14,391,620	\$15,042,796
Business	7,488,051	7,455,397	7,587,184	7,846,939
Total	<u>\$22,302,377</u>	<u>\$23,078,461</u>	<u>\$21,978,804</u>	<u>\$22,889,735</u>
Change in	Net Assets:			
General	(\$1,095,000)	(\$1,097,66)	\$2,485,983	\$513,656
Business	(760,389)	(889,551)	169,119	862,390
Total	<u>(\$1,855,393)</u>	<u>(\$1,987,21)</u>	<u>\$2,655,102</u>	<u>\$1,376,046</u>
Net Assets:				
General	\$34,270,454	\$33,172,79	\$35,658,775	\$36,083,149
Business	32,198,853	31,309,302	31,478,421	32,340,811
Total	<u>\$66,469,307</u>	<u>\$64,482,094</u>	<u>\$67,137,196</u>	<u>\$68,423,960</u>

Budget Performance in FY2006-07 FY2007-08 indicates that the City has turned the corner, reflecting an increase in total Net Assets amounting to \$2,655,102 and \$1,376,046, respectively. Furthermore, the City has undertaken an aggressive cost-cutting program that focuses on the major expenditure category, salaries and fringe benefits. The City recently implemented a Classification and Compensation Project that matched job content with salaries paid, and incorporated an ongoing job evaluation component, as well as a performance evaluation system that includes financial incentives. In addition, an early-retirement window was authorized by the City Commission that has enabled further economies resulting from redistributed job responsibilities and staff and/or classification reductions. Over \$315,000 annual cost-savings has been achieved.

On the other hand, the Employer Contribution to the Municipal Employees Retirement System (MERS) Defined Benefit Pension Program is expected to increase significantly in the next few years due to improved benefits (primarily an increase in the retirement multiplier from 2.00 to 2.25) that have increased the Actuarial Unfunded Liability to over \$7.2 million. Furthermore, the MERS Board of Directors has authorized a change in the amortization period, reducing from 30 years to 20 years. Employer contributions are expected to increase from \$826,320 (10.353% of payroll) in FY2008-09 to \$895,200 (11.10% of payroll) in FY2009-10, equivalent to a 7.3% increase. As a result, the City is investigating the possibility of switching from the current Defined Benefit Pension System to a newly offered MERS product: HYBRID Defined Benefit/Defined Contribution Retirement System, which would be targeted for new City employees and voluntary for current City employees.

Net Assets, which is the difference between the City's Assets and Liabilities, can be further subdivided between: 1) Net Assets Invested in Capital Assets, Net of Related Debt, 2) Restricted Net Assets, and 3) Unrestricted Net Assets. This third category is a reflection of the City's financial flexibility to deal with unexpected events and emergencies that involve immediate expenditure of available resources. Unrestricted Net Assets generally are favorably impacted by good budget performance and, alternatively, adversely impacted by poor budget performance. The following is a four-year historical summary of Unrestricted Net Assets:

	<u>FY2004-05</u>	<u>FY2005-06</u>	<u>FY2006-07</u>	<u>FY2007-08</u>
Unrestricted Net Assets:				
General Activities	\$6,368,174	\$6,027,334	\$6,135,998	\$6,400,084
Business Activities	<u>2,796,672</u>	<u>1,568,065</u>	<u>2,001,967</u>	<u>1,788,879</u>
Total	<u>\$9,164,846</u>	<u>\$7,595,399</u>	<u>\$8,137,965</u>	<u>\$8,188,963</u>

Although the trend in the previous three years is positive and the FY2006-07 and FY2007-08 reflect a significant improvement, the substantial amount of Unrestricted Net Assets will likely be the financial "crutch" that supports us during the forecasted economic downturn. The amount of Unrestricted Net Assets for General Governmental Activities is over \$6 million, equivalent to over 42% of annual expenses for that category; and the amount for Business-Type Activities (\$1,788,879) represents over 22% of annual expenses for that category; for a combined equivalency of 36% of total expenses, well beyond the minimum 15% recommended by the Government Finance Officers Association.

CITY OF ADRIAN'S DEBT MANAGEMENT POLICIES

Prior years' Debt Capacity Analyses have resulted in a revision to the City's Financial Policy regarding Debt Management, wherein specific debt limitations have been established in relation to a percentage of Taxable Value, percentage of operating budget, per capita debt, and frequency of debt issuance. Specifically, the following parameters were established by the City Commission through adoption of Resolution #06-183 – Revised Debt Management Policy dated December 4, 2006:

- The City will maintain its general obligation bonded debt at a level not to exceed two (2%) percent of the assessed valuation of taxable property within the City. **Current level of general obligation debt is 0.41% of the assessed valuation of taxable property within the City.**
- The City will strive to ensure that its net bonded debt per capita does not exceed \$700. The City will strive to ensure that the combined total of its direct net debt issued and its attributed share of overlapping debt issued by the County does not exceed \$2,000 per capita. **Net general bonded debt per capita currently stands at \$83.63.**
- The City will strive to ensure that its net bonded debt per capita as a percentage of per capita income does not exceed 2 ½ percent. **Net general bonded debt per capita currently represents 0.4% of per capita income.**
- The City will maintain its annual net bonded debt service costs at a level less than fifteen (15%) percent of the combined expenditure budgets (net of inter-fund transfers) for the General, Special Revenue, and Debt Service Funds. (Note: Net bonded debt service costs are the costs for debt to be paid out of general public revenue, as opposed to Enterprise Fund revenue.) **Annual net bonded debt service is currently budgeted at \$250,239, compared to FY2007-08 Governmental Fund expenditures of \$16,986,723, equivalent to 1.5%.**
- The City will maintain an unreserved General Fund balance at a level not less than twenty-five (25%) percent of annual General Fund revenue. **Unreserved General Fund balance (\$4,970,310) currently represents 44.1% of annual General Fund Revenue (\$11,259,381).**
- To the extent that unreserved General Fund balance exceeds the twenty-five (25%) percent, the City may draw upon the fund balance to provide pay-as-you-go financing for capital projects. **Based on the foregoing calculation, \$2,155,465 is available as of June 30, 2008 to provide pay-as-you-go financing for capital projects.**

CURRENT AND PROJECTED DEBT BURDEN

An important component in determining the affordability of additional general obligation debt is an assessment of the City's current levels of outstanding debt. Exhibit B presents a comprehensive inventory of Historical and Projected Debt Burden for Last Ten – Next Five Fiscal Years, which reflects current debt obligations, including 250 West Church Street (\$135,000), 153/155 E. Maumee for the new Police Department (\$542,000), and Installment Purchase Agreements for the Marvin Farm (\$653,963) and the Parks & Forestry Facility (\$2,000,000), as well as planned debt issuance for the acquisition of the First Federal Building for new City Hall (\$1,250,000) and reconstruction of Downtown Parking Lots (\$1,500,000). The \$800,000 Storm Water Utility Bond has matured and the last payment made in September, 2006. In addition, the Installment Purchase Contract on the Witt Property was defeased in FY2005-06.

As of June 30, 2008, total General Obligation Debt amounts to \$1,857,863, but is expected to grow to almost \$5.5 million over the next two fiscal years. Excluding Water and Sewer debt, due to the independent revenue source, Per Capita Debt burden as of June 30, 2008 was \$83.63, equivalent to 0.4% of Personal Income, well within the recommended guidelines of \$700 Per Capita and 2.5% of Personal Income. However, the debt burden is expected to increase over the next two fiscal years to \$246.19 per capita and 1.11% of personal income, still within the aforementioned guidelines.

All other debt obligations are through the low-interest (1.625% to 2.5%) State of Michigan Revolving Loan Fund Program, which derive funds for repayment from operating revenues from the Sewer and Water Funds. State Revolving Fund (SRF) debt outstanding as of June 30, 2008, for all sewer and water projects, amounts to \$24,880,000, equivalent to \$1,120 for every man, woman and child in the City of Adrian or approximately 5.4% of Personal Income. However, this high-water mark is expected to diminish now that all sewer and water projects have been undertaken and the debt is paid down. Debt service will be approximately \$1,700,000 annually. Sewer and water service charges are reviewed annually to ensure adequate revenues for debt service.

In terms of affordability to the City General Fund, the recommended guideline is not to exceed 2.0% of the Taxable Value of City real and personal property or \$9,011,197. As previously indicated, the City's General Obligation Debt as of June 30, 2008 was \$1,857,863, however this amount will increase to almost \$5.5 million by June 30, 2010 as a result of the acquisition and renovation of the Parks & Forestry Building; purchase of buildings for the new downtown City Government Complex, as well as acquisition of the Taxi Building.

SUMMARY OF RECOMMENDATIONS

- 1) Because a recurring and growing annual expense is associated with Employer's Contribution to the pension system, explore new HYBRID Pension Program offered by the Municipal Employees Retirement System (MERS) by formally requesting a Supplemental Actuarial Evaluation.
- 2) Continue remaining Parks & Recreation Installment Purchase Agreement (\$1,200,000 for Marvin Farm) to its maturity date of May 23, 2013, unless current market rates dictate that the current balance be included in an omnibus debt consolidation bond issue. (Current balance of \$653,963; Annual debt service obligation of \$144,239; Interest rate of 3.64%.)
- 3) Continue to fund Land Contract obligation for Taxi Building (250 West Church Street). (Current balance of \$111,900; Interest Rate: 6.00%)
- 4) Continue using Installment Purchase Agreement to finalize Parks & Forestry Building purchase and renovation (Currently authorized at \$2.0 million, with \$550,000 acquisition cost financed through Huntington Bank at 4.88%).

- 5) Continue to fund Adrian Public Library renovations on a pay-as-you-go basis from General Fund-Fund Balance. (Estimated total cost: \$1,000,000)
- 6) Utilize combination of Installment Purchase financing (\$542,000 to acquire 153/155 E. Maumee) and cash (\$140,000 to acquire Adult Education/old Post Office Building) to underwrite cost of replacement facility for Police Department and Land Contract to purchase First Federal Building for new City Hall.
- 7) Develop cost estimates for downtown City Government Complex.
- 8) Consolidate 3, 4, 5, 6 and, possibly 2, above, along with 7, into a single 30-year bond issue, extending the amortization period of total General Obligation Debt, making it more affordable and less of a burden on the annual operating budget.

A summary follows:

Parks & Forestry Building	\$ 2,000,000	
First Federal Bank Building	1,250,000	
Adrian Public Library	1,000,000	
Marvin Farm	653,963	
153/155 E. Maumee	542,000	
Adult Education Building	140,000	
Taxi Building	<u>111,900</u>	
Sub-Total Known Costs	\$ 5,697,863	
Gov't. Complex - <u>Est.</u> Project Costs	<u>5,552,137</u>	(Including Financing)
Total Costs	\$11,250,000	
Less: General Fund-Designated Fund Balance	<u>2,250,000</u>	
Total Omnibus Debt Consolidation Bond	<u>\$ 9,000,000</u>	

As shown in Exhibit C, a single Omnibus Debt Consolidation Bond in the amount of \$9.0 million, financed over 30-years at 3.5% interest, results in an annual debt service of just over \$499,000. Included in the FY2008-09 Budget is \$375,580 for Debt Service, leaving a balance of less than \$125,000, which is available in the General Fund Contingency Account as a result of realized staff reductions in anticipation of the increased debt service related to the downtown Government Complex Project. Total annual debt service for General Obligation Debt would amount to \$499,000, equivalent to 4.4% of General Fund revenue. The standard recommended maximum benchmark is 15%.

Issuance of a \$9.0 million Omnibus Debt Consolidation Bond would increase General Obligation Debt Burden to \$405 Per Capita, equivalent to 1.9% of Personal Income, well below the recommended guidelines of \$700 Per Capita and 2.5% of Personal Income, respectively. If you have any questions or need for further information, please contact my office.

**CITY OF ADRIAN
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS**

Exhibit A

Legal Debt Margin Calculation for Fiscal Year FY2007-08

Taxable Value	\$450,599,846
Debt Limit (10% of Taxable Value)	45,059,985
Debt Applicable to Limit:	
Installment Purchase Agreements	\$1,745,963
Land Contract	<u>111,900</u>
Total Debt Applicable to Limit	1,857,863
Legal Debt Margin	<u><u>43,202,122</u></u>

	Fiscal Year									
	FY1998-99	FY1999-00	FY2000-01	FY2001-02	FY2002-03	FY2003-04	FY2004-05	FY2005-06	FY2006-07	FY2007-08
Debt Limit	\$31,252,376	\$32,606,373	\$34,115,819	\$35,798,649	\$37,054,750	\$38,356,011	\$41,029,451	\$42,690,402	\$45,072,380	\$45,059,985
Total Debt Applicable to Limit	1,260,000	1,005,000	1,702,309	1,503,644	2,485,391	2,155,808	1,812,360	884,260	771,188	1,857,863
Legal Debt Margin	<u>\$29,992,376</u>	<u>\$31,601,373</u>	<u>\$32,413,510</u>	<u>\$34,295,005</u>	<u>\$34,569,359</u>	<u>\$36,200,203</u>	<u>\$39,217,091</u>	<u>\$41,806,142</u>	<u>\$44,301,192</u>	<u>\$43,202,122</u>
Total Debt Applicable to Limit as a Percentage of Debt Limit	4.03%	3.08%	4.99%	4.20%	6.71%	5.62%	4.42%	2.07%	1.71%	4.12%

Note: The statutory debt limit of net bonded indebtedness incurred for all public purposes shall not, at any one time, exceed 10% of the State Equalized Valuation of taxable property in the City, except that this limit may be exceeded by 3/8th of one (1%) percent in the case of fire, flood, or other calamity. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds. This limitation does not include bonds issued in anticipation of the payment of special assessments, nor bonds issued pursuant to court order for sewage or garbage disposal system.

The Michigan State Bond Act provides that the total debt in special assessment bonds for which the credit of the City is pledged shall not exceed 12% of the assessed valuation of taxable property of the City, nor shall such bonds be issued in any calendar year in excess of 3% of the assessed valuation of taxable property of the City unless voted.

Source: City Records

**CITY OF ADRIAN
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS
and ESTIMATED NEXT FIVE FISCAL YEARS**

EXHIBIT B

FISCAL YEAR	AUTO PARKING BONDS	GENERAL FUND BONDS*	STORM WATER UTILITY BONDS	PARKS & RECREATION INSTALLMENT PURCHASE AGREEMENT	PARKS & FORESTRY INSTALLMENT PURCHASE AGREEMENT	PARKS & RECREATION LAND CONTRACT	TOTAL GENERAL OBLIGATION DEBT	WATER SYSTEM REVENUE BONDS #1	WATER SYSTEM REVENUE BONDS #2	DWRF LOANS FOR WATER	SRF LOANS FOR SEWER	TOTAL PRIMARY GOV'T.	PERCENT OF PERSONAL INCOME	PER CAPITA
1998-99	265,000	300,000	695,000	0	0	68,351	1,328,351	350,000	775,000	0	0	2,453,351	0.5%	111
1999-00	230,000	150,000	625,000	0	0	1,035,604	2,040,604	175,000	750,000	0	0	2,965,604	0.6%	134
2000-01	190,000	0	550,000	962,309	0	0	1,702,309	0	700,000	0	0	2,402,309	0.5%	109
2001-02	150,000	0	470,000	883,644	0	0	1,503,644	0	475,000	0	0	1,978,644	0.4%	89
2002-03	100,000	0	385,000	2,000,391	0	0	2,485,391	0	250,000	8,920,000	5,665,000	17,320,391	3.6%	780
2003-04	50,000	0	295,000	1,810,808	0	0	2,155,808	0	0	8,545,000	5,425,000	16,125,808	3.4%	726
2004-05	0	0	200,000	1,612,360	0	0	1,812,360	0	0	7,775,000	4,935,000	14,522,360	3.0%	654
2005-06	0	0	100,000	884,260	0	0	984,260	0	0	16,115,000	4,435,000	21,534,260	4.5%	969
2006-07	0	0	0	771,188	0	0	771,188	0	0	14,915,000	3,925,000	19,611,188	4.1%	883
2007-08	0	0	0	653,963	537,412	0	1,191,375	0	0	13,595,000	11,285,000	26,071,375	5.5%	1,174
2008-09	0	1,927,000	0	532,432	1,961,293	0	4,420,725	0	0	12,245,000	10,345,000	27,010,725	5.7%	1,216
2009-10	1,500,000	1,727,000	0	406,437	1,833,866	0	5,467,303	0	0	10,875,000	9,395,000	25,737,303	5.4%	1,159
2010-11	1,400,000	1,527,000	0	275,814	1,250,000	0	4,452,814	0	0	9,470,000	8,425,000	22,347,814	4.7%	1,006
2011-12	1,300,000	1,050,000	0	140,384	1,150,000	0	3,640,384	0	0	8,030,000	7,445,000	19,115,384	4.0%	860
2012-13	1,300,000	950,000	0	0	0	0	2,250,000	0	0	6,555,000	6,445,000	15,250,000	3.2%	686

*NOTE: General Fund Bonds consist of the Fire Station Bonds retired in FY1999-2000; 153/155 E. Maumee Street purchased for New Police Dept (\$542,000); 250 West Church Street (Taxi)(\$135,000); and Land Contract for First Federal Bank Building (new City Hall)(\$1,250,000).
The Maumee Street purchase and the Taxi Building, as well as the Parks & Forestry Building have balloon payment payoffs at the end of three years.
Long-term low-interest State Bond Authority consolidated debt finance is expected to be issued prior to balloon payment payoffs.

Exhibit C

**CITY OF ADRIAN
AMORTIZATION SCHEDULE
BOND ISSUE (\$9.0 MILLION) - 30 YEARS
INTEREST RATE - 3.5%**

YEAR	OUTSTANDING LOAN BALANCE	PRINCIPAL PAYMENT	INTEREST EXPENSE (@ 3.5%)	TOTAL DEBT SERVICE
FY2008-09	\$9,000,000	\$0	\$0	\$0
FY2009-10	8,815,992	184,008	315,000	499,008
FY2010-11	8,625,543	190,449	308,560	499,008
FY2011-12	8,428,429	197,114	301,894	499,008
FY2012-13	8,224,415	204,013	294,995	499,008
FY2013-14	8,013,261	211,154	287,855	499,008
FY2014-15	7,794,717	218,544	280,464	499,008
FY2015-16	7,568,524	226,193	272,815	499,008
FY2016-17	7,334,414	234,110	264,898	499,008
FY2017-18	7,092,110	242,304	256,704	499,008
FY2018-19	6,841,325	250,785	248,224	499,008
FY2019-20	6,581,763	259,562	239,446	499,008
FY2020-21	6,313,116	268,647	230,362	499,008
FY2021-22	6,035,067	278,049	220,959	499,008
FY2022-23	5,747,286	287,781	211,227	499,008
FY2023-24	5,449,433	297,853	201,155	499,008
FY2024-25	5,141,154	308,278	190,730	499,008
FY2025-26	4,822,086	319,068	179,940	499,008
FY2026-27	4,491,851	330,235	168,773	499,008
FY2027-28	4,150,057	341,794	157,215	499,008
FY2028-29	3,796,301	353,756	145,252	499,008
FY2029-30	3,430,163	366,138	132,871	499,008
FY2030-31	3,051,210	378,953	120,056	499,008
FY2031-32	2,658,994	392,216	106,792	499,008
FY2032-33	2,253,051	405,944	93,065	499,008
FY2033-34	1,832,899	420,152	78,857	499,008
FY2034-35	1,398,042	434,857	64,151	499,008
FY2034-36	947,965	450,077	48,931	499,008
FY2036-37	482,136	465,830	33,179	499,008
FY2037-38	0	482,135	16,875	499,010
	<u>\$9,000,000</u>	<u>\$5,471,246</u>	<u>\$5,471,246</u>	<u>\$14,471,245</u>

CONSENT AGENDA

CR-1

CR08-097

December 1, 2008

RE: POLICE DEPT. – Traffic Control Order 08-29 – Springbrook Ave. between Maple and River Street

RESOLUTION
08-29

WHEREAS, the City Administrator has approved certain temporary control orders, and after review has now made recommendation that they be made permanent, therefore so be it,

RESOLVED, that the permanent traffic control orders, adopted October 6, 1958, be amended to include or change the following:

Post "No Parking" on the west side of Springbrook Ave. between Maple and River Street.

Respectfully,

Terrence B. Collins
TERRENCE B. COLLINS
Chief of Police

TBC/skj

DATED: 11-19-08

On motion by Commission _____, seconded by
Commissioner _____, this resolution was _____
by a _____ vote.

CR-2
CR08-098

December 1, 2008

RE: CHANGE MEETING DATE – Observance of Martin Luther King Day

RESOLUTION

WHEREAS, the Charter of the City of Adrian requires that regular meeting times be established by City Commission resolution; and

WHEREAS, the regular meeting scheduled for Monday, January 19, 2008, occurs on Martin Luther King Day; and

NOW, THEREFORE, BE IT RESOLVED, that said regular meeting will be held on Tuesday, January 20, 2008 at 7:00 p.m. in the Commission Chambers at Adrian City Hall.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was _____
by a _____ vote.

2 R-3

CR08-099

December 1, 2008

RE: FINANCE DEPARTMENT – Downtown Parking Special Assessment – Notice of Intent

RESOLUTION

WHEREAS, in accordance with the recommendations of the Blueprint for Downtown Adrian, short-term parking meters were removed from streets and parking lots in June, 2004; and

WHEREAS, after several meetings of the Ad-Hoc Downtown Parking Advisory Committee to review the Auto Fund Parking Budget and Parking Enforcement Operations, the following Financial Plan and Special Assessment proposal has been developed; and

WHEREAS, the cost to maintain parking lots in the Downtown Development District for FY2008-09 amount to \$116,200, detailed as follows:

Operating Budget	\$116,200
Capital Budget	<u>-0-</u>
Total Expenses	\$116,200; and

WHEREAS, estimated Revenue for FY2008-09 is detailed as follows:

Parking Permits	\$ 30,100
10-hr Meter Revenue	10,000
Parking Fines	30,000
Interest Income	100
Contribution-DDA 2-mill	10,000
Contribution-General Fund	<u>6,000</u>
Total Revenue	<u>\$ 86,200</u>
Shortfall	<u>\$ 30,000; and</u>

WHEREAS, the City Administrator recommends that the \$30,000 shortfall be recouped through a special assessment to downtown property owners who benefit from the removal of parking meters and maintenance of a viable downtown parking system for the purpose of revitalizing the central business district; and

WHEREAS, required plans, reports and recommendations have been filed pursuant to the provisions of Article I, Section 70-6 of the Adrian City Code of Ordinances; and

WHEREAS, such plans include the Auto Parking Fund Financial Plan, purpose of the Special Assessment, the Special Assessment District, and the methodology utilized by the City Assessor to apportion the Special Assessment to property owners within the District.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by this resolution:

1. Adopts the FY2008-09 Auto Parking Fund Financial Plan, including:

Lighting	\$ 11,000
General Lot Maintenance	34,600
Snow Removal	24,511
Lot Striping	7,700

Admin. Expenses	<u>2,700</u>
Total Maintenance	\$ 80,511
Enforcement Costs	19,689
Depreciation	<u>16,000</u>
Total Expenses	<u>\$116,200</u>

Revenue Projections:	
Parking Permits	\$ 30,100
10-hr Meter Revenue	10,000
Parking Fines	30,000
Interest Income	100
Contribution-DDA 2-mill	10,000
Contribution-General Fund	6,000
Downtown Special Assessment	<u>30,000</u>
Total Revenue	<u>\$116,200</u>

2. As indicated in the aforementioned Financial Plan, the City intends to levy a Special Assessment in the amount of \$30,000.
3. The Special Assessment proposed to partially defray the expenses detailed in the Auto Parking Fund Financial Plan shall be levied on the lands and premises within the proposed Special Assessment District according to the methodology employed by the City Assessor and on file with the City Clerk.
4. The Report, including the Proposed Special Assessment, shall be filed with the City Clerk forthwith to be available for public examination.
5. The City Commission will meet at a Public Hearing in the Commission Chambers at Adrian City Hall (100 E. Church Street) at 7:00 p.m. on Monday, December 15, 2008, for the purpose of hearing and considering comments regarding the Proposed Special Assessment District, or to the inclusion of any property within the proposed Special Assessment District.
6. The City Clerk shall mail notice of the intention to adopt said Special Assessment to all interested parties pursuant to the provisions of Article I, Section 70-6 of the Adrian City Code of Ordinances.

On motion by Commissioner _____, seconded by
 Commissioner _____, this resolution was adopted by a
 _____ vote.

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

OWNER	Parcel #	Address	Street	floor	Business	Uses	Sq Ft	No. of Apts
REETZ	XA0-000-0002-02	217	W MAUMEE ST	1	Vacant - Office	vacant - office	15174 ??	
	XA0-000-0002-02			2	Vacant - Office	vacant - office	3028	
HENRY, GILBERT E	XA0-000-0004-00	213	W MAUMEE ST	1	Attorney	Offices	4000	
	XA0-000-0004-00			1	Doctor	Offices		
HENRY, GILBERT E	XA0-000-0006-00	201	W MAUMEE ST	1	Gil Henry and Assoc.	Real Estate Offices	1566	
AWAD, JAMAL	XA0-000-0014-00	101	W MAUMEE ST	1	Vacant Office	Office Space	2555	
BURNETT, LINDA	XA0-000-0115-00	215	N BROAD ST	B	Tanning Salon	Tanning Salon		
	XA0-000-0115-00			1	Another Hair Place	Hair Salon		
	XA0-000-0115-00			2	Apartments	Apts	2555	2
TERLESKY	XA0-000-0021-00	(203-)209	N MAIN ST	1	T&L Tanning	tanning	1200	
	XA0-000-0021-00			1	T&L Rentals	rent party & goods rental	4000	
	XA0-000-0021-00			1	Lenawee Co Conf & Visitors	marketing Lenawee tourism	1000	
	XA0-000-0021-00			2	Double R Security	security services	1000	
	XA0-000-0021-00			1				
	XA0-000-0021-00			1	Perry's Tuxedo Plus	formal clothing & bridal	2000	
	XA0-000-0021-00			1	All Together Bridal Shop	formal clothing & bridal	1720	
	XA0-000-0021-00			2	apartments	apt	4050	5
LASALLE BANK	XA0-000-0023-00	202	N MAIN ST	1	Standard Federal Bank	financial institution	7006	
	XA0-000-0023-00			2	Vacant - Offices	V	5973	
	XA0-000-0023-00			2	Vacant - Offices	V	1035	
RKJ LLC (Ron Kelly)	XA0-000-0024-01	150	N MAIN ST	1	Gear Up Inc	screenprint/embroidery/engrave retail	1100	
	XA0-000-0024-01			2		Storage	1100	
SOTO, PAUL	XA0-000-0024-02	104	TOLEDO ST	1	Smokey's Grill	restaurant	460	
CLARKE	XA0-000-0025-00	146	N MAIN ST	1	Running with E's	sporting goods/shoes retail	2590	
	XA0-000-0025-00			1	Finders Keepers	antiques		
WIESMAN	XA0-000-0029-00	115	E MAUMEE ST	1	Wiesman and Wiesman Acct PC	accountants	600	
	XA0-000-0029-00			1	Senator Cameron Brown	State Senator	600	
	XA0-000-0029-00			1	Service Source/Officeville	business to business call center	6710	
	XA0-000-0029-00			2		V	5896	
	XA0-000-0029-00			3		V	1696	
FIRST FEDERAL BANK	XA0-000-0030-01	135 (-139)	E MAUMEE ST	1	Bank of Lenawee	BANK LOBBY	9142	
	XA0-000-0030-01			Mez		OPERATIONS	1944	
	XA0-000-0030-01			2		OPERATION/LENDING	9142	
	XA0-000-0030-01			3		V	9142	
	XA0-000-0030-01			B		V	5840	
CITY OF ADRIAN	XA0-000-0031-00	143	E MAUMEE ST	1	Adrian Public Library	public library	14490	
	XA0-000-0031-00			2		public library	6440	
ROOF, KENNETH & TERESA	XA0-000-0032-00	153	E MAUMEE ST	1	Gross, Puckey, Gruel and Roof PC	Office Rental	2270	

