



OUR MISSION

“Through community partnerships and a shared vision for the future, work to keep downtown Boyne City vibrant and successful while preserving its historic heritage and supporting sustainable projects.”

BOARD MEETING

May 2, 2019 – 8:30 A.M. Boyne City City Hall

1. CALL MEETING TO ORDER AND ROLL CALL
2. CONSENT AGENDA

The purpose of the consent agenda is to expedite business by grouping non-controversial items together to be dealt with by one board motion without discussion. Any member of the board, staff, or public may ask that any item(s) on the consent agenda be removed and placed as the last item under new business to receive full discussion. Such requests will be automatically respected.

- A. April 4, 2019 Regular Meeting Minutes
 - B. 2019 Accredited Member Sublicense Agreement
 - C. Holiday Lighting Contract with Hometown Decoration and Display, LLC
 - D. Photography Services with Michigan Barefoot Memories Photography in the amount of \$1,000
 - E. New Office Signage
3. HEARING CITIZENS PRESENT (ON NON-AGENDA ITEMS)
 4. CORRESPONDENCE
 - A. Boyne Area Chamber of Commerce – Membership Structure
 - B. Boyne Area Chamber of Commerce – Thank You Note
 - C. Michigan Main Street – Thank You Note
 - D. Grace Battista – Thank You Note
 5. MAIN STREET COMMITTEE REPORTS
 - A. Organization – Michelle Cortright
 - a. Boyne Thunder

- B. Promotions/Marketing – Chris Bandy
- C. Design – Becky Harris
- D. Economic Vitality/Team Boyne – Mike Cain
- E. Farmers Market– Jodie Adams

6. MAIN STREET DIRECTOR’S REPORT

7. UNFINISHED BUSINESS

8. NEW BUSINESS

A. Lofts on Lake Street Project

Consideration to approve the resolution in support of the Lofts on Lake Street project

B. Otwell Mawby Consulting Services

Consideration to approve the proposal from Otwell Mawby in the amount of \$4,950 for consulting services related to the Lofts on Lake Street project

C. Boyne City Main Street Strategic Plan

Consideration to adopt the Boyne City Main Street Strategic Plan

D. Vacation Time

Consideration to add 1 week of vacation time to the Executive Director’s yearly allotment, as recommendation by Organization Committee

E. Financial Report Review

i. Boyne City Main Street

ii. Boyne City Farmers Market

F. Request of the Executive Director to go into closed session regarding Attorney/Client Privilege document as provided in MCL 15.268 (h) of the Michigan Open Meetings Act (PA 267 of 1976)

9. GOOD OF THE ORDER

10. ANNOUNCEMENTS

A. Design Committee Meeting, Monday, May 6, 4:00 p.m. – City Hall

B. Promotions/ Marketing Committee Meeting, Tuesday, May 14, 9:00 a.m. – Library

- C. Organization Committee Meeting, Tuesday, May 14, 4:00 p.m. – Library
- D. Economic Vitality/Team Boyne Meeting – Friday, May 17, 9:00 a.m. - Library
- E. Boyne Thunder Meeting – Thursday, May 23, 5:00 p.m. - Library
- F. Main Street Board Meeting, Thursday, June 6, 8:30 a.m. – City Hall

11. ADJOURNMENT

Individuals with disabilities requiring auxiliary aids or services in order to participate in municipal meetings may contact Boyne City Hall for assistance: Cindy Grice, Clerk/Treasurer, 319 North Lake St., Boyne City, MI 49712; 231-582-0334



Approved: _____

Meeting of April 4, 2019 MINUTES OF THE BOYNE CITY MAIN STREET BOARD REGULAR MEETING HELD ON THURSDAY, APRIL 4, 2019 at 8:30 AM CITY HALL, 319 NORTH LAKE STREET

Call to Order Chair Chris Bandy called the meeting to order at 8:37 a.m.

Roll Call Present: Jodie Adams, Chris Bandy, Michael Cain, Michelle Cortright, Patti Gabos, Becky Harris, Pat O'Brien, Rob Swartz

Meeting Attendance Absent: Patrick Little

City Staff: Main Street Director Kelsie King-Duff, Recording Secretary Jane Halstead, Assistant Planner Patrick Kilkenny, Main Street Assistant Ingrid Day, Farmers Market Manager Angelika Rasper

Public: Four

Excused Absences MOTION Swartz moved, Adams seconded, PASSED UNANIMOUSLY to excuse Patrick Little.

Approval of Minutes MOTION Adams moved, Cain seconded, to approve the March 7, 2019 minutes and March 13, 2019 minutes as presented.

Citizens Comments John Cool of Charlevoix State Bank was present to announce they will be opening a full service branch in Boyne City later this month.

Correspondence None.

Committee Reports

Organization

Minutes received and filed. Discussion was held on implementing the recommendations from the parking study that was done last spring. Volunteer recruitment was discussed as well. A volunteer database will be developed.

Promotion/Marketing

Minutes received and filed. The Committee discussed the Chocolate Covered Boyne event. They received good feedback from Mike Castiglione of Stigg's. Social media numbers were also discussed as well as volunteer recruitment.

Design

The March meeting was cancelled.
Kelsie has met with developers regarding the projects on Lake Street.
Boyne Bee was a success – approximately \$1500 was raised.