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

Owner	Parcel #	Address	Street	Floor	Business	Use	Sq Ft	No. of Apts
	XA0-000-0032-00			1	Laura J Schaedler & Jonathan L Poer	V	2270	
ROOF, KENNETH & TERESA	XA0-000-0033-00	155	E MAUMEE ST	1	Hammond, Baker & Kralick, Attys	Office Rental	5059	
	XA0-000-0033-00			1	Adrian Creative Frames & Designs	V		
BOWERS INC	XA0-000-0034-01 XA0-000-0034-01	122	E MAUMEE ST	1 2	BR Bowers & Company	Offices Storage	3640 1690	0
BURCIAGA	XA0-000-0034-02	0	E MAUMEE ST					
ADRIAN PHYSICIANS ASSN	XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01	142 (-148)	E MAUMEE ST	1	Seaway Sponge Chamois Adrian Counseling & Psychiatric Clinic Family Services and Children's Aid McCullough Vargas and Assoc. Highfield's inc. Legacy Title Agency vacant	cleaning service medical counseling assessment, referral, counseling EAP employee drug counseling non-profit organization title insurance V office space	3042 2500 1897 1480 1200 1200 1911	(13,230 sf)
REDINK INC	XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00	(136-138)	(E) MAUMEE ST	1 1 1 1 1 1 1 1 1 2	Vacant - Former Coffee Shop Yarn Shop The Spice Shack Giovani Salon and Spa Belius Salon & Spa B&E Design Lenawee Co Assoc of Home Bldrs Sieler's Water Systems Vacant - Former Office TransWestern	vacant - former coffee shop retail Retail - The Spice Shack beauty salon beauty salon, spa services retail drafting/plotter service non-profit water treatment Vacant - Office yellow pages	4050 1300 4050 4050 4050 4050 4050 4050 2075	12
BRENNER, JON	XA0-000-0040-00 XA0-000-0040-00 XA0-000-0040-00 XA0-000-0040-00	102 (-104)	E MAUMEE ST	1 Mez 2 3	The Dealer Advantage Donna Baker and Associates, C.P.A Church Office Office Space	Office Space CPA taxes & consulting office Office Space V	3808 960 1120 1120	 4B 4B 4B
CITY OF ADRIAN	XA0-000-0044-00	111 (-119)	E CHURCH ST		parking lot	parking		
RANSOM	XA0-000-0046-00 XA0-000-0046-00	142	S MAIN ST	1 2	The Studio Photography apartments	Photography apts.	1575 1575	0 1
CITY OF ADRIAN	XA0-000-0059-00	123	E CHURCH ST		vacant lot	DEMOLISHED	772	
ADRIAN PHYSICIANS ASSN	XA0-000-0063-01	147	E CHURCH ST			private surface parking lot	8436	0
FIRST PRESBYTERIAN CHURCH	XA0-000-0064-00 XA0-000-0064-00	128	S BROAD ST	1 2	Lenawee Dental Clinic	dentist office apt	1262 1196	 1

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

Owner	Parcel #	Address	Street	Floor	Business	Uses	Sq Ft.	No. of Apts
CITIZENS GAS FUEL CO	XA0-000-0067-00	117	N WINTER ST	1	Citizens Gas Offices 2310 sq. ft. ; 6000sq. Ft. parking	offices/storage	2310	
GATEHOUSE MEDIA	XA0-000-0068-00 XA0-000-0068-00	133	(N) (WINTER ST)	1	The Daily Telegram	newspaper offices newspaper publishing	9750 9750	4B
GATEHOUSE MEDIA INC	XA0-000-0071-00 XA0-000-0071-00	155	N WINTER ST	1	Access	Storage Office	2801	
RAISIN RIVER DEVELOPMENT	XA0-000-0072-00 XA0-000-0072-00	205	N WINTER ST	1 2	Vacant - Office Vacant - Office	Vacant - Office Vacant - Office	6600 6600	4B
POWELL	XA0-000-0074-00 XA0-000-0074-00	213	N WINTER ST	1 2	single-family residence	residential residential	1913 853	
COURTHOUSE COMMONS, INC	XA0-000-0076-01 XA0-000-0076-01 XA0-000-0076-01 XA0-000-0076-01	227	N WINTER ST	B 1 1 2	Vacant Office Use Work Release Facility Vacant Office Use Vacant Office Use	offices offices offices offices	11,014 1000 10,014 9125	0 4B
D & T LAND MGT CORP	XA0-000-0080-02 XA0-000-0080-02 XA0-000-0080-02	113	W FRONT ST	B 1 2	Distinctive Health Concepts Auto Owners Insurance dentist office	medical services insurance dentist office	4515 4515 4515	
AES COMPANY	XA0-000-0081-03 XA0-000-0081-03	235-243	N MAIN ST	1 2	Engineers/Law Office/Help Source	office Vapt	4235 1657	4
REAL ESTATE, LLC	XA0-000-0086-00 XA0-000-0086-00	231	N MAIN ST	1 2	office office	office office	1483 330	4B 4B
FAMILY COUNSELING & CHILDREN	XA0-000-0086-05 XA0-000-0086-05	225	N MAIN ST	1 2	Domestic Violence Shelter Domestic Violence Shelter	shelter shelter	3000 3000	
RAYMOND, JOHN	XA0-000-0088-00 XA0-000-0088-00 XA0-000-0088-00	215 215	N MAIN ST N WINTER ST	1 1 2	John Raymond Building In 2 It Customs	V auto repair/auto body shop	17069 3280 6596	2
NOE	XA0-000-0090-00	204	N WINTER ST	1	Adrian Tax Service	atty	1513	
ONE SIXTY PARTNERSHIP	XA0-000-0091-01 XA0-000-0091-01	160	N WINTER ST	1 1	Vacant - Office Walker, Watts, Jackson & McFarland	Vacant - Office law firm	3099 3099	4B
CHASE, JOYCE & DOUGLAS	XA0-000-0092-00 XA0-000-0092-00	144 144	N WINTER ST N WINTER ST	1 2	Apartment single family rental	Apartment Apartment	704 1133	0 2
CHASE, JOYCE & DOUGLAS	XA0-000-0093-00 XA0-000-0093-00	142	N WINTER ST	1 2	American Title Company of Lenawee apartments	title insurance office apt.	2912 1869	1
BISHOP LIVING TRUST	XA0-000-0094-00 XA0-000-0094-00	139	N MAIN ST	1 2	Bishop Insurance apartments	insurance office apt.	1168 1168	0 1

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

Owner	Parcel#	Address	Street	floor	Business	Uses	Sq Ft	No. of Apts
BISHOP LIVING TRUST	XA0-000-0095-00	141	N MAIN ST	1	Bishop Insurance apartments	insurance office	1168	0
	2			apt.		1168	1	
CHASE, JOYCE C & DOUGLAS A	XA0-000-0096-00	132	N WINTER ST	1	Maple City Vacuum Shop apartments	Retail Vacuum Sales	1372	2
	2			apts.		1079		
JODIS, DENIS & CAROL	XA0-000-0097-00	216A-C	N (N) MAIN ST (MAIN ST)	1	Denis Jodis Law Office	Office Space	667	
	XA0-000-0097-00	216B		V		667		
	XA0-000-0097-00	216C		V		667		
FAMILY COUNSELING & CHILDREN	XA0-000-0100-00	220 (-224)	N MAIN ST	1	Armed Forces Recruiting Station,	government	3042	0
	XA0-000-0100-00			1	Family Counseling & Children's Services	counseling/social service agency	3042	
FIRST FEDERAL	XA0-000-0102-00	230 (-234)	N MAIN ST	1	V	V	7325	0
	XA0-000-0102-00			2		V	2227	
VAN OPYNEN	XA0-000-0103-01	240 (242)	N MAIN ST	1	VACANT (GAS STATION)	V	1883	
VAN OPYNEN	XA0-000-0106-00	114 (-118)	E FRONT ST	1	duplex	unregistered rental?	1506	2
	XA0-000-0106-00			2		apt.	1226	
SEAWAY FOOD TOWN INC	XA0-000-0107-01	124	E FRONT ST	1	The Pharm	grocery	25756	
	XA0-000-0107-01			2		offices for grocery	2736	
WIESMAN	XA0-000-0111-01	147	TOLEDO ST	1	Benito's Pizza,	pizza restaurant	3062	
	XA0-000-0111-01			1	Curves	physical fitness	1546	
	XA0-000-0111-01			1	Vacant	1546		
KROLL, RUBEN & CHRISTINE	XA0-000-0112-00	151	TOLEDO ST	1	residence	single-family residence	1070	0
	XA0-000-0112-00			2	residence	single-family residence	800	
	XA0-000-0112-00			3	residence	single-family residence		
TAYLOR	XA0-000-0113-00	203	N BROAD ST	1	The Taylor Agency	insurance	3983	
MCFARLAND, DAVID C & GAYET	XA0-000-0114-00	209	N BROAD ST	1	David McFarland, Atty.	atty	1302	1
	XA0-000-0114-00			2	apartment	apt.	1317	
BURNETT	XA0-000-0115-00	215	N BROAD ST	B	lanning salon	lanning salon	1412	3
	XA0-000-0115-00			1	Another Hair Place	hair salon	1818	
	XA0-000-0115-00			2	apartments	apts	1623	
JEFFREY, MARGIE I TRUSTEE	XA0-000-0116-01	223	N BROAD ST	1	apartments	apts	2356	7
	XA0-000-0116-01			2		apts.	1880	
KNISEL	XA0-000-0117-00	227	N BROAD ST	1	rental	single-family residence	1647	1
	XA0-000-0117-00			2		1647		
TONKERY, ROY & PATRICIA	XA0-000-0118-00	114 (-116)	W MAUMEE ST	1	Players Pub	tavern	4620	2
	XA0-000-0118-00			2	apartment	apt.	4620	
	XA0-000-0118-00			3	apt	3960		
DJ ENTERPRISES II LLC	XA0-000-0119-00	235	N BROAD ST	1	Caron & Assoc	real estate appraisal	990	0
	XA0-000-0119-00			1	Escape Travel	travel agency	990	

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Owner	Parcel #	Address	Street	Floor	Business	Uses	Sq Ft	No. of Apts	
WASHOVIA SERVICES INC	XA0-000-0120-01	241	N BROAD ST	1		Storage	1654	3	
	XA0-000-0120-01			2		apartments	apts		1424
DALY, JAMES & ANN MARIE	XA0-000-0121-01	152	E FRONT ST	1	James W. Daly, Atty	atty	1209		
	XA0-000-0121-01			1	Lowry Raines, Atty	atty			
	XA0-000-0121-01			1	William C. Babut PC - A Bankruptcy Center	atty			
	XA0-000-0121-01			2	apartment	apt.	1110		1
WIESMAN, PAUL AND SHERI	XA0-000-0123-01	148	TOLEDO ST	1	Kumon School	school	1058	Elementary/Middle	
	XA0-000-0123-01			2	apartments	apt.	864	1	
FIRST BAPTIST CHURCH	XA0-000-0124-00	119	N BROAD ST		CHURCH	260 Seats (per Baptist Church)	N/A		
ADRIAN PUBLIC SCHOOLS	XA0-000-0126-00	159	E MAUMEE ST	1	Adrian Public Schools Adult Education	adult education	5000	0	
	XA0-000-0126-00			2		adult education	5000		
CROSWELL OPERA HOUSE	XA0-100-0162-00	129	E MAUMEE ST	1	Croswell Opera House	live theater	22000		
	XA0-100-0162-00			Mez					
	XA0-100-0162-00			2					
WEIER TRUST	XA0-100-0164-00	125	E MAUMEE ST	1	La Dominique Consignment	consignment shop	1763		
	XA0-100-0164-00			Mez		consignment shop	559		
	XA0-100-0164-00			2		apts	1763		2
JACOBITZ, MICHAEL H	XA0-100-0165-00	123	E MAUMEE ST	1	Robison, Curphey & O'Connell, Attys	law firm	2448		
	XA0-100-0165-00			2		art studio	1440		
	XA0-100-0165-00			2		Storage	1440		
ALLEN & JONES INVESTMENTS	XA0-100-0166-00	121	E MAUMEE ST	1	Allen Dental Lab Apartment	dental lab	3361	1 4B	
	XA0-100-0166-00			2		Residential Apartment	3183		
	XA0-100-0166-00			3		V	2048		
	XA0-100-0166-00								
M 3 LIMITED PARTNERSHIP	XA0-100-0167-00	113	E MAUMEE ST	1	BARLEY HOUSE (bnt Inc)	tavern/grill	2800	0	
	XA0-100-0167-00			2		V	1200		
	XA0-100-0167-00			3		V	1200		
	XA0-100-0167-00			4		V	1200		
BANK OF LENAWEE	XA0-100-0168-00	109	E MAUMEE ST	1	Vacant - Eatery	Vacant - Eatery	3361	0	
	XA0-100-0168-00			2	vacant	V	3183		
	XA0-100-0168-00			3	vacant	V	2048		0
	XA0-100-0168-00			4	vacant	V	2048		
LENAWEE COUNTY DEMOCRATIC	XA0-100-0169-00	101 (-107)	E MAUMEE ST	1	Vacant - Office	Vacant - Office	5110		
	XA0-100-0169-00			1	Vacant - Office	Vacant - Office			
	XA0-100-0169-00			2	Vacant	V	4671		
	XA0-100-0169-00			3	Vacant	V	4420		
MOORE JR, CHARLES & NATALIE	XA0-100-0170-00	110	N MAIN ST	1	Adrian Insurance Agency	insurance agency	1320	3	
	XA0-100-0170-00			2	Massage	Massage Therapy	820		
	XA0-100-0170-00			3	apartment	apt	1320		

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MOORE, CHARLES & NATALIE	XA0-100-0171-00 XA0-100-0171-00 XA0-100-0171-00	112	N MAIN ST	1	Vacant - Retail apartment	Vacant - Retail apt.	1680	2
				2			1200	
				3			1200	
BOLDT	XA0-100-0172-00 XA0-100-0172-00 XA0-100-0172-00	114	N MAIN ST	1	Boldt and Malloy	CPA taxes & consulting office	1995	4B
				2			1280	
				3			1280	
SALA	XA0-100-0173-00 XA0-100-0173-00 XA0-100-0173-00	116 (-118)	N MAIN ST	1	Stanley M. Sala, Atty & Assoc.	atty apts.	3230	3
				2			3230	
				3			1080	
KABE INVESTMENTS	XA0-100-0174-00 XA0-100-0174-00	120	N MAIN ST	1	Boutique de joie	retail	960	
				2			Storage	
HILL, RANDY P POST 1957 AMVET	XA0-100-0175-00 XA0-100-0175-00	122	N MAIN ST	1	Randy P. Hill AMVETS Post 1957	lounge, flag sales for veterans	1504	
				2			lounge, flag sales for veterans	
HILL, RANDY P POST 1957 AMVET	XA0-100-0176-00 XA0-100-0176-00 XA0-100-0176-00	124	N MAIN ST	1	Randy P. Hill AMVETS Post 1957	Hall/Pool Tables/Kitchen Offices Storage Area	1880	
				2				
				3			1880	
MCGRATH, MICHAEL & ALICE	XA0-100-0177-00 XA0-100-0177-00	126	N MAIN ST	1	Downtown Yoga (DTY) apartments	yoga studio apts.	1880	3
				2			1880	
STEELE, JOE ANN AGREEMENT	XA0-100-0178-00	128	N MAIN ST	1	Joe Ann Steele	Office Space		
STEELE, HARRY B & JOE ANN	XA0-100-0179-01 XA0-100-0179-01 XA0-100-0179-01	130	N MAIN ST	1	Raymond James Financial, Joe Ann Steele Insurance Center service/office	financial, insurance, meeting hall office	8023	4B
				2			7278	
				3			2108	
YUEN, WYLIE & LOUISE	XA0-100-0180-00 XA0-100-0180-00	134	N MAIN ST	1	Lotus Palace	restaurant v	2000	
				2			2000	
COPELAND TRUST NO 1	XA0-100-0181-01 XA0-100-0181-01	136	N MAIN ST	1	Copeland Furniture	furniture retail furniture retail	9394	
				2			8717	
STEELE, JOE ANNE AGREEMENT	XA0-100-0181-02	132	N MAIN ST	1	Joe Ann Steele	MEETING SPACE AEROBICS	2275	
SWARTZLANDER TRUST, DUANE	XA0-100-0187-01 XA0-100-0187-01 XA0-100-0187-01	142 (-144)	N MAIN ST	B	Legacy Printing Legacy Printing	dark room printing and copying v	960	
				1			8630	
				2			960	
WEYENBERG JR TRUST	XA0-100-0188-00 XA0-100-0188-00	155	N MAIN ST	1	Maple City Floral/Vine St Flower apartment	retail floral shop apt	1156	1
				2			1156	
BLUE POINT PROPERTIES	XA0-100-0190-01 XA0-100-0190-01	151 - 153	N MAIN ST	1	The Tailor Shop	retail apt	1990	2
				2			1512	

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LANGLEY	XA0-100-0191-00	149	N MAIN ST	1	Ed's Main Street Station	restaurant/bar	3091	1
	XA0-100-0191-00			2		apt.	888	
NOE, MARGARET	XA0-100-0192-00	147	N MAIN ST	1	Philip Schaedler, Atty apartments	atty	1408	2
	XA0-100-0192-00			2		apt	1408	
GARZA ENTERPRISES INC	XA0-100-0193-00	145	N MAIN ST	1	Gerza Chiropractic	chiropractor	1344	1
	XA0-100-0193-00			2		APT	1344	
BISHOP LIVING TRUST	XA0-100-0194-00	143	N MAIN ST	1	Vacant Retail	retail	1248	0
	XA0-100-0194-00			2		apts.	1248	2
ATKINS, CAVIN	XA0-100-0195-00	137	N MAIN ST	1	Vacant	retail	1440	
	XA0-100-0195-00			2		apartment	1440	
CITIZENS GAS FUEL CO	XA0-100-0198-02	127 (-131)	N MAIN ST	1	Citizens Gas & Fuel Company	utility	5878	0
	XA0-100-0198-02			2		utility	5878	4B
MCDOWELL	XA0-100-0200-01	123	N MAIN ST	B	Nova's Candles and Scents			
	XA0-100-0200-01			1		candles, gifts, collectables shop	1092	
	XA0-100-0200-01			2		apt	1092	1
EATON, RONALD & KATHIE	XA0-100-0201-00	121	N MAIN ST	1	Robertson, Eaton and Owen	CPA taxes & consulting office	1232	
	XA0-100-0201-00			2		REO offices	1232	
EATON, RONALD & KATHIE	XA0-100-0202-00	119	N MAIN ST	1	A'ahna Studiosalon	hair salon	1148	
	XA0-100-0202-00			2		REO offices	1148	
EATON, RONALD & KATHIE	XA0-100-0203-00	117	N MAIN ST	1	A'ahna Studiosalon	hair salon	1190	
	XA0-100-0203-00			2		REO offices	1190	
	XA0-100-0203-00			3		Included with above calculations	V	
EATON, RONALD & KATHIE	XA0-100-0204-00	115	N MAIN ST	B	Hands To Sou/ Hair Associates	massage therapy	1250	
	XA0-100-0204-00			1		hair salon & tan	1250	
	XA0-100-0204-00			2		storage (REO)	1250	
	XA0-100-0204-00			3		V	1250	
WILLIAMS, RICHARD & YELEN	XA0-100-0205-00	111	N (MAIN ST)	1	Edward Jones apartment apartment	investment firm	1944	3
	XA0-100-0205-00			2		apt	1944	
	XA0-100-0205-00			3		2nd floor apts	1944	
BOWERS INC	XA0-100-0206-00	109	N MAIN ST	1	vacant	office	1340	
	XA0-100-0206-00			2		V	1188	
	XA0-100-0206-00			3		V	1188	
MODEL CONSTRUCTION	XA0-100-0207-00	107	N MAIN ST	1	Downtown Lunch Box	Sub Shop	1353	3G Sale/cor
	XA0-100-0207-00			2		APT	1353	2
	XA0-100-0207-00			3		APT	1353	
HARTUNG, DOUGLAS & SARA	XA0-100-0208-00	102	W MAUMEE ST	1	Douglas Hartung, Atty	atty	1161	4B
	XA0-100-0208-00			2		V	1161	
	XA0-100-0208-00			3		V	1161	

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HARTUNG, DOUGLAS & SARA	XA0-100-0209-00	104 (-106)	W MAUMEE ST	1	Nicole's Salon and Spa	hair salon	1157	
	2			V		1157		
	3			V		1157		
FLINT, DJANE & CAROL	XA0-100-0210-00	108	W MAUMEE ST	1	Chaloner & Co.	tobacco & newspaper	1219	
	2			V		1219		
	3			V		1219		
INTER-CONNECTIONS DROP-IN	XA0-100-0211-00	110	W MAUMEE ST	1	Interconnections	Office	1419	
	XA0-100-0211-00			2		Storage	1419	
WILLIAMS, RICHARD & YELENA	XA0-100-0211-01	112	W MAUMEE ST	1	PROPOSED RETAIL	RETAIL	1914	
	XA0-100-0211-01			2		APT	1452	1
	XA0-100-0211-01			3		APT	1452	
KINTNER, KENNETH & PATRICIA	XA0-100-0212-00	118	W MAUMEE ST	1	Russell W. Kintner CPA apartment	CPA taxes & consulting	2315	
	XA0-100-0212-00			2		apt.	1175	1
	XA0-100-0212-00			3		2nd level of apt.	1175	
THE HUNTINGTON NATIONAL BANK	XA0-100-0215-01	120	W MAUMEE ST	0	The Huntington National Bank	parking		
THE HUNTINGTON NATIONAL BANK	XA0-100-0219-01	202	W MAUMEE ST	1	Sky Bank	commercial bank	7274	
	XA0-100-0219-01			2		Vacant - Offices	7106	
	XA0-100-0219-01			3		Vacant - Offices	7106	
REETZ	XA0-100-0220-00	237	W MAUMEE ST	1	Hadden Tire	auto repair/tire sales	6395	
	XA0-100-0220-00	235	W MAUMEE ST	1	Jack's Place of Portraits	portrait studio/photography	1463	0
CAVAZOS	XA0-100-0222-01	112 (-114)	S WINTER ST	1	Vacant	V retail space	2400	
	XA0-100-0222-01			2		V	2400	
	XA0-100-0222-01			3		V	2400	
ROSALES	XA0-100-0223-01	116 (-118)	S WINTER ST	1	El Chapulin (The Grasshopper) apartments	restaurant	3000	
	XA0-100-0223-01			2		apts	3000	3
	XA0-100-0223-01			3		V	3000	
SOLMONSON, KENNETH H	XA0-100-0224-01	120 (-124)	S WINTER ST	1	Ameda's Boutiqu/Salon	Retail/Salon	4913	
	XA0-100-0224-01			2	V	4913		
	XA0-100-0224-01			3	Apartment	apl	1500	3
CHURCH	XA0-100-0225-00	127	W MAUMEE ST	1	Jean Christopher Portraits	portrait studio/photography	2585	
	XA0-100-0225-00			2		V	2585	
	XA0-100-0225-00			3		V	2585	
CHURCH	XA0-100-0226-00	125	W MAUMEE ST	1	Vacant	V retail space	2420	
	XA0-100-0226-00			2		V	2420	
	XA0-100-0226-00			3		V	1672	
JAKBRF REAL II LLC	XA0-100-0227-00	123	W MAUMEE ST	1	Vacant - Retail	Vacant - Retail	2226	
	XA0-100-0227-00			2		apts	2226	3
	XA0-100-0227-00			3		apts	2226	3
FRIENDS COMMUNICATIONS OF	XA0-100-0228-00	121	W MAUMEE ST	1	WABJ/WQTE/WBZV	radio broadcasting-advertising	2332	

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	XA0-100-0228-00			2		radio broadcasting-advertising	2332	
	XA0-100-0228-00			3		V	2332	
FOX	XA0-100-0229-00	117	W MAUMEE ST	1	Old Tyne Billards	billards hall	2266	
	XA0-100-0229-00			1		billards hall	2266	
	XA0-100-0229-00			2	The Dance Centre	dance studio	4532	J Health spas,gyr
	XA0-100-0229-00			3		vacant space	4532	
WILLIAMS LLC, JERDEN	XA0-100-0230-00	115	W MAUMEE ST	1	Koselka and Devine Attorney Office	atty	2091	4B
	XA0-100-0230-00			2	apartments	apts.	2091	2
	XA0-100-0230-00			3	apartments	2nd floor of apt.	1074	
WILLIAMS, RICHARD	XA0-100-0231-00	113	W MAUMEE ST	1	Vacant - Retail	under construction	2530	0
	XA0-100-0231-00			2	Vacant - Residential	Vacant - apts.	2530	0
	XA0-100-0231-00			3	Vacant - Residential	Vacant - apts	2530	
BROWN	XA0-100-0232-00	109	W MAUMEE ST	1	Musical Circus	retail musical instruments/instruction	4400	
	XA0-100-0232-00			2		V	4400	
	XA0-100-0232-00			3		V	2260	
DOERFLER	XA0-100-0233-00	105 (-107)	W MAUMEE ST	1	Vacant	retail	3775	
	XA0-100-0233-00			2		V	2705	
	XA0-100-0233-00			3		V	2705	
COX, GUY C & KRIS U	XA0-100-0233-01	108 (-118)	S MAIN ST	1	Offices	Offices	2433	
	XA0-100-0233-01			2	apartments	apts.	1770	2
	XA0-100-0233-01			2	apartments	apts.	663	2
	XA0-100-0233-01			3	apartments	apts.	2433	2
BERMAN	XA0-100-0234-00	116	S MAIN ST	1	Roberts Jewelers	(jewelry) retail	1645	
	XA0-100-0234-00			2		V	1645	
	XA0-100-0234-00			3		V	1645	
BERMAN	XA0-100-0235-00	118	S MAIN ST	1	Roberts Jewelers	(jewelry) retail	2364	
	XA0-100-0235-00			2		V	1000	
	XA0-100-0235-00			3		V	1000	
BERMAN	XA0-100-0236-00	120	S MAIN ST	1	Mainstreet Wireless	wireless service & retail	1000	
	XA0-100-0236-00			2		V	1000	
	XA0-100-0236-00			3		V	1000	
MICHENER, SCOTT P	XA0-100-0237-00	122	S MAIN ST	1	Michener Accounting Service	accounting	1920	
	XA0-100-0237-00			2	apartment	apt. & partially V	1560	
	XA0-100-0237-00			3		V	1560	
MAROWELLI	XA0-100-0238-00	124	S MAIN ST	1	Image Gallery	workshop for photo lab & storage	1690	
	XA0-100-0238-00			2		apts	1365	2
	XA0-100-0238-00			3		V	1365	
MAROWELLI, KOBY K & DONNA	XA0-100-0239-00	126	S MAIN ST	1	Image Gallery	photo lab-custom frame-graphic	3680	
	XA0-100-0239-00			2		music studio for relative	2990	

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	XA0-100-0239-00			3		V	2990	
POWELL, RICHARD L	XA0-100-0240-00 XA0-100-0240-00	130	S MAIN ST	1 2	Ric's Barber Shop apartment	barber shop apt	900 900	1
HOZHO LTD (Gary Baldwin)	XA0-100-0243-01 XA0-100-0243-01 XA0-100-0243-01	136 (-140)	S MAIN ST	1 2 Mez	(previously - restaurant, Season's Bldg)	Entertainment 12606/2 apts V	6304 4800 2000	3G Sale/cor 4
GAMEN	XA0-100-0245-00 XA0-100-0245-00 XA0-100-0245-00 XA0-100-0245-00	118	W CHURCH ST	B 1 1 2	Graphics Unlimited Retail/Vacant apartment	graphic design Retail/Vacant apt (rear apts. & front) V	1631 2000 639 2176	3
PIZZA BUCKET	XA0-100-0246-00	143	S WINTER ST	1	Pizza Bucket	restaurant	1897	
CLARK, RICHARD & PEGGY D	XA0-100-0247-00	131	S WINTER ST	1	Learning Works and Wonders	75% education center/supplies - 25% tutoring	6264	
IB INVESTING, INC	XA0-100-0248-00 XA0-100-0248-00 XA0-100-0248-00 XA0-100-0248-00	127	S WINTER ST	1 1 1 2	Raymond James Financial Studio 127 Healing Hands Apartment	financial services Hair & Beauty Salon Massage Apartment	1200 2000 280 696	1
LLOYD'S OF LENAWEE LLC	XA0-100-0249-00 XA0-100-0249-00 XA0-100-0249-00	108	E MAUMEE ST	1 2 3	Persnickety OFFICE	Retail OFFICE V	1384 1384 1384	4B
RICKETTS, JOHN R	XA0-100-0250-00 XA0-100-0250-00 XA0-100-0250-00 XA0-100-0250-00 XA0-100-0250-00	110 (-112)	E MAUMEE ST	1 1 1 2 3	John Ricketts & Assoc Beebe Insurance Agency DA Ball Assoc.	financial services insurance agency accounting firm V V	678 678 678 2034 2034	
BROOKET TRUSTEE, HOWARD	XA0-100-0251-00 XA0-100-0251-00 XA0-100-0251-00	114	E MAUMEE ST	1 2 3	Picasso Moon Tattoo apartments apartment	Ink Fever Tattoo Studio apts apt	1365 1365 1365	2 1
BURCIAGA	XA0-100-0252-00 XA0-100-0252-00 XA0-100-0252-00	(118-) 120	E MAUMEE ST	1 2 3	Ollies Skate Shop apartments	Retail apts V	3874 3691 1983	4
LUPPO, JAMES & ASHLEY	XA0-100-0253-01 XA0-100-0253-01 XA0-100-0253-01	124	E MAUMEE ST	1 2 3	Encore Dance Studio	dance studio V V	3360 2485 2485	3E Dance
PREMIER INVESTING LLC	XA0-100-0254-00 XA0-100-0254-00 XA0-100-0254-00	128	E MAUMEE ST	1 2 3	Adrian Area Chamber of Commerce	area chamber of commerce V V	1777 1314 1314	
REDINK CORP	XA0-100-0255-00 XA0-100-0255-00	130 (-134)	E MAUMEE ST	1 1	The Book Abbey New England Home Furnishings	book retail home décor	1750 1750	1

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MASONIC BUILDING LLC	XA0-100-0256-00	160	E MAUMEE ST	B	ADA Security & Lenawee Court Services	business service	1500	
	XA0-100-0256-00			1	Interstellar Research	research	960	
	XA0-100-0256-00			1	Styles Plus	hair salon	1000	
	XA0-100-0256-00			1	Masonic Apartments	apts	4391	8
	XA0-100-0256-00			2	Masonic Apartments	apts	6351	9
	XA0-100-0256-00			3		V		
XA0-100-0256-00	4		V					
THORTON, CAROL J	XA0-100-0257-00 XA0-100-0257-00	107	S MAIN ST	1	Club 109 apartment	tavern	870	
				2		apt	870	1
THORTON, CAROL	XA0-100-0258-00 XA0-100-0258-00	109	S MAIN ST	1	Club 109	tavern	900	
				2		Vacant	900	
GROSSMAN	XA0-100-0259-00 XA0-100-0259-00	111	S MAIN ST	1	Mandy's Bar & Grill	bar & grill	2099	
				2		V	2099	
JASMUND FAMILY LIVING TRUST	XA0-100-0261-01 XA0-100-0261-01	113	S MAIN ST	1	Jim's Barber Shop	barber shop	968	
				2		V	968	
HAMERMAN, WILLIAM	XA0-100-0263-01 XA0-100-0263-01 XA0-100-0263-01 XA0-100-0263-01	115 (-123)	S MAIN ST	B	Hamerman's Furniture Hamerman's Furniture	furniture retail		
				1		furniture retail	12591	
				2		furniture retail	7688	
				3		furniture retail	7688	
GURNEY LIVING TRUST	XA0-100-0264-01 XA0-100-0264-01	127 -131	S MAIN ST	1	Dr. Scott Hood, DDS	dentist office	2100	
				2		apt.	2250	1
	XA0-100-0264-01 XA0-100-0264-01	129	S MAIN ST	1	Especially for you gifts & designs	Retail Gift Shop	2100	
				1		apartment	750	1
	XA0-100-0264-01 XA0-100-0264-01	131	S MAIN ST	1	Especially for you gifts & designs	Retail Gift Shop	2100	
				2		apts	750	2
JJW Properties LLC	XA0-100-0267-00 XA0-100-0267-00 XA0-100-0267-00	(133-139) 137	S MAIN ST	1	Jeff Willet's 'Powerhouse Gym'	physical fitness	7035	
				2		physical fitness	2000	
				Mez		physical fitness	2000	
JENKINS, JOSEPH & MEKILAH	XA0-100-0268-00 XA0-100-0268-00	141	S MAIN ST	1	Vacant	Vacant	1035	1
				2		apt.	1110	
JENKINS, JOSEPH & MEKILAH	XA0-100-0269-00 XA0-100-0269-00	143	S MAIN ST	1	Sound Specialist apartment	home theater, recording studio	1800	
						apt.	1800	1
JENKINS, JOSEPH & MEKILAH	XA0-100-0270-00 XA0-100-0270-00	145	S MAIN ST	1	Vacant	Vacant	2050	0
				2		V	2050	
MORRIS, DEBRA	XA0-100-0271-00 XA0-100-0271-00	149	S MAIN ST	1	Vacant	Vacant	1428	
				2		V	1428	
DENNIS, DEANNA	XA0-100-0272-00	105	E CHURCH ST	1	Vacant - Retail	Vacant - Retail	1657	

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Owner	Parcel #	Address	Street	Floor	Business	Uses	Sq Ft	No. of Apts
	XA0-100-0272-00			2	Apartment - Residential	Apartment - Residential	1657	
JENKINS, JOSEPH & MEKILAH	XA0-100-0273-00	133 (-141)	MARKET PLACE	1	Storage		1120	
BEAR CAVE APARTMENTS LLC	XA0-100-0279-00 XA0-100-0279-00 XA0-100-0279-00	144 (-150)	S MAIN ST	1 2 3	BEAR CAVE APARTMENTS	apartment complex apts apts	6570 4900 4800	28
FIRST UNITED PRESBYTERIAN	XA0-100-0372-00 XA0-100-0372-00	122	S BROAD ST	1 2	apartment	apt apt	1332 1197	1
ACKLEY, LARRY D & JUDY D	XA0-385-0001-00 XA0-385-0001-00	132	S WINTER ST	1 2	Larry's Custom Cycles	motorcycle repair/chainsaw & repair Storage	3000 3000	0
MARSH	XA0-385-0002-01	136	S WINTER ST	1	Iron Shoppe	Iron indoor/outdoor home décor	2687	
CITY OF ADRIAN	XA0-385-0002-02	138	S WINTER ST	1	Vacant	V	480	
HAMERMAN, WILLIAM S	XA0-385-0004-00 XA0-385-0004-00 XA0-385-0004-00	148	S WINTER ST	B 1 2	Values Unlimited Values Unlimited	furniture discount furniture discount V	9084 7760	
CITY OF ADRIAN	XA0-385-0010-00	212	W CHURCH ST		undeveloped lot	undeveloped lot		
CITY OF ADRIAN	XA0-385-0012-00 XA0-385-0012-00	218	W CHURCH ST	1 2	single family rental		880 748	1
BSVAK LLC	XA0-385-0013-00 XA0-385-0013-00	220	W CHURCH ST		apartments	apt. apt.	958 664	1 1
NAGY, ROBERT J	XA0-385-0015-00 XA0-385-0015-00	224	W CHURCH ST	1 2	apartments	apts. apts.	781 781	3
NAGY, ROBERT J	XA0-385-0016-00 XA0-385-0016-00	228	W CHURCH ST	1 2	apartments	apts. apts.	1403 1123	3
APOSTOLIC ASSEMBLY OF	XA0-385-0018-00 XA0-385-0018-00	234	W CHURCH ST	1 2	apartments	apts apts	968 660	1 1
CITY OF ADRIAN	XA0-385-0019-00 XA0-385-0019-00	236	W CHURCH ST	1 2	rental	single-family residence	847 671	2
CITY OF ADRIAN	XA0-385-0020-01	238	W CHURCH ST			VACANT LOT		
CITY OF ADRIAN	XA0-385-0021-00	308	COLLEGE AVE	1	Mugs N More Imaging	custom engraving	2655	
BENEDICT TRUST	XA0-385-0025-00 XA0-385-0025-00	250	W CHURCH ST	1	Adrian Taxi Service	Adrian Taxi	3408	0
CITY OF ADRIAN	XA0-385-0026-00	307	COLLEGE AVE	1	Adrian Taxi Service	taxi service	1360	
GARRISON, NEAL & BERTHA	XA0-385-0029-00	247	PEARL ST	1	Garrison Screen Printing	screen printing services	2034	

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Owner	Parcel #	Address	Street	floor	Business	Uses	Sq Ft.	No. of Apts
WRIGHT LIVING TRUST	XA0-385-0032-00	239	PEARL ST	1	Parking Lot	V	0	
WRIGHT LIVING TRUST	XA0-385-0034-00	235	PEARL ST	1 2	Wright Signs	signs Storage	2652	
CITY OF ADRIAN	XA0-385-0039-01	211	PEARL ST	1	Vacant (temporary storage for art students)	V (storage for art gallery)	3832	
COX, JOAN E TRUST	XA0-400-3001-01	229	S MAIN ST	1 2 3		RENTAL - POLICE DEPT DENTAL OFFICE DENTAL OFFICE - ADMIN	3950	
FIRST PRESBYTERIAN CHURCH	XA0-850-0185-00	156	E MAUMEE		CHURCH	450 Capacity	N/A	
CHRISTIAN SCIENCE CHURCH	XA0-850-0167-00 XA0-850-0167-00	147	S MAIN ST	1 2	Christian Science Reading Room	christian reading room V	1400 1400	
FAMILY AWARENESS CENTER	XA0-850-0219-00	199	N BROAD ST	1	Catholic Social Services	social services agency	3091	0
D & T LAND MGT CORP		0	N WINTER ST					

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (\$51/44) @ \$51	Total Assessment 1 per Business	Total per Property	
REETZ	XAG-000-0002-02	217	W MAUMEE ST	4B	37.94	50	0	0.00000	\$0.00		
	XAG-000-0002-02				1		0	0.00000	\$0.00	\$0.00	0.000%
HENRY, GILBERT E	XAG-000-0004-00	213	W MAUMEE ST	4B	10	14	0	0.00000	\$0.00		
	XAG-000-0004-00			4C				0.00000	\$0.00	\$0.00	0.000%
HENRY, GILBERT E	XAG-000-0006-00	201	W MAUMEE ST	4B	3.915	14	0	0.00000	\$0.00	\$0.00	0.000%
AWAD, JAMAL	XAG-000-0014-00	101	W MAUMEE ST	4B	6.39	0	6.39	0.00327	\$98.15	\$98.15	0.327%
BURNETT, LINDA	XAG-000-0115-00	215	N BROAD ST	3C		9		0.00000	\$0.00		
	XAG-000-0115-00			3C				0.00000	\$0.00		
	XAG-000-0115-00			1A	2		0	0.00000	\$0.00	\$0.00	
TERLESKY	XAG-000-0021-00	(203-) 209	N MAIN ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area	4	40	0	0.00000	\$0.00		
	XAG-000-0021-00			4B	10		0	0.00000	\$0.00		
	XAG-000-0021-00			4B	2.5		0	0.00000	\$0.00		
	XAG-000-0021-00			4B	2.5		0	0.00000	\$0.00		
	XAG-000-0021-00			4B			0	0.00000	\$0.00		
	XAG-000-0021-00			4B			0	0.00000	\$0.00		
	XAG-000-0021-00			3P	6.66		0	0.00000	\$0.00		
	XAG-000-0021-00			3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area	4.3		0	0.00000	\$0.00		
	XAG-000-0021-00			1B	10		0	0.00000	\$0.00	\$0.00	0.000%
LASALLE BANK	XAG-000-0023-00	202	N MAIN ST	4A	35.04	10	25.04	0.01282	\$384.61		
	XAG-000-0023-00			4B	1		1	0.00051	\$15.36		
	XAG-000-0023-00			4B	1		1	0.00051	\$15.36	\$415.33	1.384%
RKJ LLC (Ron Kelly)	XAG-000-0024-01	150	N MAIN ST	3P	3.66	0	3.66	0.00187	\$96.22		
	XAG-000-0024-01			1B	2	0	2	0.00102	\$30.72	\$86.94	0.290%
SOTO, PAUL	XAG-000-0024-02	104	TOLEDD ST	3G	5.75	0	5.75	0.00294	\$88.32	\$88.32	0.294%
CLARKE	XAG-000-0025-00	146	N MAIN ST	3P	4.3	1	7.6	0.00389	\$116.74		
	XAG-000-0025-00			3P	4.3			0.00300	\$0.00	\$109.72	0.366%
WIESMAN	XAG-000-0029-00	115	E MAUMEE ST	4B	1.5	0	1.5	0.00077	\$23.04		
	XAG-000-0029-00			4B	1.5	0	1.5	0.00077	\$23.04		
	XAG-000-0029-00			4B	21.77	0	21.77	0.01115	\$334.39		
	XAG-000-0029-00				1	0	1	0.00051	\$15.36		
	XAG-000-0029-00				1	0	1	0.00051	\$15.36	\$411.19	1.371%
FIRST FEDERAL BANK	XAG-000-0030-01	135 (-139)	E MAUMEE ST	4A	45.71	2	43.71	0.02238	\$671.39		
	XAG-000-0030-01				1		1	0.00051	\$15.36		
	XAG-000-0030-01							0.00000	\$0.00		
	XAG-000-0030-01							0.00000	\$0.00		
	XAG-000-0030-01							0.00000	\$0.00	\$688.75	2.289%
CITY OF ADRIAN	XAG-000-0031-00	143	E MAUMEE ST	4B	36.225	0	36.225	0.01855	\$556.42		
	XAG-000-0031-00			4B	16.1	0	16.1	0.00824	\$247.30	\$803.71	2.679%
ROOF, KENNETH & TERESA	XAG-000-0032-00	153	E MAUMEE ST	4B, 4B	5.67	0	5.67	0.00290	\$87.09		

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (95% of 44/95 = 40/95 = \$12	Total Assessment 1 per Business	Total per Property	
	XA0-000-0032-00			4B	5.67	0	5.67	0.00290	\$87.09	\$174.18	0.581%
ROOF, KENNETH & TERESA	XA0-000-0033-00	155	E MAUMEE ST	4B	6.32	0	6.32	0.00324	\$97.08		
	XA0-000-0033-00			3P	8.43	0	8.43	0.00432	\$129.48	\$226.56	0.755%
BOWERS INC	XA0-000-0034-01 XA0-000-0034-01	122	E MAUMEE ST	4B	9.1 1	4	5.1 1	0.00261 0.00051	\$76.34 \$15.36	\$93.70	0.312%
BURCIAGA	XA0-000-0034-02	0	E MAUMEE ST					0.00000	\$0.00	\$0.00	0.000%
ADRIAN PHYSICIANS ASSN	XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01 XA0-000-0035-01	142 (-146)	E MAUMEE ST	4B 4C 4B 4B 4B 4B	7.6 14.3 4.75 3.7 3 3	55	0	0.00000 0.00000 0.00000 0.00000 0.00000 0.00000	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00	0.000%
REDINK INC	XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00 XA0-000-0037-00	(136-138)	(E) (MAUMEE ST)	3G 3P 3P 3P 3C 4B 4B 3P 4B 4B	8.33 4 3.33 5 10 3.75 2.5 3.33 1.87 5.18	2		0.00324 0.00205 0.00170 0.00256 0.00512 0.00192 0.00128 0.00170 0.00096 0.00265	\$97.23 \$61.44 \$51.15 \$76.80 \$153.60 \$57.60 \$38.40 \$51.15 \$28.72 \$79.56	\$895.65	2.319%
BRENNER, JON	XA0-000-0040-00 XA0-000-0040-00 XA0-000-0040-00 XA0-000-0040-00	102 (-104)	E MAUMEE ST	4B Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area	9.5 2.4 2.8 1	0 0	9.5 2.4 2.8 1	0.00486 0.00123 0.00143 0.00051	\$145.92 \$36.88 \$43.01 \$15.36	\$241.15	0.804%
CITY OF ADRIAN	XA0-000-0044-00	111 (-119)	E CHURCH ST			20		0.00000	\$0.00	\$0.00	0.000%
RANSOM	XA0-000-0046-00 XA0-000-0046-00	142	S MAIN ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area 1B	5.25 4	3	2.25 4	0.00115 0.00205	\$34.56 \$61.44	\$86.00	0.320%
CITY OF ADRIAN	XA0-000-0059-00	123	E CHURCH ST	V	0	20	0	0.00000	\$0.00		
ADRIAN PHYSICIANS ASSN	XA0-000-0063-01	147	E CHURCH ST	4C Medical/Dental clinics, doctors/dentist office 1 for 175 sqft of gross floor area	0	30	0	0.00000	\$0.00	\$0.00	0.000%
FIRST PRESBYTERIAN CHURCH	XA0-000-0064-00 XA0-000-0064-00	128	S BROAD ST	4C 1B	7.21 2	9 0	0.21	0.00011 0.00000	\$3.23 \$0.00	\$3.23	0.011%

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (95/100) \$51.8275 x .49 \$25.655 x .000 \$12	Total Assessment 1 per Business	Total per Property	
CITIZENS GAS FUEL CO	XA0-000-0067-00	117	N WINTER ST	4B	5.77	30	5.18	0.00264	\$79.26	\$79.26	0.264%
GATEHOUSE MEDIA	XA0-000-0068-00 XA0-000-0068-00	133	(N) (WINTER ST)	Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area 5B	24.375 19.5	27 0	0 16.88	0.00000 0.00864	\$0.00 \$259.28	\$0.00 \$259.28	0.864%
GATEHOUSE MEDIA INC	XA0-000-0071-00 XA0-000-0071-00	155	N WINTER ST	5D Warehousing 1 space for every 2000 sqft of gross floor area 4B	1.4005	8	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00 \$0.00	0.000%
RAISIN RIVER DEVELOPMENT	XA0-000-0072-00 XA0-000-0072-00	205	N WINTER ST	Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area	16.5 1	80	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00 \$0.00	0.000%
POWELL	XA0-000-0074-00 XA0-000-0074-00	213	N WINTER ST	1A	2	4	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00 \$0.00	0.000%
COURTHOUSE COMMONS, INC	XA0-000-0076-01 XA0-000-0076-01 XA0-000-0076-01 XA0-000-0076-01	227	N WINTER ST	4B 4B Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area 4B	27.54 2.5 25.04 22.83	40	37.91 0 0 0	0.01941 0.00000 0.00000 0.00000	\$562.30 \$0.00 \$0.00 \$0.00	\$562.30	1.941%
D & T LAND MGT CORP	XA0-000-0080-02 XA0-000-0080-02 XA0-000-0080-02	113	W FRONT ST	4C 4B 4C	25.8 11.29 25.8	84	0	0.00000 0.00000 0.00000	\$0.00 \$0.00 \$0.00	\$0.00	0.000%
AES COMPANY	XA0-000-0081-03 XA0-000-0081-03	235-243	N MAIN ST	4B 1B 2 for each dwelling unit 1-24 units 1.75 for dwelling units 24+ units	10.58 3	19		0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
REAL ESTATE, LLC	XA0-000-0086-00 XA0-000-0086-00	231	N MAIN ST	Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area	3.65 0.825	15	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
FAMILY COUNSELING & CHILDREN	XA0-000-0086-05 XA0-000-0086-05	225	N MAIN ST	2C Convalescent homes 1 per 600 sqft gross floor area 2C	10	45	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
RAYMOND, JOHN	XA0-000-0088-00 XA0-000-0088-00 XA0-000-0088-00	215 215	N MAIN ST N WINTER ST	5D 3M V	11.83 8.2 1	26	0 0 0	0.00000 0.00000 0.00000	\$0.00 \$0.00 \$0.00	\$0.00	0.000%
NOE	XA0-000-0090-00	204	N WINTER ST	4B	3.78	9	0	0.00000	\$0.00	\$0.00	0.000%
ONE SIXTY PARTNERSHIP	XA0-000-0091-01 XA0-000-0091-01	160	N WINTER ST	Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area 4B	7.75 7.75	0	7.75 7.75	0.00397 0.00397	\$119.04 \$119.04	\$238.08	0.794%
CHASE, JOYCE & DOUGLAS	XA0-000-0092-00 XA0-000-0092-00	144 144	N WINTER ST N WINTER ST	V 1A	1 2	3	0 0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
CHASE, JOYCE & DOUGLAS	XA0-000-0093-00 XA0-000-0093-00	142	N WINTER ST	4B 1B	7.28 2	12	0 0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
BISHOP LIVING TRUST	XA0-000-0094-00 XA0-000-0094-00	139	N MAIN ST	4B 1B	2.92 2	1 0	1.92 2	0.00098 0.00102	\$29.49 \$30.72	\$60.21	0.201%

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (\$1.8275 x 44/565 x \$12)	Total Assessment 1 per Business	Total per Property	
BISHOP LIVING TRUST	XA0-000-0095-00 XA0-000-0095-00	141	N MAIN ST	4B	2.92	0	2.92	0.00150	\$44.85	\$75.57	0.252%
				1B	2	0	2	0.00102	\$30.72		
CHASE, JOYCE C & DOUGLAS A	XA0-000-0096-00 XA0-000-0096-00	132	N WINTER ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area	4.57	8	0.57	0.00029	\$8.76	\$8.76	0.029%
				1B	4	0	0.00000	\$0.00			
JODIS, DENIS & CAROL	XA0-000-0097-00 XA0-000-0097-00 XA0-000-0097-00	216A-C 216B 216C	N (N) (N) (MAIN ST)	4B	1.69	3	0.69	0.00035	\$10.60	\$10.60	0.035%
				4B	1		0.00000	\$0.00			
				4B	1		0.00000	\$0.00			
FAMILY COUNSELING & CHILDREN	XA0-000-0100-00 XA0-000-0100-00	220 (-224)	N MAIN ST	4B	7.6	45		0.00000	\$0.00	\$8.00	0.000%
				4B	7.6		0.00000	\$0.00			
FIRST FEDERAL	XA0-000-0102-00 XA0-000-0102-00	230 (-234)	N MAIN ST	2G	1	UNKOWN	1	0.00051	\$15.36	\$15.36	0.051%
					10		0.00000	\$0.00			
VAN OPYNYEN	XA0-000-0103-01	240 (242)	N MAIN ST	3A	9.415	9.415	0	0.00000	\$0.00	\$0.00	0.000%
VAN OPYNYEN	XA0-000-0106-00 XA0-000-0106-00	114 (-116)	E FRONT ST	1A	4	4	0	0.00000	\$0.00	\$0.00	0.000%
							0.00000	\$0.00			
SEAWAY FOOD TOWN INC	XA0-000-0107-01 XA0-000-0107-01	124	E FRONT ST	3P	85.89	77	8.89	0.00455	\$130.55	\$241.61	0.805%
				4B	6.84	0	6.84	0.00350	\$105.06		
WIESMAN	XA0-000-0111-01 XA0-000-0111-01 XA0-000-0111-01	147	TOLEDO ST	3O	30.92	30	0.92	0.00047	\$14.13	\$225.02	0.750%
				3U	12.73	0	12.73	0.00652	\$195.53		
				V	1	0	1	0.00051	\$15.36		
KROLL, RUBEN & CHRISTINE	XA0-000-0112-00 XA0-000-0112-00 XA0-000-0112-00	151	TOLEDO ST	1A	2	1	1	0.00051	\$15.36	\$15.36	0.051%
							0.00000	\$0.00			
							0.00000	\$0.00			
TAYLOR	XA0-000-0113-00	203	N BROAD ST	4B	9.7	4	4.7	0.00241	\$72.19	\$72.19	0.241%
MCFARLAND, DAVID C & GAYET	XA0-000-0114-00 XA0-000-0114-00	209	N BROAD ST	4B	3.25	5	0	0.00000	\$0.00	\$0.00	0.000%
				1B	2		0.00000	\$0.00			
BURNETT	XA0-000-0115-00 XA0-000-0115-00 XA0-000-0115-00	215	N BROAD ST	3C	16	5	6	0.00307	\$82.16	\$92.16	0.307%
				3C			0.00000	\$0.00			
				3C		4	0.00000	\$0.00			
JEFFREY, MARGIE I TRUSTEE	XA0-000-0116-01 XA0-000-0116-01	223	N BROAD ST	1B	14	11	3	0.00154	\$46.08	\$46.08	0.154%
							0.00000	\$0.00			
KINSEL	XA0-000-0117-00 XA0-000-0117-00	227	N BROAD ST	1A	2	2	0	0.00000	\$0.00	\$0.00	0.000%
							0.00000	\$0.00			
TONKERY, ROY & PATRICIA	XA0-000-0118-00 XA0-000-0118-00 XA0-000-0118-00	114 (-116)	W MAJUMEE ST	3T	30	0	30	0.01536	\$460.80	\$552.96	1.843%
				1B	4	0	4	0.00205	\$61.44		
					2	0	2	0.00102	\$30.72		
DJ ENTERPRISES II LLC	XA0-000-0119-00 XA0-000-0119-00	235	N BROAD ST	4B	2.5	6	0	0.00000	\$0.00	\$0.00	0.000%
				4B	2.5		0.00000	\$0.00			

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (85/100) (85/100) (85/100) (85/100)	Total Assessment 1 per Business	Total per Property	
WASHOVIA SERVICES INC	XA0-000-0120-01 XA0-000-0120-01	241	N BROAD ST	1A	6	4	2	0.00102 0.00000	\$30.72 \$0.00	\$30.72	0.102%
DALY, JAMES & ANN MARIE	XA0-000-0121-01 XA0-000-0121-01 XA0-000-0121-01 XA0-000-0121-01	152	E FRONT ST	4B 4B 4B 1B	1.0075 1.0075 1.0075 2	10 0 0 0	0 0 0 0	0.00000 0.00000 0.00000 0.00000	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00	0.000%
WIESMAN, PAUL AND SHERI	XA0-000-0123-01 XA0-000-0123-01	146	TOLEDO ST	School 1 for each classroom plus 1 space for each 5 seats of auditorium or 1 for each 1B	6 2	9 0	0 0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
FIRST BAPTIST CHURCH	XA0-000-0124-00	119	N BROAD ST	2A 1 for each 10 pews	26	83	0	0.00000	\$0.00	\$0.00	0.000%
ADRIAN PUBLIC SCHOOLS	XA0-000-0128-00 XA0-000-0128-00	159	E MAUMEE ST	2F	15	18	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
CROSWELL OPERA HOUSE	XA0-100-0162-00 XA0-100-0162-00 XA0-100-0162-00	129	E MAUMEE ST	2K	112.5	0	112.5	0.05760 0.00000 0.00000	\$1,728.00 \$0.00 \$0.00	\$1,728.00	5.760%
WEIER TRUST	XA0-100-0164-00 XA0-100-0164-00 XA0-100-0164-00	125	E MAUMEE ST	3P 1B	7.14 4	1 0	6.14 4	0.00314 0.00000 0.00205	\$94.31 \$0.00 \$61.44	\$155.75	0.519%
JACOBITZ, MICHAEL H	XA0-100-0165-00 XA0-100-0165-00 XA0-100-0165-00	123	E MAUMEE ST	4B	9.72 1	2 0	7.72 1	0.00395 0.00000 0.00051	\$118.58 \$0.00 \$15.36	\$133.94	0.446%
ALLEN & JONES INVESTMENTS	XA0-100-0166-00 XA0-100-0166-00 XA0-100-0166-00 XA0-100-0166-00	121	E MAUMEE ST	Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area 1B V	8.4025 2 1	0 0 0	8.4025 2 1	0.00430 0.00102 0.00051 0.00000	\$129.06 \$30.72 \$15.36 \$0.00	\$175.14	0.564%
M 3 LIMITED PARTNERSHIP	XA0-100-0167-00 XA0-100-0167-00 XA0-100-0167-00 XA0-100-0167-00	113	E MAUMEE ST	3I	30 1 1 1	0 1 1 1	30 1 1 1	0.01536 0.00051 0.00051 0.00051	\$460.80 \$15.36 \$15.36 \$15.36	\$506.88	1.690%
BANK OF LENAWEE	XA0-100-0168-00 XA0-100-0168-00 XA0-100-0168-00 XA0-100-0168-00	109	E MAUMEE ST	3G 1B 1B	16.67 1 1 1	0 0 0	16.67 1 1 1	0.00854 0.00051 0.00051 0.00051	\$256.05 \$15.36 \$15.36 \$15.36	\$302.13	1.007%
LENAWEE COUNTY DEMOCRATIC	XA0-100-0169-00 XA0-100-0169-00 XA0-100-0169-00 XA0-100-0169-00	101 (-107)	E MAUMEE ST	4B	8 1 1	0 1 1	8 1 1	0.00410 0.00000 0.00051 0.00051	\$122.88 \$0.00 \$15.36 \$15.36	\$153.60	0.512%
MOORE JR, CHARLES & NATALIE	XA0-100-0170-00 XA0-100-0170-00 XA0-100-0170-00	110	N MAIN ST	4B C Beauty/Barber shop 3 spaces for first 2 chairs and 1.5 spaces for each additional chair 1A	3.3 2 2	0 0 2	3.3 2 2	0.00169 0.00102 0.00102	\$50.69 \$30.72 \$30.72	\$112.13	0.374%

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (65/144) \$12	Total Assessment (per Business)	Total per Property	
MOORE, CHARLES & NATALIE	XA0-100-0171-00	112	N	MAIN ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area	5.6	0	5.6	0.00287	\$86.02	
	4					0	4	0.00205	\$61.44		
	2					0	2	0.00102	\$30.72	\$178.18	0.594%
BOLDT	XA0-100-0172-00	114	N	MAIN ST	4B	4.98	0	4.98	0.00255	\$76.49	
	3.15					0	3.15	0.00161	\$48.36		
	1					0	1	0.00051	\$16.36	\$140.24	0.467%
SALA	XA0-100-0173-00	116 (-118)	N	MAIN ST	4B	8.07	0	8.07	0.00413	\$123.96	
	6					0	6	0.00307	\$92.16		
	0					0	0	0.00000	\$0.00	\$216.12	0.720%
KABE INVESTMENTS	XA0-100-0174-00	120	N	MAIN ST	3P	3.2	0	3.2	0.00184	\$49.15	
	2					0	2	0.00102	\$30.72	\$79.87	0.266%
HILL, RANDY P POST 1957 AMVET	XA0-100-0175-00	122	N	MAIN ST	2G	16.67	0	16.67	0.00854	\$256.05	
	0					0	0	0.00000	\$0.00	\$256.05	0.854%
HILL, RANDY P POST 1957 AMVET	XA0-100-0176-00	124	N	MAIN ST	3T	25.06	0	25.06	0.01283	\$384.92	
	0					0	0	0.00000	\$0.00		
	0					0	0	0.00000	\$0.00	\$384.92	1.283%
MCGRATH, MICHAEL & ALICE	XA0-100-0177-00	126	N	MAIN ST	3U	9.4	0	9.4	0.00481	\$144.38	
	6					0	6	0.00307	\$92.16	\$236.54	0.788%
STEELE, JOE ANN AGREEMENT	XA0-100-0178-00	128	N	MAIN ST	4B	0	0	0.00000	\$0.00	\$0.00	0.000%
STEELE, HARRY B & JOE ANN	XA0-100-0179-01	130	N	MAIN ST	4B	20.05	3	17.05	0.00873	\$261.89	
	XA0-100-0179-01					18.195	0	18.195	0.00932	\$279.48	
	XA0-100-0179-01					1	0	1	0.00051	\$15.36	\$556.72
YUEN, WYLIE & LOUISE	XA0-100-0180-00	134	N	MAIN ST	3G	16.67	4	12.67	0.00649	\$194.61	
	1					0	1	0.00051	\$15.36	\$209.97	0.700%
GOPELAND TRUST NO 1	XA0-100-0181-01	136	N	MAIN ST	3H	11.74	3	8.74	0.00447	\$134.25	
	8.39					0	8.39	0.00430	\$128.87	\$263.12	0.877%
STEELE, JOE ANNE AGREEMENT	XA0-100-0181-02	132	N	MAIN ST	4B	5.68	3	2.68	0.00137	\$41.18	
					3U	0	0	0.00000	\$0.00	\$41.18	0.137%
SWARTZLANDER TRUST, DUANE	XA0-100-0187-01	142 (-144)	N	MAIN ST	3P	28.76	20	8.76	0.00000	\$0.00	
	1					0	1	0.00449	\$134.55		
	1					0	1	0.00051	\$15.36	\$149.91	0.500%
WEYENBERG JR TRUST	XA0-100-0188-00	155	N	MAIN ST	3P	3.85	0	3.85	0.00187	\$58.14	
	2					0	2	0.00102	\$30.72	\$88.86	0.300%
BLUE POINT PROPERTIES	XA0-100-0190-01	151 - 153	N	MAIN ST	4B	4.975	0	4.975	0.00255	\$76.42	
	4					0	4	0.00205	\$61.44	\$137.86	0.480%

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (95% of 1.2754-49 \$11,964-000 \$12	Total Assessment per Business	Total per Property		
LANGLEY	XA0-100-0191-00	149	N MAIN ST	3G	38.63	0	38.63	0.01978	\$593.36			
	XA0-100-0191-00			1B	2	0	2	0.00102	\$30.72	\$624.08	2.080%	
NOE, MARGARET	XA0-100-0192-00	147	N MAIN ST	4B	3.52	4	0	0.00000	\$0.00			
	XA0-100-0192-00			1B	2	0	1.52	0.00078	\$23.35	\$23.35	0.078%	
GARZA ENTERPRISES INC	XA0-100-0193-00	145	N MAIN ST	4C	7.68	0	7.68	0.00393	\$117.96			
	XA0-100-0193-00			1B 2 for each dwelling unit 1-24 units 1.75 for dwelling units 24+ units	2	0	2	0.00102	\$30.72	\$148.68	0.496%	
BISHOP LIVING TRUST	XA0-100-0194-00	143	N MAIN ST	3P	4.16	2	2.16	0.00111	\$35.18			
	XA0-100-0194-00			1B	2	0	2	0.00102	\$30.72	\$63.90	0.213%	
ATKINS, CAVIN	XA0-100-0195-00	137	N MAIN ST	3P	4.8	2	2.8	0.00143	\$43.01			
	XA0-100-0195-00				2		1	0.00051	\$15.36	\$58.37	0.195%	
CITIZENS GAS FUEL CO	XA0-100-0198-02	127 (-131)	N MAIN ST	4B	29.39		29.39	0.01505	\$451.43			
	XA0-100-0198-02			Business/professional office except as detailed in © 1 for each 400 sqft of gross floor area			0	0.00000	\$0.00	\$451.43	1.505%	
MCDOWELL	XA0-100-0200-01	123	N MAIN ST	3P	0	0	0	0.00000	\$0.00			
	XA0-100-0200-01			3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area	3.64	1	2.64	0.00135	\$40.55			
	XA0-100-0200-01			1B	2	0	2	0.00102	\$30.72	\$71.27	0.238%	
EATON, RONALD & KATHIE	XA0-100-0201-00	121	N MAIN ST	4B	9.03	1	8.03	0.00411	\$123.34			
	XA0-100-0201-00							0.00000	\$0.00	\$123.34	0.411%	
EATON, RONALD & KATHIE	XA0-100-0202-00	119	N MAIN ST	3C	9	1	8	0.00410	\$122.88			
	XA0-100-0202-00							0.00000	\$0.00	\$122.88	0.410%	
EATON, RONALD & KATHIE	XA0-100-0203-00	117	N MAIN ST	3C	8.5		8.5	0.00435	\$130.66			
	XA0-100-0203-00							0.00000	\$0.00			
	XA0-100-0203-00						1		1	0.00051	\$15.36	\$145.92
EATON, RONALD & KATHIE	XA0-100-0204-00	115	N MAIN ST	3C	19.5	1	18.5	0.00000	\$0.00			
	XA0-100-0204-00							0.00947	\$284.18			
	XA0-100-0204-00						1		1	0.00051	\$15.36	
	XA0-100-0204-00						1		1	0.00051	\$15.36	\$314.88
WILLIAMS, RICHARD & YELEN	XA0-100-0205-00	111	N (MAIN ST)	4B	4.86	0	4.86	0.00249	\$74.65			
	XA0-100-0205-00			1B	6	0	6	0.00307	\$92.16			
	XA0-100-0205-00								0.00000	\$0.00	\$166.81	0.556%
BOWERS INC	XA0-100-0206-00	109	N MAIN ST	4B	3.35	0	3.35	0.00172	\$51.46			
	XA0-100-0206-00							0.00051	\$15.36			
	XA0-100-0206-00						1		1	0.00051	\$15.36	\$82.18
MODEL CONSTRUCTION	XA0-100-0207-00	107	N MAIN ST	assumption on site of food/beverages 1 for every 6 seats or 80 sqft whichever requires r	5	0	5	0.00256	\$76.80			
	XA0-100-0207-00								0.00102	\$30.72		
	XA0-100-0207-00						2	0	2	0.00102	\$30.72	\$138.24
HARTUNG, DOUGLAS & SARA	XA0-100-0208-00	102	W MAUMEE ST	Business/professional office except as detailed in © 1 for each 400 sqft of gross floor	2.9	0	2.9	0.00148	\$44.54			
	XA0-100-0208-00								0.00051	\$15.36		
	XA0-100-0208-00						1		1	0.00051	\$15.36	\$75.26

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (\$51.4275 x 49 \$1/865 = \$000 \$12)	Total Assessment 1 per Business	Total per Property		
HARTUNG, DOUGLAS & SARA	XA0-100-0209-00	104 (-106)	W	MAUMEE ST	3C	6	0	6	0.00307	\$92.16	\$122.88	0.410%
	1						1	0.00051	\$15.36			
	1						1	0.00051	\$15.36			
FLINT, DJANE & CAROL	XA0-100-0210-00	108	W	MAUMEE ST	3P	4.1	0	4.1	0.00210	\$62.98	\$83.70	0.312%
	1						1	0.00051	\$15.36			
	1						1	0.00051	\$15.36			
INTER-CONNECTIONS DROP-IN	XA0-100-0211-00	110	W	MAUMEE ST	4B	2.4	0	2.4	0.00123	\$36.86	\$52.22	0.174%
	XA0-100-0211-00					1		1	0.00051	\$15.36		
WILLIAMS, RICHARD & YELENA	XA0-100-0211-01	112	W	MAUMEE ST	2L Libraires, Museums Art Galleries 1 for each 250 sqft gross floor area 1B 2 for each dwelling unit 1-24 units 1.75 for dwelling units 24+ units	7.66	0	7.66	0.00392	\$117.66	\$179.10	0.597%
	XA0-100-0211-01					2	0	2	0.00102	\$30.72		
	XA0-100-0211-01					2	0	2	0.00102	\$30.72		
KINTNER, KENNETH & PATRICIA	XA0-100-0212-00	118	W	MAUMEE ST	4B 1B	5.78	4	1.78	0.00091	\$27.34	\$58.06	0.194%
	XA0-100-0212-00					2		2	0.00102	\$30.72		
	XA0-100-0212-00								0.00000	\$0.00		
THE HUNTINGTON NATIONAL BANK	XA0-100-0215-01	120	W	MAUMEE ST	4A		40	0	0.00000	\$0.00	\$0.00	0.000%
THE HUNTINGTON NATIONAL BANK	XA0-100-0219-01	202	W	MAUMEE ST	4A	36.37	10	26.37	0.01350	\$405.04	\$435.76	1.453%
	XA0-100-0219-01					1		1	0.00051	\$15.36		
	XA0-100-0219-01					1		1	0.00051	\$15.36		
REETZ	XA0-100-0220-00	237 235	W	MAUMEE ST	3R	5.5	10	0	0.00000	\$0.00	\$0.00	0.000%
	XA0-100-0220-00		W	MAUMEE ST	3P	4.87	5	0	0.00000	\$0.00		
CAVAZOS	XA0-100-0222-01	112 (-114)	S	WINTER ST	3P	8	1	7	0.00358	\$107.52	\$138.24	0.461%
	XA0-100-0222-01					1		1	0.00051	\$15.36		
	XA0-100-0222-01					1		1	0.00051	\$15.36		
ROSALES	XA0-100-0223-01	116 (-118)	S	WINTER ST	3G 1B	37.5	4	33.5	0.01745	\$514.56	\$622.08	2.074%
	XA0-100-0223-01					6	0	6	0.00307	\$92.16		
	XA0-100-0223-01					1		1	0.00051	\$15.36		
SOLMONSON, KENNETH H	XA0-100-0224-01	120 (-124)	S	WINTER ST	C Beauty/Barber shop 3 spaces for first 2 chairs and 1.5 spaces for each additional ch	8.5	4	4.5	0.00230	\$69.12	\$115.20	0.384%
	XA0-100-0224-01					1		1	0.00051	\$15.36		
	XA0-100-0224-01					2		2	0.00102	\$30.72		
CHURCH	XA0-100-0225-00	127	W	MAUMEE ST	3P	8.6	0	8.6	0.00440	\$132.10	\$162.82	0.543%
	XA0-100-0225-00					1		1	0.00051	\$15.36		
	XA0-100-0225-00					1		1	0.00051	\$15.36		
CHURCH	XA0-100-0226-00	125	W	MAUMEE ST	3P	8	0	8	0.00410	\$122.88	\$153.60	0.512%
	XA0-100-0226-00					1		1	0.00051	\$15.36		
	XA0-100-0226-06					1		1	0.00051	\$15.36		
JAKBRF REAL II LLC	XA0-100-0227-00	123	W	MAUMEE ST	3P 1B	7.42	0	7.42	0.00380	\$113.97	\$298.29	0.994%
	XA0-100-0227-00					6	0	6	0.00307	\$92.16		
	XA0-100-0227-00					6	0	6	0.00307	\$92.16		
FRIENDS COMMUNICATIONS OF	XA0-100-0228-00	121	W	MAUMEE ST	4B	11.66	0	11.66	0.00597	\$179.10		

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Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (965/1931.8279=49.44/665=0.066 \$12	Total Assessment 1 per Business	Total per Property	
	XA0-100-0228-00							0.00000	\$0.00		
	XA0-100-0228-00				1		1	0.00051	\$15.36	\$194.48	0.648%
FOX	XA0-100-0229-00	117	W MAUMEE ST	3E	45.32	0	45.32	0.02320	\$696.12		
	XA0-100-0229-00							0.00000	\$0.00		
	XA0-100-0229-00			ms. clubs 10 for each club of spas plus 1 for each 200 sqft of gross floor area in excess	17.66	0	17.66	0.00904	\$271.26		
	XA0-100-0229-00				1		1	0.00051	\$15.36	\$982.73	3.276%
WILLIAMS LLC, JERDEN	XA0-100-0230-00	115	W MAUMEE ST	Business/professional office except as detailed in @ 1 for each 400 sqft of gross floor area	5.22	0	5.22	0.00267	\$80.16		
	XA0-100-0230-00			1B	6	0	6	0.00307	\$82.16		
	XA0-100-0230-00				0	0	0	0.00000	\$0.00	\$172.34	0.574%
WILLIAMS, RICHARD	XA0-100-0231-00	113	W MAUMEE ST	4B	6.325	0	6.325	0.00324	\$97.15		
	XA0-100-0231-00			Vacant	1	0	1	0.00051	\$15.36		
	XA0-100-0231-00			Vacant	1	0	1	0.00051	\$15.36	\$127.87	0.426%
BROWN	XA0-100-0232-00	109	W MAUMEE ST	3P	14.66	0	14.66	0.00751	\$225.18		
	XA0-100-0232-00				1		1	0.00051	\$15.36		
	XA0-100-0232-00				1		1	0.00051	\$15.36	\$255.90	0.853%
DOERFLER	XA0-100-0233-00	105 (-107)	W MAUMEE ST	3P	12.56	0	12.56	0.00644	\$193.23		
	XA0-100-0233-00				1		1	0.00051	\$15.36		
	XA0-100-0233-00				1		1	0.00051	\$15.36	\$223.95	0.747%
COX, GUY C. & KRIS U	XA0-100-0233-01	108 (-118)	S MAIN ST	4B	6.1	0	6.1	0.00312	\$93.70		
	XA0-100-0233-01			1B 2 for each dwelling unit 1-24 units 1.75 for dwelling units 24+ units	4	0	4	0.00205	\$61.44		
	XA0-100-0233-01			1B	4	0	4	0.00205	\$61.44		
	XA0-100-0233-01			1B	4	0	4	0.00205	\$61.44	\$276.02	0.927%
BERMAN	XA0-100-0234-00	116	S MAIN ST	3P	5.48	1	4.48	0.00229	\$68.81		
	XA0-100-0234-00				1		1	0.00051	\$15.36		
	XA0-100-0234-00				1		1	0.00051	\$15.36	\$99.53	0.332%
BERMAN	XA0-100-0235-00	118	S MAIN ST	3P	7.88	0	7.88	0.00403	\$121.04		
	XA0-100-0235-00				1		1	0.00051	\$15.36		
	XA0-100-0235-00				1		1	0.00051	\$15.36	\$151.76	0.506%
BERMAN	XA0-100-0236-00	120	S MAIN ST	3P	3.33	0	3.33	0.00170	\$51.15		
	XA0-100-0236-00				1		1	0.00051	\$15.36		
	XA0-100-0236-00				1		1	0.00051	\$15.36	\$81.87	0.273%
MICHENER, SCOTT P	XA0-100-0237-00	122	S MAIN ST	4B	4.8	2	2.8	0.00143	\$43.01		
	XA0-100-0237-00			1B	2		2	0.00102	\$30.72		
	XA0-100-0237-00				1		1	0.00051	\$15.36	\$89.09	0.297%
MAROWELLI	XA0-100-0238-00	124	S MAIN ST	4B	4.72	4	0.72	0.00037	\$11.06		
	XA0-100-0238-00			1B	4		4	0.00205	\$61.44		
	XA0-100-0238-00				1		1	0.00051	\$15.36	\$87.86	0.293%
MAROWELLI, KOBY K & DONNA	XA0-100-0239-00	126	S MAIN ST	3P	12.26	6	6.26	0.00321	\$96.15		
	XA0-100-0239-00			4B	7.47		7.47	0.00382	\$114.74		

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (\$65/1001-2275-49 44/955-060 \$12)	Total Assessment per Business	Total per Property	
	XA0-100-0239-00				1		1	0.00051	\$15.36	\$226.25	0.754%
POWELL, RICHARD L	XA0-100-0240-00 XA0-100-0240-00	130	S MAIN ST	3C 1B	7.5 2	3 2	4.5 2	0.00230 0.00102	\$69.12 \$30.72	\$98.84	0.333%
HOZHO LTD (Gary Baldwin)	XA0-100-0243-01 XA0-100-0243-01 XA0-100-0243-01	136 (-140)	S MAIN ST	assumption on site of food/beverages 1 for every 6 seats or 80 sqft whichever requires 1B	78.8 8 0	4 0 0	74.8 8 0	0.03830 0.00410 0.00000	\$1,148.93 \$122.88 \$0.00	\$1,271.81	4.239%
GAMEN	XA0-100-0245-00 XA0-100-0245-00 XA0-100-0245-00 XA0-100-0245-00	118	W CHURCH ST	4B 3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area 1B	4.1 6.66 6	0 0 0	4.1 6.66 6	0.00210 0.00341 0.00307 0.00000	\$82.98 \$102.30 \$92.18 \$0.00	\$257.43	0.858%
PIZZA BUCKET	XA0-100-0246-00	143	S WINTER ST	3G	10	9	1	0.00051	\$15.36	\$15.36	0.051%
CLARK, RICHARD & PEGGY D	XA0-100-0247-00	131	S WINTER ST	3P	19.575	0	19.575	0.01002	\$300.87	\$300.87	1.002%
IB INVESTING, INC	XA0-100-0248-00 XA0-100-0248-00 XA0-100-0248-00 XA0-100-0248-00	127	S WINTER ST	4B 3C 3C 1A	3 16.5 1 1	0 0 0 0	3 16.5 1 1	0.00154 0.00845 0.00051 0.00000	\$46.08 \$253.44 \$15.36 \$0.00	\$314.88	1.050%
LLOYD'S OF LENAWEE LLC	XA0-100-0249-00 XA0-100-0249-00 XA0-100-0249-00	108	E MAUMEE ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area Business/professional office except as detailed in @ 1 for each 400 sqft of gross floor area	4.61 3.46 1	0 0 0	4.61 3.46 1	0.00236 0.00177 0.00051	\$70.81 \$53.15 \$15.36	\$139.32	0.464%
RICKETTS, JOHN R	XA0-100-0250-00 XA0-100-0250-00 XA0-100-0250-00 XA0-100-0250-00 XA0-100-0250-00	110 (-112)	E MAUMEE ST	4B 4B 4B 1 1	1.69 1.69 1.69 1 1	0 0 0 0 0	1.69 1.69 1.69 1 1	0.00087 0.00087 0.00087 0.00051 0.00051	\$25.96 \$25.96 \$25.96 \$15.36 \$15.36	\$108.60	0.362%
BROOKET TRUSTEE, HOWARD	XA0-100-0251-00 XA0-100-0251-00 XA0-100-0251-00	114	E MAUMEE ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area 1B	4.55 4 2	0 0 0	4.55 4 2	0.00233 0.00205 0.00102	\$69.89 \$61.44 \$30.72	\$162.05	0.540%
BURCIAGA	XA0-100-0252-00 XA0-100-0252-00 XA0-100-0252-00	(118-) 120	E MAUMEE ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area 1B	12.91 8	1 0	11.91 8	0.00610 0.00410 0.00000	\$182.94 \$122.88 \$0.00	\$305.82	1.019%
LUPPO, JAMES & ASHLEY	XA0-100-0253-01 XA0-100-0253-01 XA0-100-0253-01	124	E MAUMEE ST	pool roller/ice rinks, exhibition halls 1 space for each 3 seats or 1 for each 100 sqft g	33.6 1 1	0 0 0	33.6 1 1	0.01720 0.00051 0.00051	\$516.10 \$15.36 \$15.36	\$546.82	1.823%
PREMIER INVESTING LLC	XA0-100-0254-00 XA0-100-0254-00 XA0-100-0254-00	128	E MAUMEE ST	4B	4.44 1 1	UNKNO 0 0	4.44 1 1	0.00227 0.00051 0.00051	\$68.20 \$15.36 \$15.36	\$98.92	0.330%
REDINK CORP	XA0-100-0255-00 XA0-100-0255-00	130 (-134)	E MAUMEE ST	3P 3P	5.83 5.83	0 0	5.83 5.83	0.00298 0.00298	\$89.55 \$89.55	\$179.10	0.597%

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (\$51,217.50 - 49,44,955.00) \$12	Total Assessment 1 per Business	Total per Property	
MASONIC BUILDING LLC	XA0-100-0256-00	160	E MAUMEE ST	4B	3.75	0	3.75	0.00192	\$57.60		
	XA0-100-0256-00			4B	2.4	0	2.4	0.00123	\$36.86		
	XA0-100-0256-00			3C	3	0	3	0.00154	\$46.08		
	XA0-100-0256-00			1B	18	0	18	0.00922	\$276.48		
	XA0-100-0256-00			1B	18	0	18	0.00922	\$276.48		
	XA0-100-0256-00			1	1	0	1	0.00051	\$15.36		
					1	0	1	0.00051	\$15.36	\$724.22	2.414%
THORTON, CAROL J	XA0-100-0257-00	107	S MAIN ST	-	11.6	0	11.6	0.00594	\$178.18		
	XA0-100-0257-00			unregistered apartment				0.00000	\$0.00	\$178.18	0.594%
THORTON, CAROL	XA0-100-0258-00	109	S MAIN ST	3T	12	0	12	0.00614	\$184.32		
	XA0-100-0258-00				1	0	1	0.00051	\$15.36	\$199.68	0.666%
GROSSMAN	XA0-100-0259-00	111	S MAIN ST	3T	27.98	0	27.98	0.01433	\$429.77		
	XA0-100-0259-00				1	0	1	0.00051	\$15.36	\$445.13	1.484%
JASMOND FAMILY LIVING TRUST	XA0-100-0261-01	113	S MAIN ST	3C	6	0	6	0.00307	\$92.16		
	XA0-100-0261-01				1	0	1	0.00051	\$15.36	\$107.52	0.358%
HAMERMAN, WILLIAM	XA0-100-0263-01	115 (-123)	S MAIN ST	3H	15.73	7	8.73	0.00447	\$134.09		
	XA0-100-0263-01			V	4.79	0	4.79	0.00245	\$73.57		
	XA0-100-0263-01				1	0	1	0.00051	\$15.36		
	XA0-100-0263-01								0.00000	\$0.00	\$223.03
GURNEY LIVING TRUST	XA0-100-0264-01	127 - 131	S MAIN ST	4C	12	0	12	0.00614	\$184.32		
	XA0-100-0264-01			1B	2	0	2	0.00102	\$30.72		
	XA0-100-0264-01	129	S MAIN ST	3P	7	0	7	0.00358	\$107.52		
	XA0-100-0264-01			1B	1	0	1	0.00051	\$15.36		
	XA0-100-0264-01	131	S MAIN ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area	2	0	2	0.00102	\$30.72		
	XA0-100-0264-01			1B	7	0	7	0.00358	\$107.52		
				1B	4	0	4	0.00205	\$61.44	\$537.60	1.792%
JJW Properties LLC	XA0-100-0267-00	(133-139) 137	S MAIN ST	3U	30.17	0	30.17	0.01545	\$463.41		
	XA0-100-0267-00				10	0	10	0.00512	\$153.60		
	XA0-100-0267-00								0.00000	\$0.00	\$417.01
JENKINS, JOSEPH & MEKILAH	XA0-100-0268-00	141	S MAIN ST	3P Retail store unless otherwise specified 1 for each 300 sqft gross floor area	1	3	0	0.00000	\$0.00		
	XA0-100-0268-00			1B	2	0	0	0.00000	\$0.00	\$0.00	0.000%
JENKINS, JOSEPH & MEKILAH	XA0-100-0269-00	143	S MAIN ST	4B	4.5	4	0.5	0.00026	\$7.68		
	XA0-100-0269-00			1B	2	0	2	0.00102	\$30.72	\$38.40	0.128%
JENKINS, JOSEPH & MEKILAH	XA0-100-0270-00	145	S MAIN ST	3P	1	2	0	0.00000	\$0.00		
	XA0-100-0270-00				1	0	0	0.00000	\$0.00	\$0.00	0.000%
MORRIS, DEBRA	XA0-100-0271-00	149	S MAIN ST	4B	3.57	0	3.57	0.00183	\$54.84		
	XA0-100-0271-00				1	0	1	0.00051	\$15.36	\$70.20	0.234%
DENNIS, DEANNA	XA0-100-0272-00	105	E CHURCH ST	3P	5.52	0	5.52	0.00283	\$84.79		

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (95% of 64/954 = 600.512)	Total Assessment 1 per Business	Total per Property	
	XA0-100-0272-00			1B 2 for each dwelling unit 1-24 units 1.75 for dwelling units 24+ units	2	0	2	0.00102	\$30.72	\$115.51	0.385%
JENKINS, JOSEPH & MEKILAH	XA0-100-0273-00	133 (-141)	MARKET PLACE	5D	1.78	2	0	0.00000	\$0.00	\$0.00	0.000%
BEAR CAVE APARTMENTS LLC	XA0-100-0279-00 XA0-100-0279-00 XA0-100-0279-00	144 (-150)	S MAIN ST	1B	45.5	6	39.5	0.02022 0.00000 0.00000	\$806.72 \$0.00 \$0.00	\$606.72	2.022%
FIRST UNITED PRESBYTERIAN	XA0-100-0372-00 XA0-100-0372-00	122	S BROAD ST	2A	4	0	4	0.00205 0.00000	\$81.44 \$0.00	\$81.44	0.205%
ACKLEY, LARRY D & JUDY D	XA0-385-0001-00 XA0-385-0001-00	132	S WINTER ST	3M Motor Vehicles sales/service 1 for each 400 sqft gross floor area	7.5 1	0	7.5 1	0.00384 0.00051	\$115.20 \$15.36	\$130.56	0.435%
MARSH	XA0-385-0002-01	136	S WINTER ST	3P	9.6	2	7.6	0.00389	\$116.74	\$116.74	0.389%
CITY OF ADRIAN	XA0-385-0002-02	138	S WINTER ST		4	2	2	0.00102	\$30.72	\$30.72	0.102%
HAMERMAN, WILLIAM S	XA0-385-0004-00 XA0-385-0004-00 XA0-385-0004-00	148	S WINTER ST	3H	16.25 1	7	9.25 1	0.00474 0.00000 0.00051	\$142.08 \$0.00 \$15.36	\$157.44	0.525%
CITY OF ADRIAN	XA0-385-0010-00	212	W CHURCH ST					0.00000	\$0.00	\$0.00	0.000%
CITY OF ADRIAN	XA0-385-0012-00 XA0-385-0012-00	218	W CHURCH ST	1B	2	2	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
BSVAK LLC	XA0-385-0013-00 XA0-385-0013-00	220	W CHURCH ST	1B	4	4	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
NAGY, ROBERT J	XA0-385-0015-00 XA0-385-0015-00	224	W CHURCH ST	1B	6	6	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
NAGY, ROBERT J	XA0-385-0016-00 XA0-385-0016-00	228	W CHURCH ST	1B	6	6	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
APOSTOLIC ASSEMBLY OF	XA0-385-0018-00 XA0-385-0018-00	234	W CHURCH ST	1B 2 for each dwelling unit 1-24 units 1.75 for dwelling units 24+ units 1B	2 2	2	0 0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
CITY OF ADRIAN	XA0-385-0019-00 XA0-385-0019-00	236	W CHURCH ST	1A	2	0	2	0.00102 0.00000	\$30.72 \$0.00	\$30.72	0.102%
CITY OF ADRIAN	XA0-385-0020-01	238	W CHURCH ST					0.00000	\$0.00	\$0.00	0.000%
CITY OF ADRIAN	XA0-385-0021-00	309	COLLEGE AVE	3P	8.51	0	8.51	0.00436	\$130.71	\$130.71	0.436%
BENEDICT TRUST	XA0-385-0025-00 XA0-385-0025-00	250	W CHURCH ST	Business/professional office except as detailed in © 1 for each 400 sqft of gross floor	8.52	10	0	0.00000 0.00000	\$0.00 \$0.00	\$0.00	0.000%
CITY OF ADRIAN	XA0-385-0028-00	307	COLLEGE AVE	4B	3.4	10	0	0.00000	\$0.00	\$0.00	0.000%
GARRISON, NEAL & BERTHA	XA0-385-0029-00	247	PEARL ST	3P	6.78	4	2.78	0.00142	\$42.70	\$42.70	0.142%

CITY OF ADRIAN
DOWNTOWN PARKING SPECIAL ASSESSMENT
FY2008-09

Owner	Parcel #	Address	Street	Zoning	Parking Spaces Required per Zoning Code	Current Parking Spaces	Net Chargeable Spaces	Factored Net Chargeable Spaces (98.5% of 1951.8275 = 1922.49)	Total Assessment per Business	Total per Property	
WRIGHT LIVING TRUST	XA0-385-0032-00	239	PEARL ST	0	0	5	0	0.00000	\$0.00	\$0.00	0.000%
WRIGHT LIVING TRUST	XA0-385-0034-00	235	PEARL ST	4B	6.63	5	1.63	0.00083 0.00000	\$25.04 \$0.00	\$25.04	0.083%
CITY OF ADRIAN	XA0-385-0039-01	211	PEARL ST		2	20	0	0.00000	\$0.00	\$0.00	0.000%
COX, JOAN E TRUST	XA0-400-3001-01	229	S MAIN ST	4C	22.57	20	2.57	0.00132 0.00000 0.00000	\$39.48 \$0.00 \$0.00	\$39.48	0.132%
FIRST PRESBYTERIAN CHURCH	XA0-850-0165-00	156	E MAUMEE	2A-1 for each 10 pews	45	20	25	0.01280	\$384.00	\$384.00	1.280%
CHRISTIAN SCIENCE CHURCH	XA0-850-0167-00 XA0-850-0167-00	147	S MAIN ST	2L	5.6 1	0	5.6 1	0.00287 0.00051	\$86.02 \$15.36	\$101.38	0.338%
FAMILY AWARENESS CENTER	XA0-850-0219-00	199	N BROAD ST	4B	7.73	60	0	0.00000	\$0.00	\$0.00	0.000%
D & T LAND MGT CORP		0	N WINTER ST					0.00000	\$0.00	\$0.00	0.000%
								1951.8275	0.99934	\$29,973.05	99.907%

REGULAR
AGENDA

0-1

November 11, 2008

Honorable Mayor and City Commission:

At the November 4, 2008, regular meeting the Adrian City Planning Commission voted unanimously to recommend denial of rezoning the following properties from I-1 Light Industrial to R-4 Single Family Residential.

<u>Address</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Parcel Number</u>
405 Division Street	XAO-515-0354-00	307 E. Michigan Street	XAO-515-0357-00
411 Division Street	XAO-515-0355-00	311 E. Michigan Street	XAO-515-0358-00
415 Division Street	XAO-515-0356-00	337 E. Michigan Street	XAO-515-0362-00
308 Erie Street	XAO-515-0353-00	341 E. Michigan Street	XAO-515-0363-00
312 Erie Street	XAO-515-0352-00	347 E. Michigan Street	XAO-515-0364-00
334 Erie Street	XAO-515-0348-00	353 E. Michigan Street	XAO-515-0365-00
338 Erie Street	XAO-515-0347-00	357 E. Michigan Street	XAO-515-0366-00
344 Erie Street	XAO-515-0346-00	361 E. Michigan Street	XAO-515-0367-00
348 Erie Street	XAO-515-0345-00	367 E. Michigan Street	XAO-515-0368-00
352 Erie Street	XAO-515-0344-00		
358 Erie Street	XAO-515-0343-00		
364 Erie Street	XAO-515-0342-00		
368 Erie Street	XAO-515-0341-00		

The Planning Commission tabled this at their September 9 meeting in order to obtain further information. At the November meeting the Commission was informed of Habitat for Humanity's interest in 353 East Michigan Street. There were people in the audience against the rezoning to residential. One person owned property at 358 Erie and 357 East Michigan Street and uses the property on Michigan Street to store contractor's materials and equipment (trucks and trailer). One person was concerned about an increase in taxes.

There are several uses in this block, (lumber yard, drycleaners, and storage of contractor's equipment, multi-family, duplexes and single family) with the majority of uses being residential. Stevenson Lumber and the drycleaners were not included in the rezoning. There was discussion about the Future Land Use Map, which indicates this area to be residential and shows the dry-cleaners as a neighborhood service. There has not been any industrial development interest in this area and it does not appear there will be in the future. There was discussion and disagreement on rezoning the entire block including Stevenson Lumber. If Stevenson's changes hands and is redeveloped it may not be as innocuous as a lumber yard. The Commission does not see this neighborhood changing in the next 20 years. It was felt that expressing an interest in one particular property may not be a compelling point for rezoning, and that spot zoning was not an option. The consensus of the Commission was not to rezone until such time there was interest in a larger area.

Respectfully submitted,

Denise Cook, Secretary



STAFF ANALYSIS

CITY PLANNING COMMISSION

DATE: August 13, 2008
CASE: 08-028
APPLICANT: City of Adrian
REQUEST: Rezoning
SUBJECT PARCEL(S): 300 Block of E. Michigan St. & Erie St.

DESCRIPTION OF REQUEST:

The City of Adrian requests rezoning of the 300 address block of E. Michigan St. and Erie St., between Division St. to the west and S. Locust St. to the east. Included are three (3) parcels located in the east 400 block of Division St. The following are the subject parcels:

<u>Address</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Parcel Number</u>
405 Division Street	XAO-515-0354-00	307 E. Michigan Street	XAO-515-0357-00
411 Division Street	XAO-515-0355-00	311 E. Michigan Street	XAO-515-0358-00
415 Division Street	XAO-515-0356-00	337 E. Michigan Street	XAO-515-0362-00
308 Erie Street	XAO-515-0353-00	341 E. Michigan Street	XAO-515-0363-00
312 Erie Street	XAO-515-0352-00	347 E. Michigan Street	XAO-515-0364-00
334 Erie Street	XAO-515-0348-00	353 E. Michigan Street	XAO-515-0365-00
338 Erie Street	XAO-515-0347-00	357 E. Michigan Street	XAO-515-0366-00
344 Erie Street	XAO-515-0346-00	361 E. Michigan Street	XAO-515-0367-00
348 Erie Street	XAO-515-0345-00	367 E. Michigan Street	XAO-515-0368-00
352 Erie Street	XAO-515-0344-00		
358 Erie Street	XAO-515-0343-00		
364 Erie Street	XAO-515-0342-00		
368 Erie Street	XAO-515-0341-00		

EXISTING LAND USE/ZONING:

Currently, 22 of the 25 parcels located in the block are utilized for residential; the remaining 3 are used in a commercial respect. All parcels are zoned I-1 Light Industrial.

FUTURE LAND USE/ZONING:

According to the City of Adrian Comprehensive Plan, future land use designation for the subject area is Single/Two Family Residential with the eastern most parcel, located at 372 Erie St., designated for Neighborhood Commercial.

DEPARTMENT REVIEWS:

The standards for review of rezoning requests are found in Section 28.06 of the City of Adrian Zoning Regulations. Presentation of the standards, with the analysis of the petitioner's request to them, now follows:

- a. What identifiable conditions related to the application have changed which justify the proposed amendment?

Community Development has received verbal interest for new home construction in the area where the primary use is residential. The current zoning, I-1 Light Industrial, prohibits the construction of a structure used for single family detached dwellings whereas the City of Adrian Comprehensive Plan Future Land Use Map designates the area, with exception of 372 Erie St., as Single/Two Family Residential.

- b. What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?

A favorable result of this request will set precedent of proceeding with the goal of conforming to the City of Adrian Comprehensive Plan Future Land Use Map.

- c. What is the impact on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?

No known impact on municipal public services or facilities would result from favorable action on this request.

- d. Does the petitioned district change adversely affect environmental conditions or the value of the surrounding properties?

There are no known environmental conditions which may be affected by the request. The proposed change shall have no known impact on the surrounding property values.

- e. What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located?

Use of the subject area under the current zoning designation, I-1 Light Industrial, would almost render it useless. 88% of the parcels in the area equate the use of a single family residential zone.

RECOMMENDATION:

Community Development recommends that the City of Adrian Planning Commission (1) make a finding that the request for the rezoning of the 300 address block of E. Michigan St. and Erie St., between Division St. to the west and S. Locust St. to the east, including three parcels located in the east 400 block of Division St. meets the review criteria found in Section 28.06 of the City of Adrian Zoning Regulations, (2) approves the request for rezoning of the subject area from I-1 Light Industrial to R-4 Single Family Residential District to match the Future Land Use Map, and (3) allow 319 & 333 E. Michigan St. and 372 Erie St. to remain with the current designated zoning, I-1 Light Industrial, until the properties change ownership or a rezoning request is submitted.

**RESOLUTION
ADRIAN CITY PLANNING COMMISSION CASE #07-066**

WHEREAS, City of Adrian Community Development has submitted a request for rezoning of the area referred to as the 300 Block of E. Michigan St. and Erie St.; and

WHEREAS, the existing use of the area is zoned I-3 Light Industrial; and

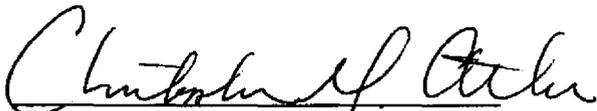
WHEREAS, the City of Adrian Comprehensive Plan calls for designation of the area as Single/Two Family Residential for future use; and

NOW THEREFORE BE IT RESOLVED that the Adrian City Planning Commission accepts the review and analysis conducted by the Community Development Department; and

BE IT FURTHER RESOLVED that the Adrian City Planning Commission finds the application is in compliance with the standards for Official Zoning Map Amendments; and

BE IT FURTHER RESOLVED that the Adrian City Planning Commission recommends that the Adrian City Commission prepare and approve an ordinance to amend the City of Adrian Official Zoning Map in accordance with said findings.

On motion by Planning Commission Member _____, seconded by
Planning Commission Member _____, this resolution was adopted
by a _____ vote.


Christopher M. Atkin
Community Development Director



100 E. Church St.
Adrian, Michigan 49221

FUTURE LAND USE

Legend

- SINGLE / TWO FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- LIVE WORK (OFFICE/RESIDENTIAL)
- OFFICE
- DOWNTOWN MIXED USE
- NEIGHBORHOOD COMMERCIAL
- GENERAL COMMERCIAL
- FLEXIBLE DEVELOPMENT AREA
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- QUASI-PUBLIC / COLLEGE OR UNIVERSITY
- PUBLIC / PUBLIC SCHOOL
- PARK / RECREATION



"respect for the individual voice. service for the common good"



100 E. Church St.
Adrian, Michigan 49221

CURRENT ZONING

Legend	
Code	
[White Box]	R-1 SINGLE FAMILY RESIDENTIAL
[Light Gray Box]	R-2 SINGLE FAMILY RESIDENTIAL
[Medium Gray Box]	R-3 SINGLE FAMILY RESIDENTIAL
[Dark Gray Box]	R-4 SINGLE FAMILY RESIDENTIAL
[Black Box]	RT TWO FAMILY RESIDENTIAL
[Light Gray Box]	RM-1 MULTIPLE FAMILY RESIDENTIAL (LOW RISE)
[Medium Gray Box]	RM-2 MULTIPLE FAMILY RESIDENTIAL (HIGH RISE)
[Dark Gray Box]	RM-H RESIDENTIAL MOBILE HOME PARK
[Black Box]	RO RESIDENTIAL OFFICE DISTRICT
[Black Box]	OS-1 OFFICE SERVICE
[Black Box]	B-1 LOCAL BUSINESS
[Black Box]	B-2 COMMUNITY BUSINESS
[Black Box]	B-3 CENTRAL BUSINESS
[Black Box]	B-4 SHOPPING CENTER
[Black Box]	ERO EDUCATION, RESEARCH AND OFFICE
[Black Box]	WH WAREHOUSE AND WHOLESALE
[Black Box]	E-1 EXCLUSION INDUSTRIAL
[Black Box]	I-1 LIGHT INDUSTRIAL
[Black Box]	I-2 GENERAL INDUSTRIAL
[Black Box]	P-1 VEHICULAR PARKING
[Black Box]	PLD PLANNED UNIT DEVELOPMENT



Portion of ACPC Minutes from September 9, 2008 Minutes

CASE NO. 08-028
PUBLIC HEARING TO HEAR AND CONSIDER COMMENTS
TO REZONING THE 300 BLOCK OF EAST MICHIGAN STREET
AND ERIE STREET BETWEEN
DIVISION AND SOUTH LOCUST STREETS
FROM I-1 LIGHT INDUSTRIAL TO R-4 SINGLE FAMILY RESIDENTIAL

This area has been zoned industrial for a long time, further; it is shown in the Comprehensive Plan as residential. Staff had received interest in a new home construction at 353 East Michigan Street. Chair Jacobitz explained to the audience the rezoning procedure and about the criteria the Planning Commission must consider. This rezoning request originated from staff. The public hearing was opened. Joe Brown, owner of 352 and 358 Erie and 357 East Michigan, is against the rezoning, doesn't feel whole block should be rezoned for one lot that is still for sale, bought 357 East Michigan for commercial purposes, there is a building on the property that he stores equipment in and parks commercial trucks and trailers there, there is no house on the property, 352 and 358 Erie are duplexes. There were no additional comments from the audience. Public hearing closed. The consensus of the Commission was to obtain more information from staff. Commissioner Watson moved that the Planning Commission table this item for further information. Commissioner Al-Omari supported. Motion carried unanimously. Chair Jacobitz stated that notices will be sent when this item is discussed.

In Favor of Motion: Al-Omari, Phipps, Watson, Barr, Schebil, Dye, Clegg, Jacobitz

Against Motion: none

Motion carried unanimously.

ORDINANCE 08-18

AN ORDINANCE TO AMEND THE CITY OF ADRIAN ZONING/DEVELOPMENT REGULATIONS.

The City of Adrian Ordains:

1. That Section 3.1 of Article III of the City of Adrian Zoning/Development Regulations, and the Zoning Map to which reference is therein made, is amended to the extent of deleting the premises hereinafter described from the I-1 Light Industrial District and including the same in the R-4 Single Family Residential District.
2. Premises described as follows:

<u>Address</u>	<u>Parcel Number</u>	<u>Address</u>	<u>Parcel Number</u>
405 Division Street	XAO-515-0354-00	307 E. Michigan Street	XAO-515-0357-00
411 Division Street	XAO-515-0355-00	311 E. Michigan Street	XAO-515-0358-00
415 Division Street	XAO-515-0356-00	337 E. Michigan Street	XAO-515-0362-00
308 Erie Street	XAO-515-0353-00	341 E. Michigan Street	XAO-515-0363-00
312 Erie Street	XAO-515-0352-00	347 E. Michigan Street	XAO-515-0364-00
334 Erie Street	XAO-515-0348-00	353 E. Michigan Street	XAO-515-0365-00
338 Erie Street	XAO-515-0347-00	357 E. Michigan Street	XAO-515-0366-00
344 Erie Street	XAO-515-0346-00	361 E. Michigan Street	XAO-515-0367-00
348 Erie Street	XAO-515-0345-00	367 E. Michigan Street	XAO-515-0368-00
352 Erie Street	XAO-515-0344-00		
358 Erie Street	XAO-515-0343-00		
364 Erie Street	XAO-515-0342-00		
368 Erie Street	XAO-515-0341-00		

- N 78 FT LOT 354 EASTERN ADD
- S 12 FT LOT 354 & N 25 FT LOT 355 EASTERN ADD
- S 65 FT LOT 355 EASTERN ADD
- LOT 356 EASTERN ADD
- LOT 357 EASTERN ADD
- LOT 362 EX W 5 FT EASTERN ADD
- LOT 363 EASTERN ADD
- LOT 364 EASTERN ADD
- LOT 365 EASTERN ADD
- LOT 366 EASTERN ADD
- LOT 367 EASTERN ADD
- LOT 368 EASTERN ADD

LOT 353 EASTERN ADD
LOT 352 EASTERN ADD
LOT 348 EASTERN ADD
LOT 347 EASTERN ADD
LOT 346 EASTERN ADD
W 45 FT LOT 345 EASTERN ADD
LOT 344 & E 5 FT LOT 345 EASTERN ADD
LOT 343 EASTERN ADD
LOT 342 EASTERN ADD
LOT 341 EASTERN ADD

INTRODUCTION November 17, 2008
SUMMARY PUBLISHED November 28, 2008
ADOPTION.....
COMPLETED PUBLICATION
EFFECTIVE DATE

On motion by Commissioner _____, seconded by
Commissioner _____, this Ordinance was _____ by a
_____ vote.

D-2

MEMO

TO: DANE C. NELSON

FROM: SARAH K. OSBURN

DATE: November 25, 2008

Re: Check Fraud Ordinance

We have been asked by the police department to handle misdemeanor check fraud cases locally. We currently do not have an ordinance for this offense. Attached please find an ordinance regarding this offense.

ORDINANCE NO. 08-18

AN ORDINANCE TO CREATE ARTICLE IX OF CHAPTER 58, OF THE ADRIAN CODE, ENTITLED "CHECK FRAUD"

Article IX of Chapter 58 of the Adrian Code is hereby created to read as follows:

Article IX of Chapter 58 Check Fraud.

Sec. 58-300. Definitions.

The following words, terms and phrases when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Credit means an arrangement or understanding with the bank or depository, for the payment of such check, draft or order, in full, upon the presentation thereof for payment.

Sec. 58-301. Drawing on insufficient funds.

- a.) A person shall not make, draw, utter, or deliver any check, draft, or other order for the payment of money, to apply on account or otherwise, upon any bank or other depository with intent to defraud, and knowing at the time of the making, drawing, uttering, or delivering that the maker or drawer does not have sufficient funds in or credit with the bank or other depository to pay the check, draft, or order in full upon its presentation.
- b.) A person who violates this section is guilty of a misdemeanor punishable by not more than 93 days in jail or a fine of not more than \$500.00, or both.

Sec. 58-302. Evidence of intent to defraud.

As against the maker or drawer thereof, the making, drawing, uttering, or delivering of a check, draft, or order, payment of which is refused by the drawee, when presented in the usual course of business, shall be prima facie evidence of intent to defraud and of knowledge of insufficient funds in or credit with such bank or other depository, provided such maker or drawer shall not have paid the drawee thereof the amount due thereon, together with all costs and protest fees, within five days after receiving notice that such check, draft or order has not been paid by the drawee.

Sec. 303. Notice of protest as evidence of intent to defraud.

Where such check, draft, or order is protested on the ground of insufficiency of funds of credit, the notice of protest thereof shall be admissible as proof of presentation, non-payment in protest, and shall be prima facie evidence of intent to defraud, and of knowledge of insufficient funds or credit with such bank or other depository.

INTRODUCTION.....December 1, 2008

SUMMARY PUBLISHED

ADOPTION

COMPLETE PUBLICATION

EFFECTIVE DATE

On motion by Commissioner _____, seconded by
Commissioner _____, this Ordinance was _____ by a
_____ vote.

So-1, R-1

December 1, 2008

SPECIAL ORDER

The Mayor called for the hearing and consideration of comments for approval of an application for an Obsolete Property Rehabilitation Act Exemption Certificate for 147 and 149 S. Main Street.

Discussion

When the Mayor called for the hearing of comments _____

_____ and he declared the hearing closed.

TO: MR. DANE C. NELSON, CITY ADMINISTRATOR

CC: MS. JENNIFER COMPTON, DOWNTOWN DEVELOPMENT COORDINATOR

FROM: CHRIS ATKIN, DIRECTOR OF COMMUNITY DEVELOPMENT

SUBJECT: 147 & 149 S. MAIN ST. OPRA EXEMPTION CERTIFICATE RECOMMENDATION

DATE: MONDAY, NOVEMBER 24, 2008

Attached you will find an Obsolete Property Rehabilitation Act (OPRA) Exemption Certificate application from Mrs. Debra Morris, owner of H&R Block, relative to the proposed rehabilitation of property she owns addressed as 147 & 149 S. Main St. in downtown Adrian. The proposed rehabilitation project will result in the conversion of the "functionally obsolete" structures to fully functional, code compliant commercial structures. The proposed, combined rehabilitation is expected to cost \$104,000 in personal investment.

Mrs. Morris is petitioning the City of Adrian for an OPRA tax freeze per the city's OPRA policies and procedures. It is the recommendation of the city's Community Development Department that the City Commission approve the attached resolutions granting a seven (7) year OPRA Exemption Certificate for 147 South Main Street and a six (6) year OPRA Exemption Certificate for 149 South Main Street for the project which is being proposed by Mrs. Morris. The six and seven year period is consistent with the City of Adrian OPRA Application Process and Review Criteria as approved by the Adrian City Commission in the fall of 2006.

This application represents the eighth application received by the City of Adrian for an OPRA Exemption Certificate under PA 146 of 2000. To date, the City of Adrian has granted six exemptions and has denied one. One of the five granted exemptions was revoked since the applicant indicated they no longer intended to proceed with the rehabilitation project as proposed. The five approved certificates were for seven (112 N. Main Street; 116 N. Main Street; and 132 N. Main Street), eight (107 N. Main Street), and 12 (101-111 East Maumee Street, *not complete*) years respectively. Combined, the completed four projects represent more than \$1,000,000 of investment in downtown Adrian, potentially \$9,500,000 total with the addition of the 101-111 East Maumee project.

Property Eligibility

Functionally Obsolete

The properties at 147 and 149 South Main Street are "functionally obsolete" by definition. Such is reflected in the attached independent finding by local architect, Mr. Dave Siler and supported by an Assessor's Affidavit of Functional Obsolescence as obtained from Mr. Martin Marshall, Director of the Lenawee County Equalization Department.

Commercial Property

The first floor of both properties will be used for H&R Block. The future uses of the second floors currently remain unknown although the suggestion of residential units has been proposed to Mrs. Morris.



City of Adrian is an Equal Opportunity Lender



"respect for the individual voice, service for the common good"

Property Ownership

The properties in context are owned by Mrs. Debra Morris.

Applicant Assurance that Project would not have been completed without exemption certificate.

The applicant, Mrs. Debra Morris, has provided a statement to the city that indicates that the OPRA exemption certificates represent a necessary incentive to make this rehabilitation project feasible and that the project would not have been considered without consideration of an OPRA exemption.

Rehabilitation Project was not started prior to establishment of OPRA District

No rehabilitation work on this project was started prior to the Adrian City Commission establishing the City's Downtown Development District as an Obsolete Property Rehabilitation district per Public Act 146 of 2000. This occurred after a duly noticed public hearing on October 16, 2006. Mrs. Morris has stated that the intention is to begin rehabilitation January 2009 and project completion January 2010.

No delinquent taxes on the facility or structure being renovated

A check of the city's tax records reveals that there are no outstanding or delinquent tax obligations at this time.

Project has a reasonable likelihood of increasing commercial activity, create/retain employment, prevent a loss of employment and revitalize urban areas

The Blueprint for Downtown Adrian is explicit in its suggestion for economic growth and vibrancy, the proposed rehabilitation is consistent with the suggestion. The unique geographic location of these buildings, at the main southern entrance to downtown Adrian, will provide an elegant vision to the heart of the city and promote additional economic growth in the core. The project will result in the retention of a downtown service business and retention and addition of employment creating supplementary foot traffic to existing business. Once the project is complete, it is estimated that 10-12 new full time employees will be working in downtown.

Applicant must provide a statement of determined economic impact

This project represents the renovation and reuse of two functionally obsolete properties located in downtown Adrian. The applicant is making a significant financial and personal investment into the downtown community and the City of Adrian with the hopes that this project will spur future economic development interest into the heart of our city. The applicant estimates that this project will help retain current employees while providing additional full time permanent employment at her business, 10-12 total, as well as provide jobs to contractors hired to rehab her buildings thus creating extra foot traffic to existing downtown businesses. This project is consistent with the recommendation of economic vitality of the City's Blueprint for downtown revitalization.

The applicant will indicate the period of time in which the rehabilitation project will be completed

The applicant had indicated that they expect to commence rehabilitation work in January 2009 and complete the project by January 2010.

The applicant may request an exemption for up to twelve (12) years and must explain why the abatement is required for the number of years requested.

The applicant requests that the City of Adrian grant the exemption certificates for six (6) and seven (7) respectively for subject properties. The applicant states that she is putting forth an additional significant personal reinvestment into downtown Adrian to return and remain within the downtown district.

The City of Adrian Commission, per the recommendation of the Downtown Development Authority Board of Directors and city staff, has approved policies relative to the use of the Obsolete Property Rehabilitation Act. The policy includes a score sheet by which projects are judged. The proposed project at 147 South Main Street has scored 245 points on the score sheet. Per the city's policy, this results in a

seven (7) year Exemption Certificate. The proposed project at 149 South Main Street has scored 185 points on the score sheet. Per the city's policy, this results in a six (6) year Exemption Certificate.

All applicants must be in compliance with the City of Adrian zoning ordinance and the City of Adrian Master Land Use Plan

The proposed project is located within the Central Business District and is consistent with the use requirements for the district. The proposed project is also consistent with the city's Comprehensive Plan.

The applicant will also include a history of the property use and any environmental concerns and procedures to abate any hazardous conditions

There are no identifiable or known environmental concerns that would prohibit this type of rehabilitation

Rehabilitation Project must result in a true cash value aggregating 10% or more of the true cash value at commencement of the rehabilitation project

True cash value of the property will increase upon completion of the project.

Conclusions and Findings

It is the opinion of the city's Community Development Department that this project will provide continued positive momentum in downtown Adrian that is represented through personal investment and the rehabilitation\reuse of "functionally obsolete" downtown structures. As a result, the City's Community Development Department respectfully request that the City of Adrian Commission approve the attached resolutions granting a seven (7) year OPRA Exemption Certificate for 147 South Main Street and a six (6) year OPRA Exemption Certificate for 149 South Main Street.



H&R BLOCK[®]

1416 S. Main Street, Suite 340
Adrian, Michigan 49221
Tel: 517.265.7450 Fax: 517.264.0073

October 13, 2008

Pat Baker, City Clerk
City of Adrian
100 E. Church St.
Adrian, MI 49221

RE: OPRA EXEMPTION APPLICATION – 147 & 149 S. Main St.

Dear Mrs. Baker

Please accept this letter, the attached application and required submittals as my, Debra Morris, application to the City of Adrian for an Obsolete Property Rehabilitation Exemption Certificate pursuant to the provisions of Public Act 146 of 2000.

I am currently working with local architect David Siler and expect to invest approximately \$104,000 in combined rehabilitation expenses into the buildings in addition to the \$50,000 purchase cost of the property at 147 South Main Street in October 2008. The total project personal investment cost will exceed \$150,000. It is my intention to rehabilitate these buildings to a functional commercial use for my business and return to the south entrance of downtown Adrian.

I, Debra Morris, respectfully request that the City of Adrian grant an Obsolete Property Rehabilitation Exemption Certificates pursuant to the City's adopted OPRA guidelines. I am requesting two separate exemptions; a 7 (seven) year exemption for 147 South Main Street and a 6 (six) year exemption for 149 South Main St. as permitted by statute.

The following represents responses to the required submittals per PA 146 of 2000.

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

I intend to rehabilitate two historic buildings located at 147 and 149 South Main Street. 147 South Main Street was built in the 1870's and was originally occupied by Everiss & Co. Undertakers and from the 1920's to the late 1950's it was occupied by C.F. Smith & Co. Grocery. Since the mid 1960's, the building was occupied by the Christian Science Reading Room and has been vacant for over one (1) year, the second floor has been vacant for many years. The first floor has approximately 1,100 square feet, the second floor has 900 square feet and there is a full basement with very limited use due to low head room.

149 South Main Street was built in the 1870's too and was had been used as a paint and hardware store and was the one time location of Cutler Dickerson Feed Store. Its most recent tenant was H&R Block Tax Consultant since the mid 1990's. The first floor has been vacant for over two years. The second level, once the location of a local radio station, has been vacant for many years. Both floors are approximately 1,695 square feet in area; there is a full basement with very limited use due to low head room and an earth floor.

2. General description of the proposed use of the rehabilitated facility.

The subject properties will be returned to a viable use providing tax consultant service to the general public on the first floors.

There are no immediate plans for the second floor in either building.

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

The project will include façade renovations and enhancements that will bring back many of the original unique historical features, replacement of windows, brick repair and complete replacement of electrical, communication and mechanical systems at both addresses. There will also be an opening created in the common structure wall that will allow for interior access between buildings and alleviate the handicapped access shortcoming at the 149 South Main Street address, 147 South Main Street entrance is at street elevation.

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

No information available at this time.

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

I expect to commence rehabilitation during the month of January 2009 with an expected completion date of January 2010.

6. A statement of the economic advantages expected from the exemption.

This project represents the renovation and reuse of two functionally obsolete properties located in downtown Adrian. I am making a significant financial and personal investment into the downtown community and the City of Adrian with the hopes that this project will spur future economic development interest into the heart of our city. I estimate that this project will help retain my current employees while providing additional full time permanent employment at my business, 10-12 total jobs, as well as provide jobs to contractors hired to rehab my building thus creating extra foot traffic to existing downtown businesses. This project is consistent with the recommendation of economic vitality of the City's Blueprint for downtown revitalization.

7. A statement from the assessor describing the building's obsolescence.

The assessor's affidavit of functional obsolescence for each structure is attached.

Thank you for your time in reviewing this application. If you have any questions or need additional information, please do not hesitate to contact me.

Respectfully,



Debra E. Morris
Owner

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

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

Applicant (Company) Name (applicant must be the OWNER of the facility) Debra E. Morris		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 179 Orchard Rd.		
Location of obsolete facility (No. and street, City, State, ZIP Code) 147 & 149 South Main St.		
City, Township, Village (indicate which) Adrian, Mi 49221		County Lenawee
Date of Commencement of Rehabilitation (mm/dd/yyyy) January 2009	Planned date of Completion of Rehabilitation (mm/dd/yyyy) January 2010	School District where facility is located (include school code) Adrian-46010
Estimated Cost of Rehabilitation \$104,000.00	Number of years exemption requested 147= 7yrs 149=6yrs	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>10-12</u>		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input checked="" type="checkbox"/>		

APPLICANT'S CERTIFICATION

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

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

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

Name of Company Officer (no authorized agents) Debra E. Morris	Telephone Number (517) 605-8168	Fax Number (517) 264-0073
Mailing Address 179 Orchard Dr., Adrian, MI 49221		Email Address demorris@hrblock.com
Signature of Company Officer (no authorized agents) <i>Debra E. Morris</i>		Title Owner

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

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

Signature <i>Pat Baker</i>	Date application received October 15, 2008
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FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
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LOCAL GOVERNMENT ACTION

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

PART 1: ACTION TAKEN

Action Date: <u>December 1, 2008</u>		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

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

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
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PART 3: ASSESSOR RECOMMENDATIONS

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

	Taxable Value	State Equalized Value (SEV)
Building(s) <u>2</u>	\$32,047	\$38,400
Name of Governmental Unit City of Adrian	Date of Action on application December 1, 2008	Date of Statement of Obsolescence October 13, 2008

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk Patricia Baker	Clerk Signature	Date	
Clerk's Mailing Address 100 E. Church St.	City Adrian	State MI	ZIP Code 49221
	Telephone Number (517) 264-2161	Fax Number (517) 265-8798	Email Address pbaker@ci.adrian.mi.us

Mail completed application and attachments to: State Tax Commission
Michigan Department of Treasury
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-3272.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

October 13, 2008

Pat Baker,
City of Adrian Clerk
100 E Church Street
Adrian, MI 49221

Re: 147 & 149 S Main Street

Request for An Exemption Certificate for above properties

Legal Description – 147 S Main Street

XA0-100-0270-01

File Number 46959 Land located in the City of Adrian, County of Lenawee, State of Michigan, described as follows:

All that part of Lot 45 on the Plat of the Village (now City) of Adrian, Lenawee County, Michigan, described as commencing on the Easterly line of South Main Street, said City of Adrian, at a point located on the Southerly line of a brick wall, 30 feet Northerly from the Northeasterly line of Church Street, said 30 feet being the distance referred to on deed description of this land but which is actually 30.54 feet by measurement (on the ground) from Northerly line of Church Street, as now established by a brick building (of long standing) and running thence North 24 degrees 55' East along the Easterly line of South Main Street 19.25 feet to the center line of a brick wall, thence South 64 degrees 51" East along the center line of said brick walls 56.5 feet; thence South 24 degrees 54' West 19.19 feet to the Northerly line of a brick wall; then North 64 degrees 54' West along the Northerly line of said brick wall and the Southerly line of the first mentioned brick wall 56.5 feet to the place of beginning. **Commonly known as: 147 S Main Street, Adrian, MI 49221**

Legal Description – 149 S Main Street

XA0-100-0271-00

LAND IN THE CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

Commencing at the intersection of North line of Church and East line and South Main Street thence Northerly on the East line of Main Street 30 feet, thence East at right angle to Main Street 56.50'; thence Southerly parallel with East line of Main Street to the North line of East Church Street, thence Westerly along the North line of East Church Street to the point of beginning.

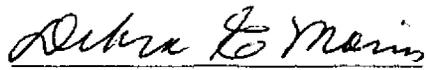
Brief Description of Renovations

Facade renovation at both 147 & 149 S Main Street which will include restoring the cast iron columns, construct window sills and panels, new exterior windows (this includes 2nd floor windows for 149 S Main), new doors, revise exterior electrical service, some foundation work, awnings, and painting of both buildings.

Proposed Use of Buildings after Rehabilitation is complete

H&R Block of Adrian will come back downtown and lease both buildings for their tax preparation business. This project will create 11 full-time equivalent jobs in downtown Adrian..

Third Party notice of finding of functionally obsolete – S/A letter(s) from Dave Siler, project architect.


Debra E Morris

LENAWEE COUNTY EQUALIZATION DEPARTMENT

Martin D. Marshall, Director
Courthouse, 301 North Main Street
Adrian, Michigan 49221
(517) 264-4522

Assessor Affidavit of Functional Obsolescence

**Functionally Obsolete Status
for Brownfield Redevelopment Financing Act
property pursuant to Public Act 381 of 1996.**

Subject Property: 147 S Main St.

Property Number: Part of XA0-100-0270-01

Property Description: ALL THAT PART LOT 45 PLAT OF THE VILLAGE NOW CITY OF ADRIAN COM ON E'LY LI OF S MAIN ST AT A PT LOC ON THE S'LY LI OF A BRICK WALL 30 FT (30.54 FT) N'LY FROM N'LY LI OF CHURCH ST RUNN TH N 24 DEG 55'E ALG E'LY LI OF S MAIN ST 19.25 FT TO CTR LI OF BRICK WALL TH S 64 DEG 51'E ALG CTR LI OF BRICK WALL 56.5 FT TH S 24 DEG 54'W 19.19 FT TO N'LY LI OF BRICK WALL TH N 64 DEG 54'W ALG N'LY LI OF SD BRICK WALL 56.5 FT TO POB

The subject property is a two story masonry building built before 1900. The property consists of the brick structure with a ground footprint of 1,100 square feet.

The Brownfield Redevelopment Financing Act, MCL 125.2652(2)(q), provides that "Functionally Obsolete means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property."

Examples of functional obsolescence offered by the Michigan State Tax Commission include:

- 1) A floor plan which is inappropriate for the highest and best use of the property.
- 2) A heating system which is inadequate for the highest and best use of the property.
- 3) Excessively high or low ceilings for the highest and best use of the property.
- 4) Partition walls which restrict the highest and best use of the property.
- 5) Mechanical systems which are inadequate for the highest and best use of the property.

The subject property suffers from various forms of functional obsolescence.

- 1) The subject property has substandard electrical service and mechanical systems.
- 2) The current ceiling height on the main floor is not conducive to either office or retail occupancy and the layout is not functional for either use.
- 3) The basement, while apparently dry, has a very low ceiling height and is difficult to use effectively even for storage.
- 4) The upper floor was at one time a residence but has not been unoccupied for some time. The layout of this floor is functionally obsolete and the only access to the upstairs is by an entrance off Main Street. Neither the main floor nor the upper floor are of barrier free design.
- 5) The only entrance to the building is off Main Street. There is no access to the city parking lot at the rear of the building. .

Based on the above characteristics it is my opinion that the subject property suffers from functional obsolescence and meets the Functionally Obsolete definition of the Brownfield Redevelopment Act.

A handwritten signature in black ink, appearing to read "Martin D. Marshall". The signature is fluid and cursive, with a large initial "M" and "D".

Martin D. Marshall, CMAE 4
Director, Lenawee County Equalization

October 13, 2008

Jennifer Compton
Downtown Development Authority Director
City of Adrian
100 East Church Street
Adrian, Michigan 49221

Subject: Vacant Storefront Building
147 South Main Street
Adrian, Michigan

Dear Ms. Compton,

Upon the request of Debra Morris, the owner of the property, I toured the vacant storefront building at 147 South Main Street today to make an assessment of the viability of the building as it presently exists.

I am familiar with this property, I even assisted the DDA select façade color selection many years ago. The building has been fortunate in having three long-standing tenants during its life. It was built during the 1870's and an early tenant was Everiss & Co. Undertakers. From the 1920's to the 1950's, the building was occupied by C.F. Smith & Co. Grocery. Its longest tenant, the Christian Science Reading Room, has been in residence since 1964 until recently. The upper floor has been vacant for many years and the main floor for over one year.

The current building is approximately 1,100 square feet in area on the first and 900 square feet on the second floor and has a full basement that has limited use due to low headroom. The structure is masonry wall bearing with wood floor and roof structures. The building sits on an interior downtown lot with the only exterior exposure onto Main Street. The façade is brick and of Italianate design. The original main floor storefront was replaced perhaps in the 1950s with an aluminum and glass system that is neither energy efficient or attractive.

The physical address of the property is 147 South Main Street, Adrian, Michigan and the property description is as follows:

Land located in the City of Adrian, County of Lenawee, State of Michigan, described as follows:

All that part of Lot 45 on the Plat of the Village (now City) of Adrian, Lenawee County Michigan, described as commencing on the Easterly line of South Main Street, said City of Adrian, at a point located on the Southerly line of a brick wall, 30 feet Northerly from the Northeasterly line of Church Street, said 30 feet being the distance referred to on deed description of this land but which is actually 30.54 feet by measurement (on the ground) from the Northerly line of Church Street, as now established by a brick building (of long standing) and running thence North 24 deg. 55' East along Easterly line of South Main Street 19.25 feet to the center line of a brick wall, thence South 64 deg. 51' East along the center line of said brick wall 56.5 feet; thence South 24 deg 54' West 19.19 feet to the Northerly line of a brick wall; thence North 64 deg. 54' West along the northerly line of said brick wall and the Southerly line of the first mentioned brick wall 56.5 feet to the place of beginning.

October 13, 2008

Jennifer Compton
Downtown Development Authority Director
City of Adrian
Adrian, Michigan 49221

Subject: Vacant Storefront Building
147 South Main Street

The building has many shortcomings that cause it to be obsolete in its present condition. The doors and windows are obsolete and offer problems of heat loss and high infiltration. Exterior trim in many places is in poor condition and needs replacement. The interior layout is old and neither functional nor attractive. The building infrastructures are antiquated and far from code compliant.

Furthermore, the building arrangement and character fall far short of what customers expect in business convenience. The infrastructure of electrical, communications, and mechanical systems are undersized to current standards and need complete replacement.

The last tenant left the property partly because of the appearance and inconveniences inherent with the out of date facilities.

Although it would be possible to rehabilitate such a building, the costs to correct the deficiencies would far exceed the present value of the building. The building was substandard before it was abandoned and has continued to deteriorate since the business closed.

Therefore, it is my professional opinion that the building is functionally obsolete and cannot be used to perform the functions intended. The building is "Functionally Obsolete" as defined by MCL 125.2652(p).

Please contact me if you need any further information regarding this assessment or this property.

Sincerely,



David R. Siler, NCARB
Architect

Cc: Debra Morris

**CITY OF ADRIAN, MICHIGAN
PUBLIC ACT 146 OF 2000
OBSOLETE PROPERTY REHABILITATION ACT**

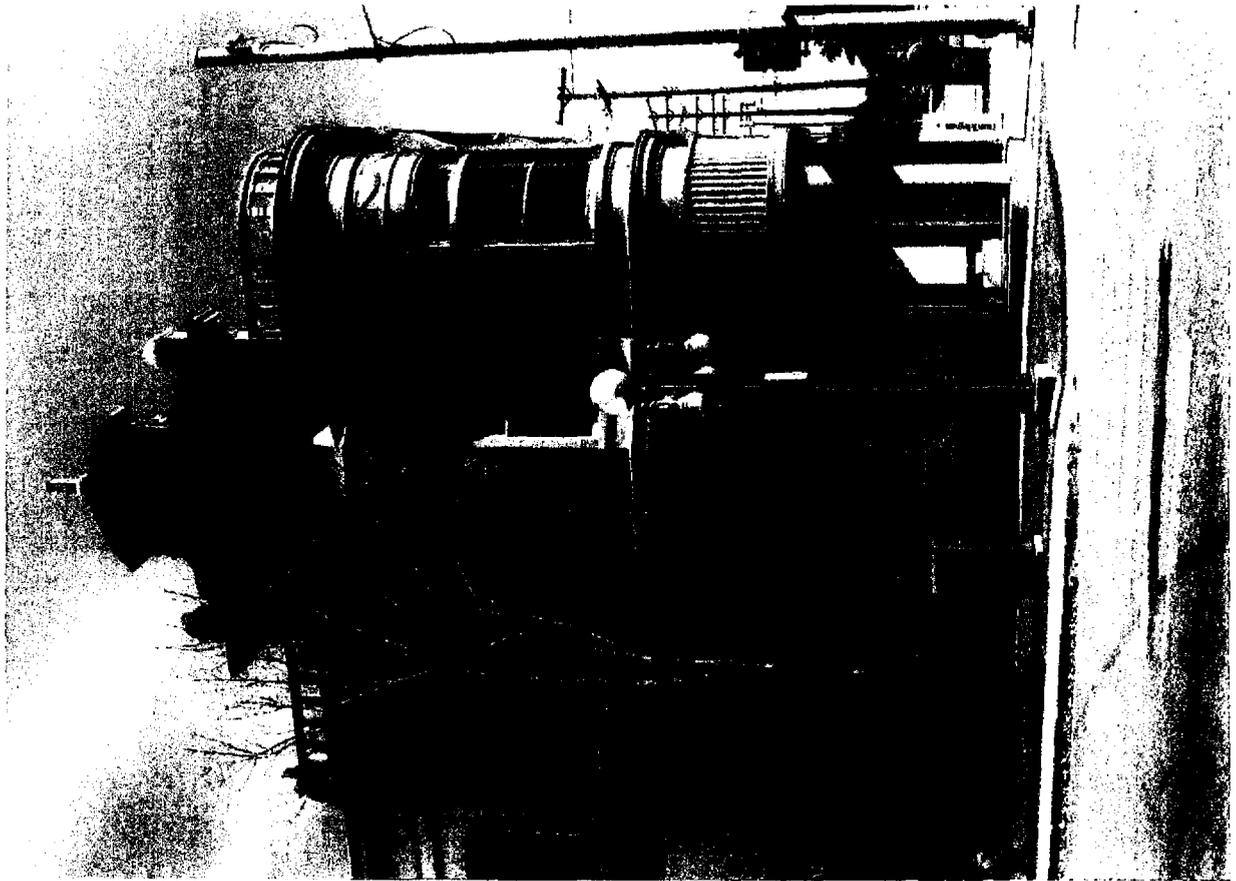
Name of Applicant: Debra Morris 147 South Main St.

Date: October 13, 2008

		Points Available	Points Awarded
Exterior Treatments are Consistent with the Secretary of Interior Standards for Historic Building Restoration	Yes	30	0
	No	0	
Private Dollars Being Invested (hard costs only)	\$10,000 - \$50,000	10	20
	\$50,001 - \$100,000	20	
	\$100,001 - \$250,000	30	
	\$251,000 - \$500,000	40	
	\$500,001 - \$999,999	50	
	\$1million - \$2,500,000	75	
	\$2,500,001 - \$4,999,999	100	
	\$5million +	150	
Number of Code Enforcement Categories Being Resolved (i.e. plumbing, electrical, HVAC, handicapped accessibility, structural, fire code)	1-2	10	20
	3-4	20	
	5-6	30	
Property is located within a National or Local Historic District	Yes	10	10
	No	0	
Number of Permanent, Full-Time Equivalent Jobs Created: (two permanent part-time equivalent jobs represents one FTE)	1-5	20	50
	6-10	35	
	11-25	50	
	26-50	75	
	51-100	110	
	100 +	150	
Number of loft apartment units:	1-5	20	0
	6-10	40	
	11+	60	
Number of owner occupied units and/or individually occupied condominium units:	1-3	50	0
	4-7	70	
	8+	90	
Rehabilitation Project Results in Blueprint Recommended Use (see attached sheet for approved uses)	Yes	75	75
	No	0	
Rehabilitation Project Includes 5% of total private rehabilitation work investment in public infrastructure	Yes	25	0
	No	0	
Private Dollars Being Invested in Relation to the Existing Property Value as Determined by the State Equalized Value (SEV) (i.e. \$50,000 private investment in a structure with a \$25,000 SEV equates a 100% improvement on the true cash value of the property) 147 S. Main St SEV = \$0.00*2 = \$0.00 Total Investment = \$55,000 Total Value = \$0.00	50%	10	70
	75%	20	
	100%	30	
	125%	40	
	150%	50	
	175%	60	
200%+	70		
		Total Points Awarded	245

Total Points	Exemption Certificate (Abatement) in Years
100 - 150	4
151 - 175	5
176 - 225	6
226 - 275	7
276 - 325	8
326 - 375	9
376 - 425	10
426 - 475	11
476 - 500 plus	12

149 S. Main Street



147 S. MAIN STREET





NEW WINDOWS IN EXISTING OPENINGS

RELOCATED EXISTING LIGHTED MARBLE SIGN COLUMN AND PANELS BEHIND

NEW FABRIC CANOPIES w/ ALUM. WINDOWS BEHIND

NEW paneled ENTRY

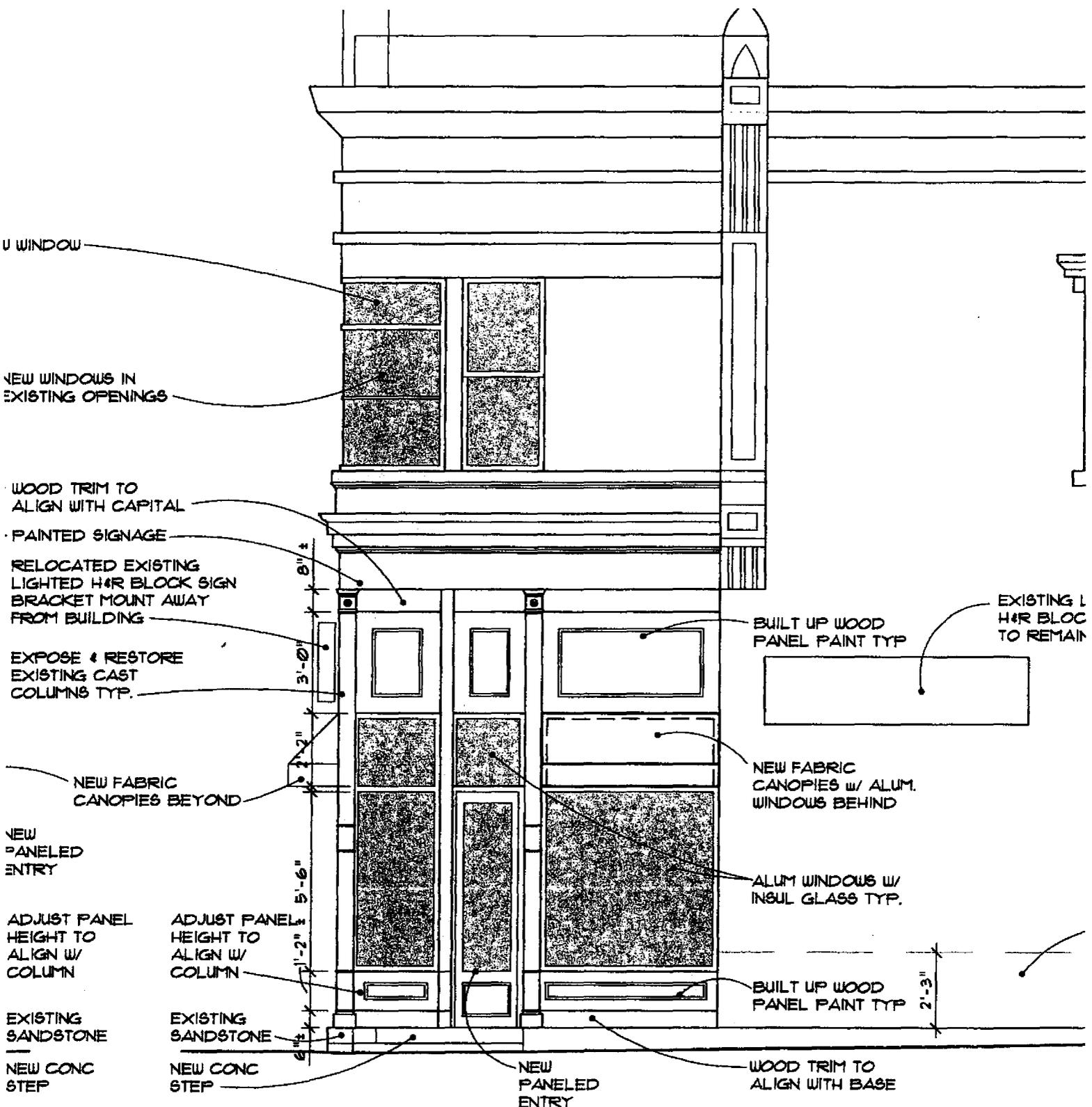
BUILT UP WOOD PANELING PAINT TYP

WOOD TRIM TO LIGN WITH BASE

3'-0"
2'-2"
9'-4"
9'-4"

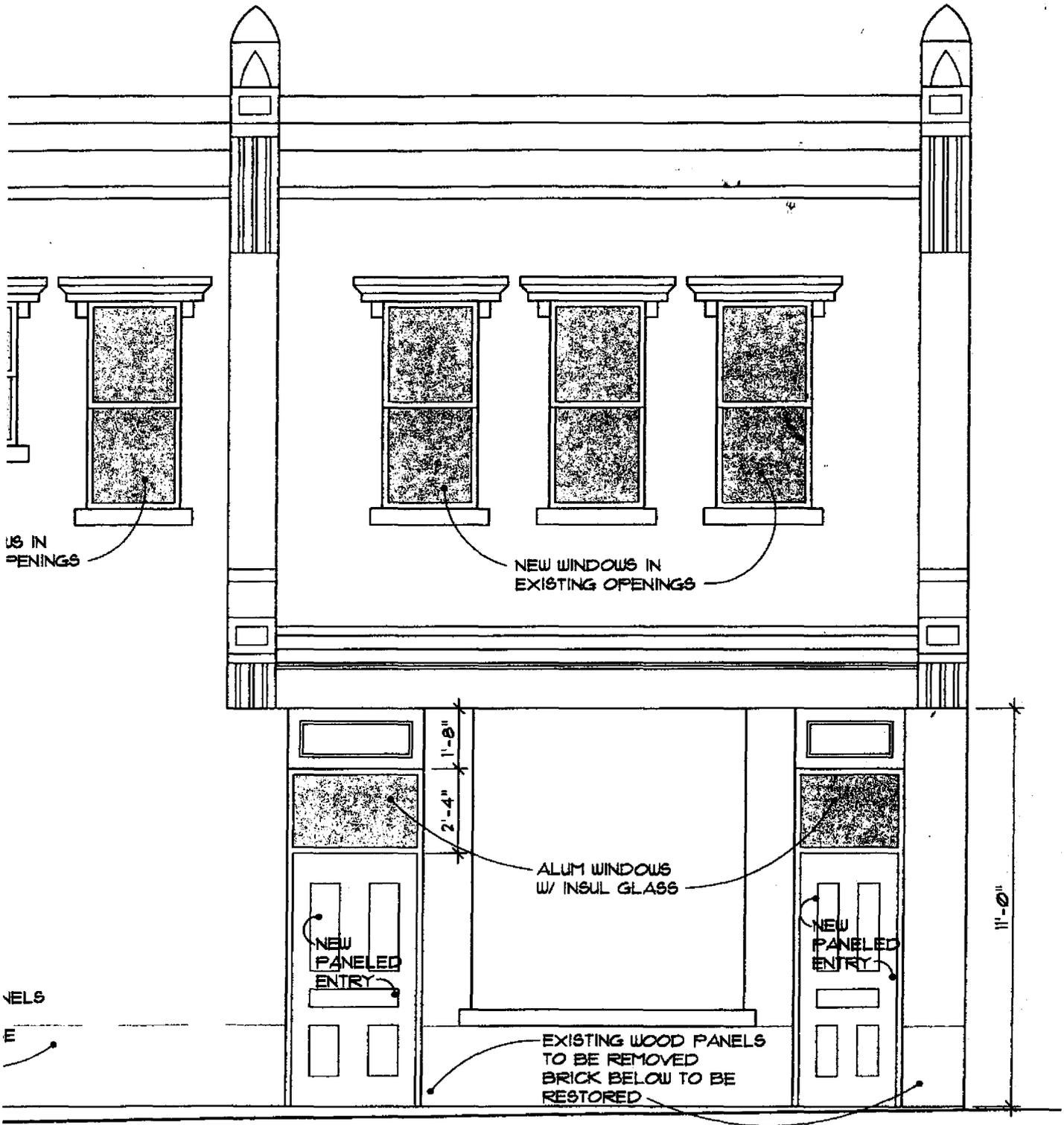
WEST ELEVATION

SCALE: 1/4" = 1'-0"



novation Plan

Handwritten signature



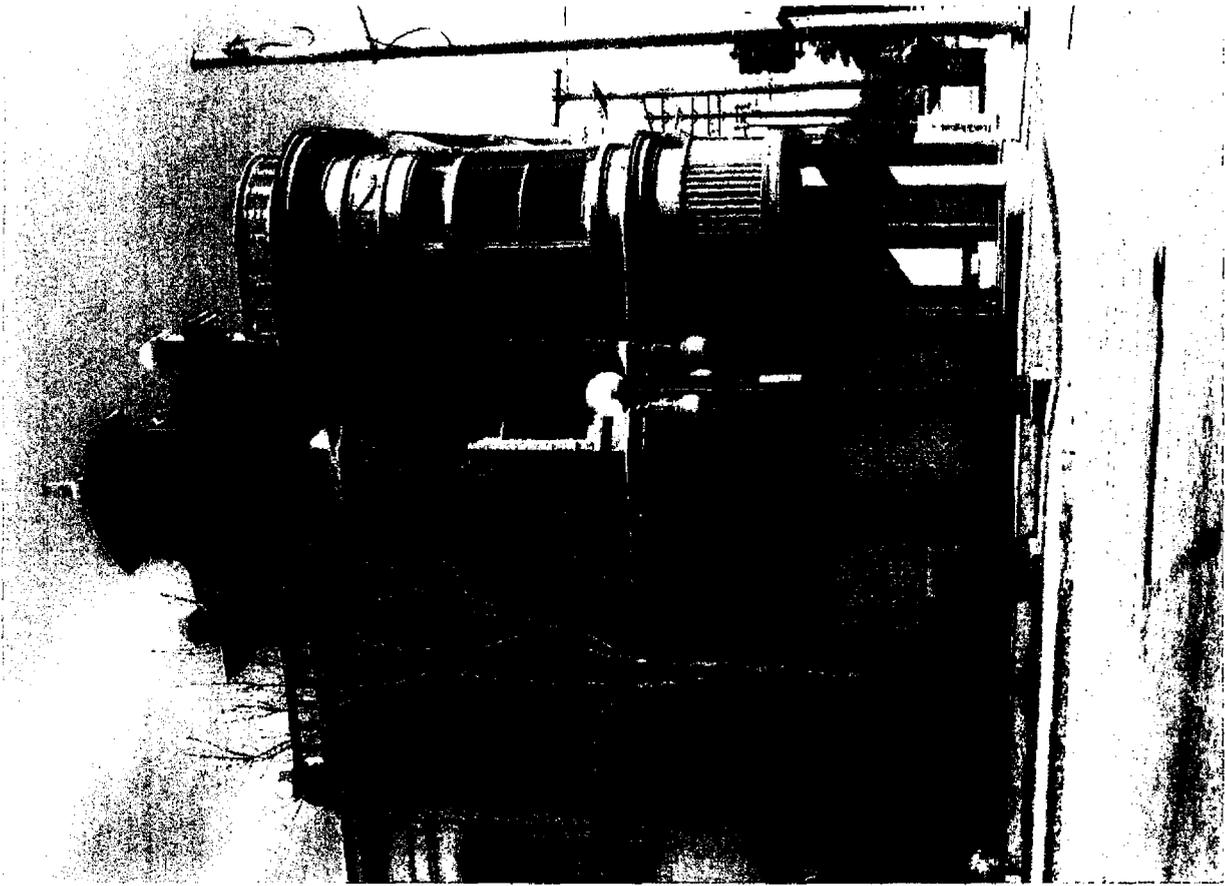
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

Block Building Renovations

147 S. MAIN STREET



149 S. Main Street



RE: APPROVAL OF AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE FOR ADRIAN RENAISSANCE, LLC. FOR THE PROPERTY LOCATED AT 147 SOUTH MAIN STREET, CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN, PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE OBSOLETE PROPERTY REHABILITATION ACT, PUBLIC ACT 146 OF 2000

RESOLUTION

WHEREAS, Debra Morris, owner of real property at 147 South Main Street, Adrian, Michigan have submitted an application for an Obsolete Property Rehabilitation Exemption Certificate for the rehabilitation consisting of renovation and modifications to the building located at 147 South Main Street in downtown Adrian including, facade improvements, new mechanical and electrical services, improved interior appearance of the building and other physical changes required to restore the obsolete property to an economically efficient condition, under State of Michigan Act 146, Obsolete Property Rehabilitation Act of 2000; and

WHEREAS, the City of Adrian is a Qualified Local Governmental Unit; and

WHEREAS, pursuant to P.A. 146, after a duly noticed public hearing held on the 16th day of October, 2006 the Adrian City Commission, by Resolution, established the City of Adrian Downtown Development District as an Obsolete Property Rehabilitation District; and

WHEREAS, before acting upon said application, the Adrian City Commission held a public hearing on December 1, 2008, at Adrian City Hall; 100 E. Church Street; Adrian, Michigan at 7:00 pm, at which hearing, the applicant, the Assessor and a representative of the affected taxing units, having been given written notice, were afforded an opportunity to be heard on said application; and

WHEREAS, the City Commission finds and determines that the granting of this Obsolete Property and Rehabilitation Exemption Certificate, considered together with the aggregate amount of Industrial Facilities Exemption Certificates previously granted and currently in force, exceeds 5% of the total taxable value of the City; nevertheless, it is herewith determined that it shall not have the effect of substantially impeding the operation of or impair the financial soundness of the local government or an affected taxing unit; and

WHEREAS, the applicant is not delinquent in any taxes related to the facility; and

WHEREAS, the subject property is determined to be an obsolete property (functionally obsolete) as defined Section 2(h) of Public Act 146 of 2000 and upon completion of the rehabilitation activities will constitute a rehabilitated facility within the meaning of P.A. 146 of 2000; and

WHEREAS, the applicant has supplied to the City of Adrian all of the items described on line 9 of the Application for Obsolete Property Rehabilitation Exemption Certificate, including the following: (a) general description of the obsolete facility; (b) general description of the proposed use of the rehabilitated facility; (c) description of the general nature and extent of the rehabilitation to be undertaken; (d) a descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) a time schedule for

undertaking and completing the rehabilitation of the facility; (f) a statement of the economic advantages expected from the exemption; and

WHEREAS, commencement of the rehabilitation activities of the facility did not occur before the establishment of the Obsolete Property and Rehabilitation District; and

WHEREAS, the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to increase commercial activity, retain employment, and assist the City with their short and long-term revitalization goals; and

NOW, THEREFORE, BE IT RESOLVED:

That the application of Debra Morris for an Obsolete Property and Rehabilitation Exemption Certificate with regard to the rehabilitation of real property with Tax ID #XA0-100-0270-01, 147 South Main Street, City of Adrian, Lenawee County, Michigan, within the previously established OPRA district is hereby approved for a period of seven (7) years per the City of Adrian OPRA Policy.

The City of Adrian Commission will require that Debra Morris complete the rehabilitation project in its entirety.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was adopted by a
_____ vote.

SO-2, R-2

December 1, 2008

SPECIAL ORDER

The Mayor called for the hearing and consideration of comments for approval of an application for an Obsolete Property Rehabilitation Act Exemption Certificate for 149 S. Main Street.

Discussion

When the Mayor called for the hearing of comments _____

_____ and he declared the hearing closed.



126 east church street
adrian, michigan 49221

October 13, 2008

Jennifer Compton
Downtown Development Authority Director
City of Adrian
100 East Church Street
Adrian, Michigan 49221

Subject: Vacant Storefront Building
149 South Main Street
Adrian, Michigan

Dear Ms. Compton,

Upon the request of Debra Morris, the owner of the property, I toured the vacant storefront building at 149 South Main Street to make an assessment of the viability of the building as it presently exists.

I am familiar with the property, having visited businesses on both floors over many years as a customer. The main floor was most recently used by a Tax Consultant and the upper floor by a radio station. In past years it was used as a paint and hardware store and was in fact home of Cutler Dickinson Feed Store for many years. The upper floor has been vacant for several years and the main floor for over two years.

The current building is approximately 1,695 square feet in area each on the first and second floors and has a full basement that has limited use due to low headroom and earth floor. The structure is masonry wall bearing with wood floor and roof structures. The building sits on the corner of Main and Church Streets and the facades are unique being pressed metal and masonry.

Although the building is attractive, it has many shortcomings that cause it to be obsolete in its present condition. The building is not barrier free as the main floor is about 12 inches above the sidewalk level and the upper floor is accessed only by a stairway from the outside off of Main Street. The doors and windows are obsolete and offer problems of heat loss and high infiltration. Exterior trim in many places is in poor condition and needs replacement. The interior layout is old and neither functional nor attractive. The building infrastructures are antiquated.

The physical address of the property is 149 South Main Street, Adrian, Michigan and the property description is as follows:

LAND IN THE CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NORTH LINE OF CHURCH EAST STREET AND SOUTH MAIN STREET THENCE NORTHERLY ON THE EAST LINE OF MAIN STREET 30.00', THENCE EAST AT RIGHT ANGLE TO MAIN STREET 56.50', THENCE SOUTHERLY PARALLEL TO EAST MAIN STREET TO THE NORTH LINE OF EAST CHURCH STREET, THENCE WESTERLY ALONG THE NORTH LINE OF EAST CHURCH STREET TO THE POINT OF BEGINNING.

October 13, 2008

Jennifer Compton
Downtown Development Authority Director
City of Adrian
Adrian, Michigan 49221

Subject: Vacant Storefront Building
149 South Main Street

Furthermore, the building arrangement and character fall far short of what customers expect in business convenience. The infrastructure of electrical, communications, and mechanical systems are undersized to current standards and need complete replacement.

The last tenant left the property partly because of the appearance and inconveniences inherent with the out of date facilities.

Although it would be possible to rehabilitate such a building, the costs to correct the deficiencies would far exceed the present value of the building. The building was substandard before it was abandoned and has continued to deteriorate since the business closed.

Therefore, it is my professional opinion that the building is functionally obsolete and cannot be used to perform the functions intended. The building is "Functionally Obsolete" as defined by MCL 125.2652(p).

Please contact me if you need any further information regarding this assessment or this property.

Sincerely,



David R. Siler, NCARB
Architect

Cc: Debra Morris

LENAWEE COUNTY EQUALIZATION DEPARTMENT

Martin D. Marshall, Director
Courthouse, 301 North Main Street
Adrian, Michigan 49221
(517) 264-4522

Assessor Affidavit of Functional Obsolescence

**Functionally Obsolete Status
for Brownfield Redevelopment Financing Act
property pursuant to Public Act 381 of 1996.**

Subject Property: 149 S Main St.

Property Number: Part of XA0-100-0270-00

Property Description: COM INTERS N LI CHURCH & E LI MAIN TH NLY ON E
LI MAIN 30' TH E AT RT ANG TO MAIN 56.5' TH SLY
PAR WI E LI MAIN TO N LI CHURCH TH WLY ALG N LI
CHURCH TO BEG

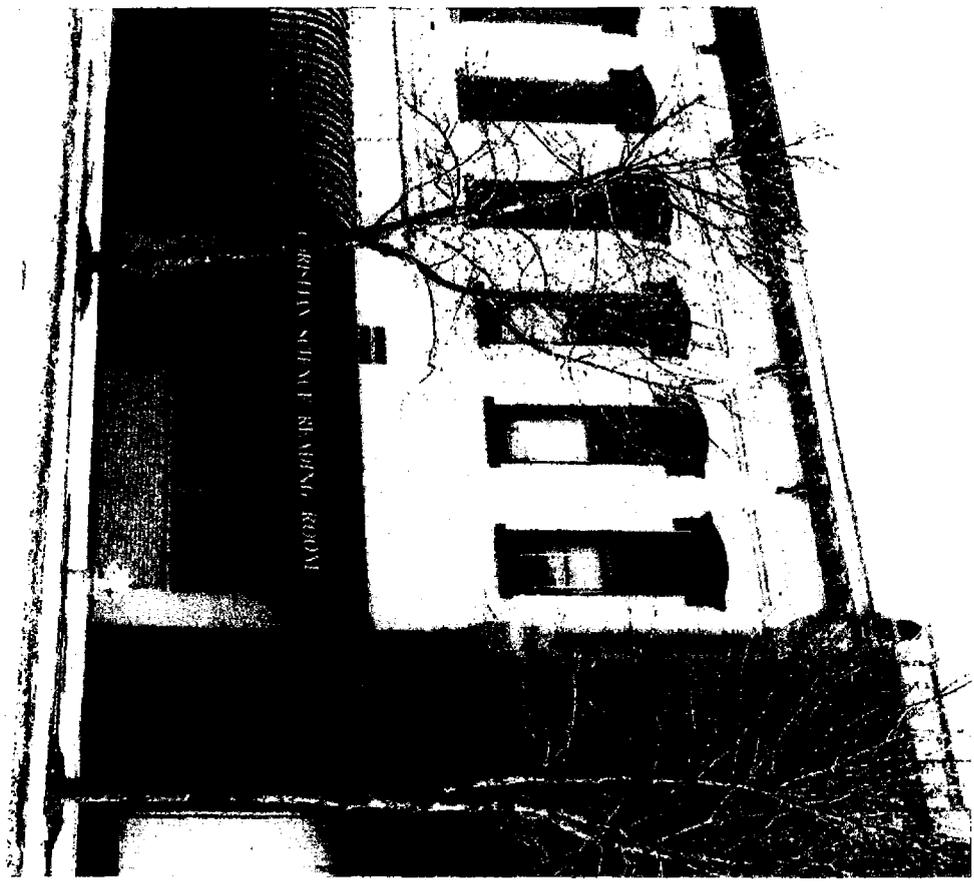
The subject property is a two story masonry building built before 1900. The property consists of the brick structure with a ground footprint of 1,695 square feet.

The Brownfield Redevelopment Financing Act, MCL 125.2652(2)(q), provides that "Functionally Obsolete means that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property."

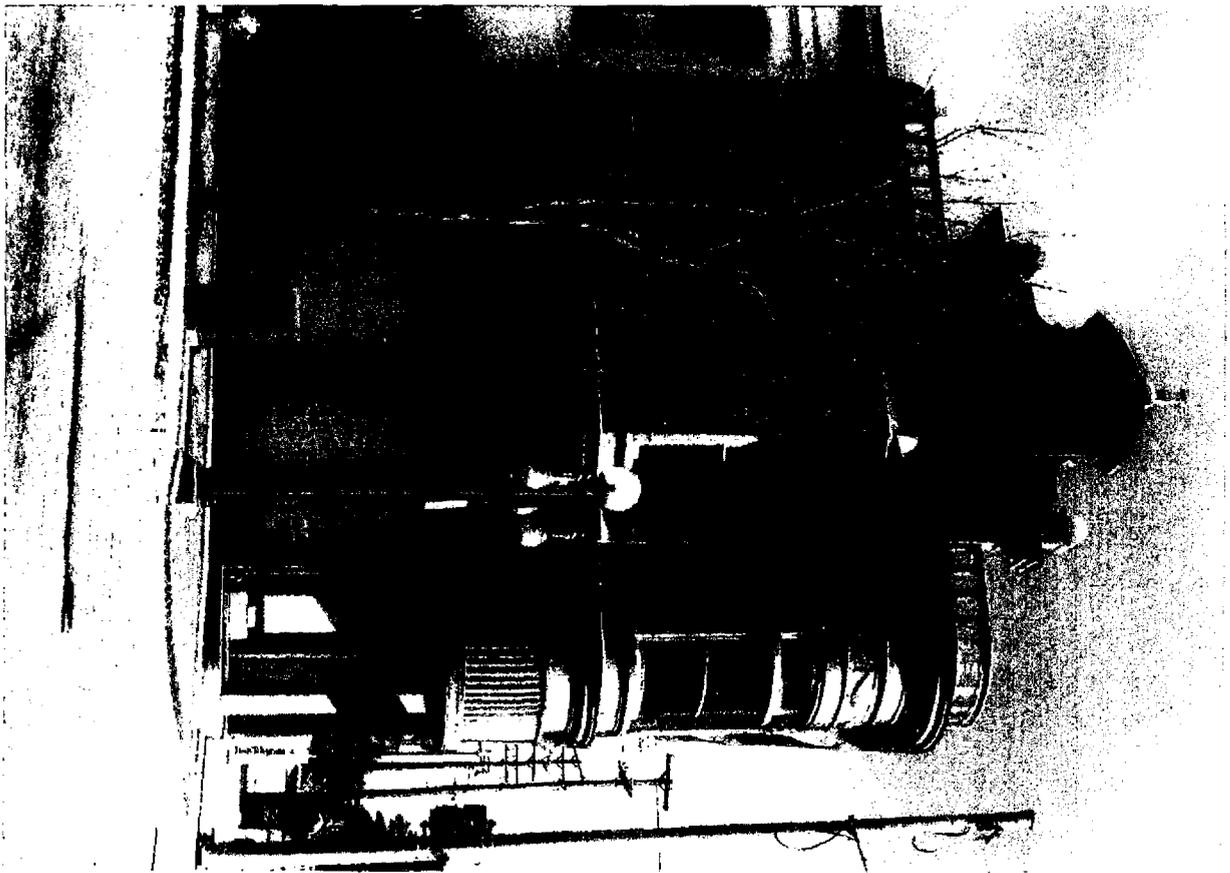
Examples of functional obsolescence offered by the Michigan State Tax Commission include:

- 1) A floor plan which is inappropriate for the highest and best use of the property.
- 2) A heating system which is inadequate for the highest and best use of the property.
- 3) Excessively high or low ceilings for the highest and best use of the property.
- 4) Partition walls which restrict the highest and best use of the property.
- 5) Mechanical systems which are inadequate for the highest and best use of the property.

147 S. MAIN STREET



149 S. MAIN STREET



The subject property suffers from various forms of functional obsolescence.

- 1) The subject property has substandard electrical service and plumbing.
- 2) The layout of the main floor is not functional for modern office or retail.
- 3) The basement appears to be damp and has a very low ceiling height. These factors make it difficult to use effectively even for storage.
- 4) The upper floor has been used as office in the past but has not been unoccupied for many years. Many of the interior walls on upper floor have been removed and not replaced and the entire upper floor is in general disrepair.
- 5) Neither the main floor nor the upper floor are of barrier free design.

Based on the above characteristics it is my opinion that the subject property suffers from functional obsolescence and meets the Functionally Obsolete definition of the Brownfield Redevelopment Act.

A handwritten signature in black ink, appearing to read "Martin D. Marshall". The signature is fluid and cursive, with a large initial "M" and "D".

Martin D. Marshall, CMAE 4
Director, Lenawee County Equalization

**CITY OF ADRIAN, MICHIGAN
PUBLIC ACT 146 OF 2000
OBSOLETE PROPERTY REHABILITATION ACT**

Name of Applicant: Debra Morris 149 South Main St.

Date: October 13, 2008

		Points Available	Points Awarded
Exterior Treatments are Consistent with the Secretary of Interior Standards for Historic Building Restoration	Yes	30	0
	No	0	
Private Dollars Being Invested (hard costs only)	\$10,000 - \$50,000	10	20
	\$50,001 - \$100,000	20	
	\$100,001 - \$250,000	30	
	\$251,000 - \$500,000	40	
	\$500,001 - \$999,999	50	
	\$1million - \$2,500,000	75	
	\$2,500,001 - \$4,999,999	100	
Number of Code Enforcement Categories Being Resolved (i.e. plumbing, electrical, HVAC, handicapped accessibility, structural, fire code)	\$5million +	150	20
	1-2	10	
	3-4	20	
	5-6	30	
Property is located within a National or Local Historic District	Yes	10	10
	No	0	
Number of Permanent, Full-Time Equivalent Jobs Created: (two permanent part-time equivalent jobs represents one FTE)	1-5	20	50
	6-10	35	
	11-25	50	
	26-50	75	
	51-100	110	
	100 +	150	
Number of loft apartment units:	1-5	20	0
	6-10	40	
	11+	60	
Number of owner occupied units and/or individually occupied condominium units:	1-3	50	0
	4-7	70	
	8+	90	
Rehabilitation Project Results in Blueprint Recommended Use (see attached sheet for approved uses)	Yes	75	75
	No	0	
Rehabilitation Project Includes 5% of total private rehabilitation work investment in public infrastructure	Yes	25	0
	No	0	
Private Dollars Being Invested in Relation to the Existing Property Value as Determined by the State Equalized Value (SEV) (i.e. \$50,000 private investment in a structure with a \$25,000 SEV equates a 100% improvement on the true cash value of the property) 149 S. Main St SEV = \$38,400*2 = \$76,800 Total Investment = \$48,870 Total Value = \$76,800	50%	10	10
	75%	20	
	100%	30	
	125%	40	
	150%	50	
	175%	60	
	200%+	70	
		Total Points Awarded	185

Total Points	Exemption Certificate (Abatement) in Years
100 - 150	4
151 - 175	5
176 - 225	6
226 - 275	7
276 - 325	8
326 - 375	9
376 - 425	10
426 - 475	11
476 - 500 plus	12

RE: APPROVAL OF AN OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE FOR ADRIAN RENAISSANCE, LLC. FOR THE PROPERTY LOCATED AT 149 SOUTH MAIN STREET, CITY OF ADRIAN, LENAWEE COUNTY, MICHIGAN, PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE OBSOLETE PROPERTY REHABILITATION ACT, PUBLIC ACT 146 OF 2000

RESOLUTION

WHEREAS, Debra Morris, owner of real property at 149 South Main Street, Adrian, Michigan have submitted an application for an Obsolete Property Rehabilitation Exemption Certificate for the rehabilitation consisting of renovation and modifications to the building located at 149 South Main Street in downtown Adrian including, façade improvements, new mechanical and electrical services, improved interior appearance of the building and other physical changes required to restore the obsolete property to an economically efficient condition, under State of Michigan Act 146, Obsolete Property Rehabilitation Act of 2000; and

WHEREAS, the City of Adrian is a Qualified Local Governmental Unit; and

WHEREAS, pursuant to P.A. 146, after a duly noticed public hearing held on the 16th day of October, 2006 the Adrian City Commission, by Resolution, established the City of Adrian Downtown Development District as an Obsolete Property Rehabilitation District; and

WHEREAS, before acting upon said application, the Adrian City Commission held a public hearing on December 1, 2008, at Adrian City Hall; 100 E. Church Street; Adrian, Michigan at 7:00 pm, at which hearing, the applicant, the Assessor and a representative of the affected taxing units, having been given written notice, and were afforded an opportunity to be heard on said application; and

WHEREAS, the City Commission finds and determines that the granting of this Obsolete Property and Rehabilitation Exemption Certificate, considered together with the aggregate amount of Industrial Facilities Exemption Certificates previously granted and currently in force, exceeds 5% of the total taxable value of the City; nevertheless, it is herewith determined that it shall not have the effect of substantially impeding the operation of or impair the financial soundness of the local government or an affected taxing unit; and

WHEREAS, the applicant is not delinquent in any taxes related to the facility; and

WHEREAS, the subject property is determined to be an obsolete property (functionally obsolete) as defined Section 2(h) of Public Act 146 of 2000 and upon completion of the rehabilitation activities will constitute a rehabilitated facility within the meaning of P.A. 146 of 2000; and

WHEREAS, the applicant has supplied to the City of Adrian all of the items described on line 9 of the Application for Obsolete Property Rehabilitation Exemption Certificate, including the following: (a) general description of the obsolete facility; (b) general description of the proposed use of the rehabilitated facility; (c) description of the general nature and extent of the rehabilitation to be undertaken; (d) a descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) a time schedule for

undertaking and completing the rehabilitation of the facility; (f) a statement of the economic advantages expected from the exemption; and

WHEREAS, commencement of the rehabilitation activities of the facility did not occur before the establishment of the Obsolete Property and Rehabilitation District; and

WHEREAS, the completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, retain employment, and assist the City with their short and long-term revitalization goals; and

NOW, THEREFORE, BE IT RESOLVED:

That the application of Debra Morris for an Obsolete Property and Rehabilitation exemption Certificate with regard to the rehabilitation of real property with Tax ID #XA0-100-0271-00, 149 South Main Street, City of Adrian, Lenawee County, Michigan, within the previously established OPRA district is hereby approved for a period of six (6) years per the City of Adrian OPRA Policy.

The City of Adrian Commission will require that Debra Morris complete the rehabilitation project in its entirety.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was adopted by a
_____ vote.

R. 3

R08-158

December 1, 2008

RE: CITY COMMISSION – Appointment to Adrian City Commission

RESOLUTION

WHEREAS, the resignation of Barbara Mitzel has left a vacancy on the Adrian City Commission; and

WHEREAS, this vacancy must be filled in accordance with the Charter of the City of Adrian; and

WHEREAS, the City Commission has carefully considered the qualifications of individuals interested in serving on said Commission.

NOW, THEREFORE, BE IT RESOLVED that _____ be appointed to serve on the City Commission effective _____, with a term to expire on the first Monday following the next City Commission election (November, 2009) in accordance with the Charter of the City of Adrian.

On motion by Commissioner _____, seconded by Commissioner _____, this resolution was _____ by a _____ vote.

R-4

R08-159

December 1, 2008

RE: CITY COMMISSION - Election of Mayor Pro-Tem

WHEREAS, Section 4.4 of the City Charter provides for the election of Mayor Pro-Tem at the first regular meeting after each City election; and

WHEREAS, a written ballot has been taken and Commissioner Mitzel has received a majority of the votes cast.

NOW, THEREFORE, BE IT RESOLVED that Commissioner _____ is hereby recognized as the Mayor Pro-Tem for the City of Adrian until the next regular City election.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was
_____ by a _____ vote.



MEMO

Date: November 20, 2008

To: Hon. Gary McDowell, Mayor
City Commission
Dane C. Nelson, City Administrator

From: Jeffrey C. Pardee, Finance Director

Re: **Recommendation to Perform Workers' Compensation Audit**

The City of Adrian pools its Workers' Compensation Insurance with other municipalities in the Michigan Municipal League (MML) Workers' Compensation Fund at an annual cost of \$164,000. In a continuing effort to achieve economies the Finance Department solicited and received a contingency proposal from Corporate Cost Solutions (CCS), Inc. Bayshore, NY to perform a contingency audit of the City's Workers' Compensation Insurance, covering the current year and the preceding three fiscal years FY2005-06, FY2006-07 and FY2007-08.

The scope of CCS services includes audit of the City payroll, personnel records, and insurance policy, as well as experience rating and loss data pertaining to Workers' Compensation Insurance for the purpose of detecting errors in the information that ultimately determines the cost of our premium; errors such as, incorrect calculation of the Experience Modifier, improperly assigned Rating Codes, unapplied Premium Discounts, missed payroll exclusions, and claims assigned to wrong employer. Traditionally CCS experiences a fifteen (15%) percent recovery rate in the amount of premium paid; CCS proposes to share any recovery the City achieves as a result of this audit on a 50/50 basis; if there is no recovery there will be no cost to the City.

I respectfully recommend engaging Corporate Cost Solutions (CCS), Inc. Bayshore, NY to perform a contingency audit of the City's Workers' Compensation Insurance, covering the current year and the preceding three fiscal years FY2005-06, FY2006-07 and FY2007-08 and sharing any recovery of premium resulting from the audit on a 50/50 basis.

The attached resolution has been prepared for consideration by the City Commission at its December 1, 2008 meeting. If you have any questions or need further information, please contact my office.

FAX w/ Policy Declaration Pages
Current Year Only



Corporate
Cost
Solutions Inc.



Processing Center
91C Moffitt Boulevard
Bay Shore, NY 11706

Phone: (631) 968-8800
Fax: (631) 968-8540
1-877-302-COMP (2667)

AUTHORIZATION DEPARTMENT

This Agreement begins NOVEMBER 20, 2008 between Corporate Cost Solutions, Inc. ("CCS"), a corporation having its principal office at 91C Moffitt Boulevard, Bayshore New York 11706, and CITY OF ADRIAN, having principal offices at 100 E. Church St. ADRIAN, MI 49221 ("Client") and terminate when client's refund for all audited periods is received and payment of fees to CCS are made.

I. Service

- A. CCS will audit Client's payroll, personnel records and insurance policies (to be provided by Client to CCS and or the carrier at the carrier's request), as well as experience rating, retrospective rating and or loss data (obtained by CCS), for all applicable past policy periods and the current policy period pertaining to workers compensation insurance. "Current policy period" is defined as the policy period in effect at the time of CCS' audit.
- B. CCS will provide a report supporting the recovery of premium overpayments. All divisions and subsidiaries of the parent company will be included.
- C. CCS will assist in all subsequent follow up after the submission of the claim.
- D. Client agrees to submit findings to Broker, Carrier and or appropriate Rating Authority or contact CCS in writing within 10 days receipt of aforementioned report.
- E. Client agrees to advise CCS of all communication with carrier(s) with regards to CCS' findings.

II. Fees and Expenses

CCS shall receive fifty percent (50%) of the savings and or premium reduction attributable to its efforts and received by Client for all audited periods including the current policy period. Open claims/dividends are exempt. All expenses will be borne by CCS. All collection (25% of unpaid balance) and or legal fees incurred by CCS as a result of client's non-payment will be added to client's outstanding balance.

III. Billings

One hundred percent (100%) of the fee payable within ten (10) days receipt of refund/credit from insurance carrier by Client. Fee (balance) for current year due thirty (30) days following annual audit by insurance carrier.

IV. Confidentiality and Indemnification

CCS shall preserve the confidentiality of all information and data provided under the terms of this Agreement. CCS agrees to repay the Client any fees subsequently deemed non-allowable by the insurance carrier.

V. Binding Effect

Any breach of this agreement by either party shall be remedied by refunding (unearned) fees or payment of all fees (realized and projected) due under this agreement. The jurisdiction for any litigation arising from said breach is Suffolk County New York. This Agreement shall be binding and inure to the benefit of any successor(s) of the parties hereto.

?NAWEE
County,
MICHIGAN

No. Employees: 165 Locations: 1 Co. Description: _____

For: Corporate Cost Solutions, Inc. For: _____

By: FRANK A COLAVITA By: _____

11-19-08

of Adrian
 Cindy Prue
 1 E. Church St.
 Adrian, MI 492212773

Coverage Period 7/1/2008 to 6/30/2009

RENEWAL

Class Code	Class Description	Estimated Annual Payroll	Rate per \$100 of Payroll	Estimated Annual Premium
106-00	Tree Pruning	39,836	6.09	2,426
192-00	Parking Meters	32,742	3.39	1,110
509-00	Street Operations	440,598	5.43	23,924
382-00	Transit Authority/Dial-A-Ride Drivers	1,201	3.97	48
520-00	Water Operations	999,941	3.11	31,098
580-00	Sewer Operations	764,198	2.01	15,360
704-01	Firefighters	1,118,685	3.36	37,588
720-01	Police Officers	1,839,227	2.28	41,934
720-02	Volunteer Police Officers	6,003	2.84	170
995-00	Garage Operations	53,042	2.81	1,490
310-01	Clerical-Office	1,922,065	0.40	7,688
310-02	Elected Officials	39,727	0.19	75
310-03	Libraries & Museums: Prof/Clerical	430,012	0.24	1,032
320-00	Attorneys/Judges	90,477	0.26	235
315-00	Building Operations	21,828	3.18	694
302-00	Parks & Recreation	913,502	2.39	21,833
303-00	Crossing Guards	47,476	2.97	1,410
320-00	Cemetery Operations	207,366	3.00	6,221
302-00	Street Cleaning	59,263	3.20	1,896
310-00	Municipal Employee	525,291	1.23	6,461
	Totals:	\$9,552,480		\$202,693

Average Amount

Employers Liability: \$500,000

Workers' Compensation: STATUTORY

Quarter Due:	06/15/2008	\$41,187
Quarter Due:	09/01/2008	\$41,187
Quarter Due:	12/01/2008	\$41,187
Quarter Due:	03/01/2009	\$41,186

Total Standard Premium:	\$202,693
Experience Modifier: .98	(\$4,054)
Modified Premium:	= \$198,639
Size of Premium Factor:	(\$13,023)
Expense Constant	\$150
Total Estimated Premium:	= \$185,766
(Dividend Credit)	(\$21,019)
NET ESTIMATED ANNUAL PREMIUM:	= \$164,747

DEPARTMENT OF FINANCE – Workers’ Compensation Audit

RESOLUTION

WHEREAS, the City of Adrian pools its Workers’ Compensation Insurance with other municipalities in the Michigan Municipal League (MML) Workers’ Compensation Fund at an annual cost of \$164,000; and

WHEREAS, the Finance Department has received a contingency proposal from Corporate Cost Solutions (CCS), Inc., Bayshore, NY, to perform a contingency audit of the City’s Workers’ Compensation Insurance, covering the current year and the preceding three fiscal years FY2005-06, FY2006-07 and FY2007-08; and

WHEREAS, the scope of CCS services includes audit of the City payroll, personnel records, and insurance policy, as well as experience rating and loss data pertaining to Workers’ Compensation Insurance for the purpose of detecting errors in the information that ultimately determines the cost of our premium; errors such as, incorrect calculation of the Experience Modifier, improperly assigned Rating Codes, unapplied Premium Discounts, missed payroll exclusions, and claims assigned to a wrong employer; and

WHEREAS, traditionally CCS experiences a fifteen (15%) percent recovery rate in the amount of premium paid; CCS proposes to share any recovery the City achieves as a result of this audit on a 50/50 basis; if there is no recovery there will be no cost to the City; and

WHEREAS, the Finance Director and City Administrator recommend engaging Corporate Cost Solutions (CCS), Inc., Bayshore, NY, to perform a contingency audit of the City’s Workers’ Compensation Insurance, covering the current year and the preceding three fiscal years FY2005-06, FY2006-07 and FY2007-08 and sharing any recovery of premium resulting from the audit on a 50/50 basis.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by this resolution, authorizes the engagement of Corporate Cost Solutions (CCS), Inc., Bayshore, NY, to perform a contingency audit of the City’s Workers’ Compensation Insurance, covering the current year and the preceding three fiscal years FY2005-06, FY2006-07 and FY2007-08 and sharing any recovery of premium resulting from the audit on a 50/50 basis.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was adopted by a
_____ vote.



MEMO

Date: November 18, 2008

To: Dane C. Nelson, City Administrator
Hon. Gary McDowell, Mayor
City Commission

From: Jeffrey C. Pardee, Finance Director

A handwritten signature in cursive script, appearing to read 'Jeffrey C. Pardee', written over the printed name.

Re: **Municipal Employees Retirement System (MERS) Benefit Program H(hybrid)**

The MERS Hybrid plan is a combination of a modest fixed Defined Benefit with a flexible Defined Contribution plan. With Hybrid, the rewards of both plans are shared while maintaining predictable costs. The Defined Benefit component is predetermined by the employer with either a 1.0%, 1.25% or 1.5% multiplier, and is funded exclusively by the employer with no member contributions permitted. The specified multiplier determines the Defined Benefit retirement allowance. The multiplier selected at the time of initial adoption shall be an irrevocable action and may not be subsequently changed. Retirement eligibility is attained at age 60 with 6 or more years of credited service.

The Defined Contribution component is determined by several regulations detailed below with contributions made by the employer and employee as provided by a collective bargaining agreement or personnel policy applicable to the same benefit program coverage classification (non-union group). The employer contribution is expressed as a percentage of the employee's compensation and is chosen by the employer from available contribution programs in compliance with federal law. Employees may voluntarily contribute additional amounts to the extent allowed by federal law. In addition, employees may roll over qualified distributions from another eligible retirement plan into this retirement system, to the extent allowed by federal law. An employee is immediately 100% vested in the accumulated balance of his or her contributions.

An employee vests in employer contributions as provided in the vesting schedule adopted by the employer. The vesting schedule may provide for one of the following:

- 1) Immediate vesting upon participation;
- 2) 100% vesting after stated year (participant is 100% vested after not to exceed maximum 5 years of service);

- 3) Graded vesting percentage per year of service (not to exceed maximum 6 years of service for 100% vesting, nor less than stated minimums below)

_____ % after 1 year of service.

_____ % after 2 years of service.

_____ % (not less than 25%) after 3 years of service.

_____ % (not less than 50%) after 4 years of service.

_____ % (not less than 75%) after 5 years of service.

_____ % (not less than 100%) after 6 years of service.

The MERS Retirement Board may contract with private investment managers to invest the assets in the reserve for Defined Contribution Plan. An employee, vested former employee, and beneficiary may direct the investment of the individual's accumulated balance to one or more of the available categories of investment provided by the investment managers. At least three categories of investment shall be made available as follows:

- 1) Short-term securities.
- 2) Fixed income securities.
- 3) Equity securities.

Upon death of a member or vested former member, the accumulated balance of the deceased member or deceased vested former member is considered to belong to the beneficiary or beneficiaries, if any, nominated by the deceased member or deceased vested former member.

Upon termination of employment, a vested former employee or a beneficiary, as applicable, shall elect one or a combination of several of the following methods of distribution of the vested former employee's or beneficiary's accumulated balance, to the extent allowed by federal law:

- 1) Lump sum distribution to the vested former employee or beneficiary.
- 2) Lump sum direct rollover to another eligible retirement plan, to the extent allowed by federal law.
- 3) Annuity for life of the vested former employee or beneficiary, or optional forms of annuity as determined by the MERS Retirement Board.
- 4) No distribution, in which case the accumulated balance shall remain in the retirement system, to the extent allowed by federal law.

In the resolution adopting Benefit Program H, the participating municipality may provide an opportunity for current members of the retirement system to elect coverage under Benefit Program H, if each of the following conditions are met:

- 1) The member's participating municipality adopts Benefit Program H for members in a benefit program classification who are first hired after the effective date of the change.
- 2) On the effective date of the change to Benefit Program H, the member is a member of the retirement system.
- 3) On the date of the Resolution adopting Benefit Program H, the total funded percent of aggregate accrued liabilities and valuation assets of all reserves for the member's benefit program coverage classification shall be at least sixty (60%) percent (Non-represented employees -01-General- are currently 84.3% funded).

In the resolution adopting Benefit Program H, the participating municipality may require all current members of the retirement system to elect coverage under Benefit Program H, if the aforementioned conditions are met. Alternatively, current members may be offered the opportunity to voluntarily elect coverage under Benefit Program H and, once made, the election is irrevocable. If the member is married at the time of the election, the election is not effective unless the election is signed by the member's spouse.

For each current member who elects coverage under Benefit Program H, the MERS Retirement Board shall transfer the following amounts from the reserve for employee contributions and the reserve for employer contributions to the reserve for Defined Contribution Plan:

- 1) The member's accumulated contributions, if any, as of 12:01 a.m. on the day the member becomes covered by Benefit Program H shall be transferred from the reserve for employee contributions to the reserve for Defined Contribution Plan.
- 2) Pursuant to the rules established by the MERS Retirement Board, the funded excess present value shall be computed as the excess, if any, of the actuarial present value of the accrued benefit associated with the member's coverage under the previous benefit program, over the actuarial present value of the accrued benefit associated with the member's coverage under the defined benefit component of Benefit Program H, after such excess is multiplied by the funded level percentage by the in the MERS Uniform Hybrid Program Resolution (which shall not exceed 100% funded level percentage in any case). The excess, if any, of the funded excess present value over the amount previously specified shall be transferred from the reserve for employer contributions to the reserve for Defined Contribution Plan.

A Feasibility Study is required for existing municipalities that are proposing the adoption of Benefit Program H. The purpose of the Feasibility Study is to provide sufficient information about the liabilities and projected contribution requirements for both the existing defined benefit program provisions and the proposed Benefit Program H provisions, so that informed decisions can be made. The Feasibility Study will include year-by-year projections of liabilities and required contributions under scenarios relevant to the proposal in question. For example, if an existing defined benefit division proposes to adopt Benefit Program H for new hires, and allows existing active members to elect whether or not to convert to the new program, the Feasibility Study will include a projection based on continuation of the current defined benefit provisions (no change), a second projection based upon new hires and all existing active members moving to the proposed Benefit Program H, and a third projection based upon new hires being covered by the new Benefit Program H but no existing active members converting. The results for the closed defined benefit division and the open Benefit Program H division will be shown separately and combined. This provides the range of possible results, allowing for an informed decision.

A fee is assessed for each separate projection. However, a reduced fee rate will be charged for additional projections beyond the first. To qualify for the reduced fee rate, all requested projections must be requested at the same time. The following is the fee schedule:

- 1) \$1,000 for the first projection of the existing defined benefit provisions;
- 2) \$600 for each additional projection of existing or proposed benefit provisions.

Alternative A – Feasibility Study for Benefit Program H for new hires only:

Division 01-General non-represented employees currently has a B-3 benefit program. The Feasibility Study will include two (2) projections of liabilities and required contributions: (i) the existing benefit projections continuing unchanged and (ii) the existing benefit provisions continued for the closed group of current active members and retirees and Benefit Program H for new hires. The fee is $\$1,000 + \$600 = \$1,600$.

Alternative B – Feasibility Study for Benefit Program H for new hires, with provision allowing current active members to convert to Benefit Program H: The Feasibility Study will include three (3) projections of liabilities and required contributions: (i) the existing benefit provisions continuing unchanged, (ii) the existing benefit provisions continued for the closed group of current active members and retirees (i.e. no current active members elect to convert) and Benefit Program H for new hires, and (iii) the existing benefit provisions continued for the closed group of current retirees and Benefit Program H for new hires and existing active members (i.e. all current active members elect to convert). The fee is $\$1,000 + \$600 + \$600 = \$2,200$.

The attached resolution has been prepared for consideration by the City Commission on December 1, 2008. If you have any questions or need for further information, please contact my office.

**RE: FINANCE DEPARTMENT –Municipal Employees Retirement System (MERS)
Feasibility Study for Benefit Program H(ybrid) for Eligible Division 01 –
General Employees**

RESOLUTION

WHEREAS, the City of Adrian is desirous of achieving budget economies by adopting Municipal Employees Retirement System (MERS) Benefit Program H for Eligible Division 01 – General Employees; and

WHEREAS, Benefit Program H (the MERS Hybrid Plan) is a combination of a modest fixed Defined Benefit with a flexible Defined Contribution plan. With Hybrid, the rewards of both plans are shared while maintaining predictable costs; and

WHEREAS, a Feasibility Study is required for existing municipalities that are proposing the adoption of Benefit Program H. The following is the fee schedule:

- 1) \$1,000 for the first projection of the existing defined benefit provisions;
- 2) \$600 for each additional projection of existing or proposed benefit provisions.

WHEREAS, two alternatives are under consideration with differing fee amounts:

Alternative A – Feasibility Study for Benefit Program H for New Hires Only: Division 01-General non-represented employees currently has a B-3 benefit program. The Feasibility Study will include two (2) projections of liabilities and required contributions:

- (i) The existing benefit projections continuing unchanged, and
- (ii) The existing benefit provisions continued for the closed group of current active members and retirees and Benefit Program H for new hires. The fee is \$1,000 + \$600 = \$1,600

Alternative B – Feasibility Study for Benefit Program H for new hires, with provision allowing current active members to convert to Benefit Program H: The Feasibility Study will include three (3) projections of liabilities and required contributions:

- (i) The existing benefit provisions continuing unchanged, and
- (ii) The existing benefit provisions continued for the closed group of current active members and retirees (i.e. no current active members elect to convert) and Benefit Program H for new hires, and
- (iii) The existing benefit provisions continued for the closed group of current retirees and Benefit Program H for new hires and existing active members (i.e. all current active members elect to convert). The fee is \$1,000 + \$600 + \$600 = \$2,200.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by this resolution, authorizes the Finance Department to submit a request to the Municipal Employees Retirement System (MERS) for a Feasibility Study (Alternative B) for Benefit

Program H for new hires, with provisions allowing current active members to convert to Benefit Program H at a cost not to exceed \$2,200.

BE IT, FURTHER, RESOLVED that the FY2008-09 Budget be amended as follows:

General Fund (101)		<u>Amount</u>
Expenditures:		
(101-990.00-990.000)	General Fund Contingency	\$(2,200)
(101-201.00-801.000)	Finance Department-Contract Services	<u>2,200</u>
	Total	<u>\$ -0-</u>

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was adopted by a
_____ vote.

MEMORANDUM – UTILITIES DEPARTMENT

DATE: November 24, 2008
TO: Dane C. Nelson, City Administrator
FROM: Shane A. Horn, Utilities Director 
SUBJECT: Change Order #1 Concrete Repairs at Wastewater Plant

I concur with the recommendation of the Utilities Director to approve Change Order #1 to the contract with 3-S Construction, Inc. in the amount of \$15,980.00. The additional work is for concrete repairs along the main walkway of the primary tanks at the Wastewater Plant. Since they are currently on-site and are familiar with the project, retaining 3-S Construction would be the most cost-effective approach to these repairs.

I urge your favorable consideration authorizing 3-S Construction to complete the additional concrete work at a cost of \$15,980.00 and approval of the resulting budget amendments.



Dane C. Nelson
City Administrator

Attached with recommendation for approval is Change Order #1 to the Wastewater Treatment Plant concrete repair project with 3-S Construction, Inc. In the course of this project we found more deteriorated concrete along the main walkway of the primary tanks as well as in the inside face of the tanks. It will be more cost effective to address this additional work at this time instead of paying additional mobilization and set-up expenses with a new contractor. We have had the opportunity to work closely with 3-S Construction at both of our treatment plants and have been pleased with their work.

The recommended Change Order #1 will increase the current contract by \$15,980.00 to \$112,980.00. This will be the one and only Change Order for this project. We currently have budgeted \$105,000 for this project (497.553.00-975.117). I respectfully recommend that the balance of \$7,980.00 be taken from the plant lighting line item (497.553.00-975.117).

cc: Jeff Pardee, Finance Director
Ken Wesley, WWTP Superintendent

3-S Construction Inc.

3200 James Savage Rd.
 Midland, Michigan 48642
 Ph. 989-496-2609 Fax 989-496-0840

REQUEST FOR CHANGE ORDER

Vendor

Name CITY OF ADRIAN
 Address 100 E. CHURCH ST
 City ADRIAN St MI ZIP 49221
 Phone _____

Ship To

Name _____
 Address _____
 City _____ St _____ ZIP _____
 Phone _____

Qty	Units	Description	Unit Price	TOTAL
1		ADDITIONAL CONCRETE REPAIR AT PRIMARY TANKS	\$15,980.00	\$15,980.00

Payment Details

SubTotal	\$15,980.00
Shipping & Handling	
Taxes State	
TOTAL	\$15,980.00

Shipping Date

Approval

Date 11/20/2008

Notes/Remarks

SHANE, IF YOU HAVE AN QUESTIONS PLEASE GIVE ME A CALL 989-430-4751
 THANKS, DEAN

**RE: UTILITIES DEPARTMENT –Wastewater Treatment Plant – Primary Tanks
Concrete Restoration Project - Change Order #1**

RESOLUTION

WHEREAS, on September 15, 2008, the Adrian City Commission approved Resolution #R08-130 – Primary Tank Concrete Restoration Project at the Wastewater Treatment Plant at a low-bid cost of \$97,000, with services performed by 3-S Construction Company, Midland, MI; and

WHEREAS, during implementation, more deteriorated concrete was found than originally anticipated, with an increase cost to perform the extra repair set at \$15,980; and

WHEREAS, to avoid paying additional mobilization and set-up expenses with a new contractor, the Utilities Director recommends approval of Project Change Order #1 for \$15,980; and

WHEREAS, sufficient funds are available for this purpose, by reducing the Plant Lighting Line-Item (497-553.00-975.117) and transferring funds \$7,980 to the FY2008-09 Wastewater Treatment Plant Capital Budget-Misc. Structural Repairs (Account #497-553.00-975.115); and

WHEREAS, the City Administrator recommends approval of this resolution and authorization of the appropriate budget amendments.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by this resolution, hereby authorizes the approval of Project Change Order #1 to the Primary Tanks Concrete Restoration Project at the Wastewater Treatment Plant at an increased cost of \$15,980 and a total project cost not to exceed \$112,980.

BE IT, FURTHER, RESOLVED that the FY2008-09 Budget be amended as follows:
Wastewater Treatment Capital Fund (497)

Expenditures:

(497-553.00-975.115) Plant Lighting	\$ (7,980)
(497-553.00-975.115) Misc. Structural Repairs	<u>7,980</u>
Total	<u><u>-0-</u></u>

On motion by Commissioner _____,
seconded by Commissioner _____, this
Resolution was adopted by a _____ vote.

R-8

DATE: November 25, 2008
TO: Honorable Mayor and City Commissioners
FROM: Dane C. Nelson, City Administrator
SUBJECT: Thermal Imaging Camera

I concur with the recommendation of the Fire Chief to purchase a thermal imaging camera from Apollo Fire Equipment of Romeo, MI, at a cost of \$6,250.00. This unit is a demo model but comes with a full three-year warranty. Apollo allowed the firefighters to test two demo models (5200 and 5600), but the 5600, which has a zoom feature, was superior in quality and performance. The Chief reports the demo model is in excellent condition.

I urge your favorable consideration authorizing the purchase of the thermal imaging camera, Model 5600, from Apollo at a cost of \$6,250 and that the bid process be waived.



Dane C. Nelson
City Administrator

DCN:bjw

R.S

Adrian Fire Department



Memorandum

To: Mayor Gary McDowell, Adrian City Commission
From: Paul G. Trinka, Fire Chief
CC: City Administrator Dane Nelson
Date: November 23, 2008
Re: Thermal Imaging Camera

The Fire Department has a thermal imaging camera budgeted for this fiscal year. We have been satisfied with our current camera from MSA and asked Matt Katalinich from Apollo Fire to let us use two of the demo units they have available.

We have looked at two thermal imaging cameras, an MSA Evolution 5600 and MSA Evolution 5200. The members of the department were very satisfied with the 5600, the primary difference being a zoom feature on the more expensive thermal imaging camera.

Both of the demo units are for sale. The price of the MSA Evolution 5600 new is \$7,200. Apollo is offering the demo unit for \$6250. Included are the case, vehicle charger, and a three year warranty. Beginning January 2009 MSA will only be offering a two year warranty on their thermal imaging cameras giving us an extra year if we purchase the demo unit.

Both thermal imaging cameras are in excellent condition. MSA would provide a full three year warranty as though the unit were new from the time of our purchase.

I would ask the Commission waive the bid process and approve the purchase of the MSA 5600 Thermal Imaging Camera from Apollo Fire in Romeo, Michigan.

**Apollo Fire Equipment
Cost Proposal
MSA Thermal Imaging Camera**

Contact person: Matt Katalinich

MSA 5600 TIC

New model: \$7,200.00

DEMO model: \$6,250.00

Lanyard for TIC: \$60.00

Extra Battery: \$103.00

New or demo models include wall mount charger which can be placed in engine 3.

3 yr. warranty

MSA 5200 HD TIC

New model: \$13,900.00

DEMO model: \$8,500.00

New or demo models include universal charger, lanyard and 2 batteries.

2 yr. warranty

BIG CITY PERFORMANCE at an affordable price



- ➔ Heat Seeker (*provides colorization for hot objects*)
- ➔ Instant on
- ➔ Instant mode switching
- ➔ Warnings on all shutdowns
- ➔ Shutter indicator
- ➔ Temperature bar and digital temperature

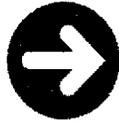
Evolution 5600 Thermal Imaging Camera

MSA thermal imaging cameras are used by many of North America's largest fire departments. For big city performance at an affordable price, choose MSA's Evolution® 5600 Thermal Imaging Camera with high resolution and detailed image quality. This versatile TIC provides detailed images (with a focal plane array of 120 x 120, nominal 15,000 pixels) over a wide temperature range, in addition to safety and other exclusive offerings of MSA's Evolution Series cameras.

MSA's highly functional Heat Seeker and Quick Temp functions deliver unmatched performance and superior image quality at *all* temperatures, employing an easy-to-use, time-tested design. User-friendly features and enhanced TIC performance help to maintain low lifetime costs. Most TICs trade image quality for a wider temperature range to keep the camera operating in high heat environments. However, the Evolution 5600 TIC provides refined image quality over comparable competitive TICs in Low Sensitivity mode.

Only MSA thermal imaging cameras deliver High Sense image quality at up to 320° F, the temperature range that most often matches that of structural fires. In addition, only MSA offers Heat Seeker color images in both High and Low Sense modes. The affordable Evolution 5600 TIC offers high and low sensitivity, lightweight ergonomic design, Quick-Temp feature, and provides excellent image detail over a wide temperature range.

MSA
The Safety Company™



Economical and versatile thermal imaging camera provides high resolution, detailed image quality in high and low sensitivity, and lightweight design.

Consistent Operations of TICs Benefit Training and Mutual Aid

Until recently, almost every new thermal imaging camera design employed its own specific display of temperature, remote transmitter activation, over-temperature warnings, and other TIC functions.

Unfortunately, this lack of consistency among TICs led to the need for additional training within or among different departments.

MSA's Evolution 5600 TIC design offsets such ambiguity with consistency of training built-in. Fit, form, and function of the Evolution 5600 are the same as its predecessors, the popular Evolution 5200 and 5000 Series TICs.

Also, symbols, warnings, color indicators, and operation of all three cameras are the same, simplifying training for departments already familiar with Evolution 5200 and 5000 Series TICs.

Warranty

With every Evolution 5600 TIC comes MSA's two-year TIC camera core warranty. This first for the industry was implemented over two years ago. The camera core is the most expensive component of any TIC, often accounting for up to 75% of camera cost. MSA's two-year Camera Core Warranty gives TIC users additional warranty coverage where it's needed most.

Evolution 5600 TIC ORDERING INFORMATION

Description	P/N
Evolution 5600 TIC with Heat Seeker PLUS, Quick-Temp*, standard charger, two rechargeable lithium ion batteries and plastic carrying case less NTSC video connector	10077996
Evolution 5600 TIC with Heat Seeker PLUS, Quick-Temp*, universal truck charger and two rechargeable lithium ion batteries less NTSC video connector	10077997
Evolution 5600 TIC with Heat Seeker PLUS, Quick-Temp*, standard charger, two rechargeable lithium ion batteries and plastic carrying case with NTSC video connector	10077998
Evolution 5600 TIC with Heat Seeker PLUS, Quick-Temp*, universal truck charger and two rechargeable lithium ion batteries, with NTSC video connector	10077999

* Specify Fahrenheit or Celsius when ordering

Evolution 5600 TIC ACCESSORY ORDERING INFORMATION

Description	P/N	Description	P/N
Charger, 110-220V AC with cigarette lighter adapter	10041100	Sun shroud	10039603
Lithium ion battery	10038412	Reflective label ID kit	10062184
Vehicle-mounted charger	10067565	Disposable display covers (clear)	10038970
Wrist strap	10039516	Non-charging mounting bracket	10067707
Shoulder strap	10039515	Tripod adapter	10040229
Retractable lanyard	10040226	Video capture system (requires camera with a NTSC video connector)	10071750
Carabiner	10040005	Plastic carrying case	10040223

Note: This Bulletin contains only a general description of the products shown. While uses and performance capabilities are described, under no circumstances shall the products be used by untrained or unqualified individuals and not until the product instructions including any warnings or cautions provided have been thoroughly read and understood. Only they contain the complete and detailed information concerning proper use and care of these products.

Corporate Headquarters
P.O. Box 426, Pittsburgh, PA 15230 USA
Phone 412-967-3000
www.MSAFire.com

Fire Customer Service Center
Phone 1-877-MSA-FIRE
Fax 1-800-967-0396

MSA Canada
Phone 416-620-4225
Fax 416-620-9697

MSA Mexico
Phone 52-55 21 22 5770
Fax 52-55 5359 4330

MSA International
Phone 412-967-3354
FAX 412-967-3451



The Safety Company

RE: FIRE DEPARTMENT – Authorization to Purchase Thermal Imaging Camera

RESOLUTION

WHEREAS, on May 5, 2008, the Adrian City Commission adopted the FY2008-09 Budget and General Appropriations Act (Resolution #R08-066), including \$11,000 in the Fire Department Capital Equipment Account (101-336.00-977.000) to purchase a thermal imaging camera; and

WHEREAS, the Fire Chief solicited a quote from MSA, Inc., Pittsburgh, PA, after a trial use of two demo units, and MSA Evolution Model 5600 and MSA Evolution Model 5200, with a user preference for the Model 5600: and

WHEREAS, MSA responded with a regular price of \$7,200, but offered a reduced price for the demo unit (\$6,250), as well as an extended warranty (three years instead of the normal two years) at no additional cost; and

WHEREAS, the Fire Chief and City Administrator recommend waiving the bid process and purchasing the thermal imaging camera (Model 5600) from MSA, Inc. at a cost not to exceed \$6,250.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission, by this resolution, authorizes acquisition of a thermal imaging camera (Model 5600) from MSA, Inc., Pittsburgh, PA at a cost not to exceed \$6,250.

BE IT, FURTHER, RESOLVED that, in the best interest of the City, the competitive bid process be waived, in accordance with the City's Purchasing Policy as specified in Chapter 12 of the City Charter and Section 2-304 of the Codified City Ordinances.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was adopted by a
_____ vote.

R-9

R08-164

December 1, 2008

**RE: INSPECTION DEPARTMENT - Authorization for Inspection Staff to Inspect
Adrian Public Schools**

RESOLUTION

WHEREAS, the Adrian Public School District has requested that the City of Adrian allow the City of Adrian's Building Inspection Department to inspect school buildings within the Adrian city limits, and be the permitting authority in accordance with Public Act 628 of 2002; and

WHEREAS, Dave Pate, Building Official, has received verbal authorization from Chris Timmis, Superintendent of Adrian Public Schools, for said inspections by City of Adrian Inspectors, as well as the City of Adrian's designation as the permitting authority; and

WHEREAS, the City of Adrian's Building Official and City Administrator have reviewed said proposal and recommend its approval.

NOW, THEREFORE, BE IT RESOLVED that the Adrian City Commission hereby approves the delegation of the Building Inspection staff to inspect Adrian Public Schools within the city limits, and to also be the permitting authority, subject to written approval by Adrian Public Schools.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was _____
by a _____ vote.



STATE OF MICHIGAN

DEPARTMENT OF LABOR & ECONOMIC GROWTH
LANSING

JENNIFER M. GRANHOLM
GOVERNOR

STANLEY "SKIP" PRUSS
DIRECTOR

November 7, 2008

Mr. Jon Baucher
City of Adrian
785 Riverside Avenue
Adrian, MI 49221

And

The Honorable Gary McDowell
100 East Church Street
Adrian, MI 49221

Dear Mr. Baucher and Mr. McDowell:

This is to notify you that your approval for School Inspection Authority has expired. The dates of your delegation approval were from November 7, 2007, thru November 6, 2008 for the City of Adrian Public Schools (Alexander, Garfield, Lincoln, McKinley, and Michener Elementary; Adrian Middle; Adrian High; Administrative Offices; Buildings & Grounds; Adult Education; and Comstock Head Start).

The names of the unit of government and school/school district have been removed from the bureau's website.

The State of Michigan is responsible for school construction code enforcement and inspections, until such time as a new delegation of authority is issued.

If you have questions regarding the information in this letter, please contact me at (517) 241-9302.

Sincerely,

Beth Aben
Deputy Director

cc: Linda Cochran, Superintendent
David Pate, Building Official

*Sarah
Dane*

Providing for Michigan's Safety in the Built Environment

BUREAU OF CONSTRUCTION CODES
P.O. BOX 30254 • LANSING, MICHIGAN 48909
Telephone (517) 241-9302 • Fax (517) 241-9570
www.michigan.gov/dleg

DLEG is an equal opportunity employer/program.

Auxiliary aids, services and other reasonable accommodations are available upon request to individuals with disabilities.

**Request for Delegation of School Inspection Authority
to a Local Unit of Government Enforcing Agency**
Michigan Department of Labor & Economic Growth
Bureau of Construction Codes
P.O. Box 30254, Lansing, MI 48909
517-241-9302
www.michigan.gov/bcc

Section 1b(5) of 1937 PA 306 provides:

“The department shall delegate the responsibility for the administration and enforcement of this act to the applicable agency if both the school board and the governing body of the governmental subdivision have annually certified to the department, in a manner prescribed by the department, that full-time code officials, inspectors and plan reviewers registered under the building officials and inspectors registration act, 1986 PA 54, MCL 338.2301 to 338.2313, will conduct plan reviews and inspections of school buildings.”

In order to facilitate the approval of local delegation this form is provided for use **BY BOTH THE LOCAL SCHOOL BOARD AND THE GOVERNING BODY OF THE GOVERNMENTAL SUBDIVISION.**

To complete this form, **EACH PARTY MUST CERTIFY THE INFORMATION CONTAINED ON THIS FORM IS TRUE AND ACCURATE.** Failure to complete all required information will result in this form being returned without action.

School District Information - A school official representing the school district/school board must provide the school contact information and the list of school facilities by completing the sections below. The school facility information must include a listing of all instructional and non-instructional buildings located in each local unit of government in the school district. Attach additional pages, if necessary. Be sure to include the name of the school district and contact person on the additional pages. (It should be noted that non-public schools should not provide public school district information but should provide contact information regarding the superintending authority, if applicable, for the non-public schools as well as the instructional and non-instructional non-public school buildings located in each local unit of government.)

SCHOOL DISTRICT				
NAME OF SCHOOL DISTRICT				
SCHOOL DISTRICT FOR THE CITY OF ADRIAN				
ADDRESS			COUNTY	
785 RIVERSIDE AVE.			LENAWEE	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)
ADRIAN	MI	49221	517-263-2115	517-265-5381
PRIMARY CONTACT PERSON			TITLE	
CHRIS TIMMIS			SUPERINTENDENT	

LISTING OF SCHOOL FACILITIES - List all local units of government and each school within the local unit of government		
Local Unit of Government	Local Unit of Government	Local Unit of Government
CITY OF ADRIAN	CITY OF ADRIAN	MADISON TOWNSHIP*
Facility Name	Facility Name	Facility Name
ALEXANDER ELEM. SCHOOL	ADULT EDUCATION	PRAIRIE ELEM. SCHOOL
GARFIELD ELEM. SCHOOL	COMSTOCK HEAD START	
LINCOLN ELEM. SCHOOL		*MADISON TWP. DOES NOT HAVE
MCKINLEY ELEM. SCHOOL		A FULL-TIME INSPECTOR
MICHENER ELEM. SCHOOL		
ADRIAN MIDDLE SCHOOL 5-6		
ADRIAN MIDDLE SCHOOL 7-8		
ADRIAN HIGH SCHOOL		
ADMINISTRATIVE OFFICES		
BUILDINGS & GROUNDS		

Certification by School District and Local Units of Government - In the sections below, provide the original signature of the school board president and the chief elected official of each local unit of government (authorized to enforce construction codes) in which school facilities are located. **Note:** Local units of government, not authorized to enforce the state construction codes do not qualify for delegation of school construction authority. In addition, both officials must jointly attest to the certifications at the top of this page.

WE HEREBY CERTIFY:

- Full-time code officials, inspectors and plan reviewers, registered under the Building Official and Inspectors Registration Act, 1986 PA 54, will conduct plan review and inspections of school buildings.
- Plan reviews will be completed within 60 days of receipt of the application.
- Permits will be issued in accordance with the requirements of the Stille-DeRossett-Hale Single State Construction Code Act of 1972, 1972 PA 230.
- Permits will not be issued until approval has been granted by the Bureau of Construction Codes, Department of Labor & Economic Growth.
- Inspections will be conducted in accordance with the Stille-DeRossett-Hale Single State Construction Code Act of 1972, 1972 PA 230, within 5 business days of receipt of a request for inspection.
- Violation notices will be issued, where applicable as provided by the Act and Code.
- Certificates of Occupancy will be issued only after receiving all required inspection and plan review approvals.

SIGNATURE AND CERTIFICATION OF SCHOOL BOARD PRESIDENT	
I hereby certify the information contained in this application is accurate and that I am duly authorized to sign on behalf of the parties listed in this application.	
NAME OF SCHOOL BOARD PRESIDENT Jon L. Baucher	NAME OF LOCAL SCHOOL DISTRICT School District for the City of Adrian
ORIGINAL SIGNATURE OF SCHOOL BOARD PRESIDENT	DATE

SIGNATURE AND CERTIFICATION OF LOCAL UNIT OF GOVERNMENT (Attach additional sheets if necessary)	
I hereby certify the information contained in this application is accurate and that I am duly authorized to sign on behalf of the parties listed in this application.	
NAME OF CHIEF ELECTED OFFICIAL* Gary E. McDowell, Mayor	NAME OF LOCAL UNIT OF GOVERNMENT City of Adrian
ORIGINAL SIGNATURE OF CHIEF ELECTED OFFICIAL	DATE

I hereby certify the information contained in this application is accurate and that I am duly authorized to sign on behalf of the parties listed in this application.	
NAME OF CHIEF ELECTED OFFICIAL*	NAME OF LOCAL UNIT OF GOVERNMENT
ORIGINAL SIGNATURE OF CHIEF ELECTED OFFICIAL	DATE

I hereby certify the information contained in this application is accurate and that I am duly authorized to sign on behalf of the parties listed in this application.	
NAME OF CHIEF ELECTED OFFICIAL*	NAME OF LOCAL UNIT OF GOVERNMENT
ORIGINAL SIGNATURE OF CHIEF ELECTED OFFICIAL	DATE

*The State Construction Code Act defines the chief elected official as listed below:

County: Chair of the Board of Commissioners City: Mayor
 Village: President Township: Supervisor

The Department of Labor & Economic Growth will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability or political beliefs. If you need help with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this agency.

R-10

R08-165

December 1, 2008

RE: COMMUNITY DEVELOPMENT – Amendment of Purchase Agreement for 230 N. Main Street

RESOLUTION

WHEREAS, the City Commission had previously authorized the City Administrator to enter into a Purchase Agreement to acquire 230 N. Main Street, Adrian, MI, for the sum of One Hundred Eighty Thousand Dollars (\$180,000.00) subject to the approval of the State of Michigan Vibrant Cities Grant Authority; and

WHEREAS, two appraisals were obtained for the property, with an average of the two appraisals being One Hundred Ninety Two Thousand Five Hundred Dollars (\$192,500.00); and

WHEREAS, the conditions of the grant require the City to offer the average of the two appraisals, as the seller is entitled to receive the fair market value of the property.

NOW, THEREFORE, the City Administrator is hereby authorized to amend the Purchase Agreement to offer the seller the sum of One Hundred Ninety Two Thousand Five Hundred Dollars (\$192,500.00) to acquire 230 N. Main Street, Adrian, MI, in order to comply with the conditions of the Vibrant Cities Grant.

On motion by Commissioner _____, seconded by
Commissioner _____, this resolution was _____ by a
_____ vote.