Economic Vitality/Team Boyne

Minutes received and filed. An update on the new wine bar at the Wine Emporium & Market was provided.
The two projects on Lake Street were discussed. Tom Neidhamer encouraged everyone to take part in the public meetings.
MSU Extension is offering a new FIT program for 2020 which we are interested in participating in.

Farmer’s Market

Jodie Adams reported that the Farmer’s Market Committee had a strategic planning meeting that went well.
Adams introduced Angelika Rasper, the new Farmer’s Market Manager to the Board. Angelika is busy working on summer applications.

Director’s Report

Received and filed.
Kelsie enjoyed the National Conference in Seattle. There were informative sessions on parking, infill development and other issues relevant to our community.
Boyne Bee was a fun event. Approximately 25 teams participated this year.
Kelsie is expecting her first child. Congratulations to Kelsie and Joe!

Unfinished Business

None.

New Business

Pause Breathe Proceed Presentation

Pause Breathe Proceed Presentation

Karen Wright and Christine Judd were on hand to introduce their new business Pause Breath Proceed to the Board. Karen Wright explained that they want to promote mindfulness and being present in the moment. They would like Boyne to be the first mindfulness community. Their mission is: creating the pause in your life to calmly and consciously make choices that break subconscious habits and allow you to live the life you choose. Change your life, change your health.

Boyne Thunder Agreement With Camp Quality

Boyne Thunder Agreement

Consideration to approve the proposed agreement with Camp Quality for Boyne Thunder.

A Letter of Understanding was developed to outline the relationship between Boyne City Main Street, Camp Quality and Challenge Mountain.

MOTION

Cortright moved, O’Brien seconded, PASSED UNANIMOUSLY to approve the proposed agreement with Camp Quality for Boyne Thunder.

Financial Report Review

The Financial Report was received and filed.

Good Of The Order

- Cain had a discussion with people from the RRC to help us with our parking issues. We need to talk with the Planning Commission as well and see where we go next.
 - The DPW is prepping for spring clean-up.
 - There are a lot of road projects planned for this spring/summer including the resurfacing of M-75. Work is to begin April 22nd and MDOT will be holding an informational meeting on April 16th. Work is also planned for Front Street and N Lake Street as well as other smaller streets.
 - The City Commission will be considering the adoption of the budget at the next meeting on April 9th.
 - There is a meeting on April 8th at 11:00 am at Melrose Township Hall regarding the intersection of 131 and M-75 N in the Village of Walloon.
 - There will be a spaghetti dinner fundraiser for Unity Hall on May 2nd at St. Matthews Church.
 - The State of the Community Luncheon will be April 11th at the Talcott Center in the Village of Walloon.
 - Business After Hours is April 18th at Coldwell Banker.
 - The Chamber of Commerce will be moving to their new office May 1st.
 - The Beer Block Party is scheduled for May 16th.
-

Adjournment

The April 4, 2019 meeting of the Boyne City Main Street Board was adjourned at 9:37 a.m.

Jane Halstead, Recording Secretary



To: Main Street Board

From: Kelsie King-Duff

Date: April 26, 2019

Subject: May Agenda Items Overview

Overview:

There are a few items on the May 2 Main Street Board Meeting agenda that require further information:

Consent Agenda

2019 Accredited Member Sublicense Agreement: Each year we are required to sign an agreement with the National Main Street Center since we are an accredited program. This is the same as past years.

Holiday Lighting Contract: The contract from Hometown Decoration and Display is for the snowflakes and large lighted decorations that get placed around town. This does include an \$84 increase over this past season. All other items related to the contract are the same.

Michigan Barefoot Memories Photography Services: The services from Michigan Barefoot Memories is for full photography coverage for 4 events for a cost of \$1,000. This is the same cost as last year.

New Office Signage: Included in your packet is a proposal from The Wood Shop for signage for the new office. The design and layout of the signage has been coordinated with the Boyne Area Chamber so it is proposed to split the cost of the shared signage. This includes building signage, direction signage at the corner that matches the other directional signs, and lettering for the front window and door. The proposal is for up to \$2,200 for materials and labor. Labor is estimated at this time.

New Business

Lofts on Lake Street Project: A proposed resolution is included in the packet for supporting the Lofts on Lake Street project. The plans for the project are also included. Lofts on Lake Street will be seeking site plan approval from the Planning Commission at their May meeting. Representatives from the project have met with the Design Committee on two occasions and did a lot of work to incorporate the suggestions the committee made. The Design Committee did unanimously support the project.

Otwell Mawby Consulting Services: Lofts on Lake Street will be seeking financial incentives for their project, including tax incentives through PA 210. Otwell Mawby has provided a proposal to help guide us through the process. A PowerPoint is also included that addresses the PA 210 tax incentive specifically. This specific tax incentive will affect the DDA tax capture. This is not approval for the incentive (that decision is ultimately made by City Commission), this is just for Otwell Mawby's services. Mac McClelland from Otwell Mawby has assisted us with several similar projects in the past.

Vacation Time: Following my review earlier this year, I requested an additional week of vacation time. Currently I receive 2 weeks of vacation per year, and on my fourth anniversary 1 more week would get added. I would like to request this week now, which would provide the extra week 2 years earlier than currently set up. This request was made before I knew I was expecting. This year it would essentially give me 1 extra week of pay during my maternity leave. The organization committee did discuss and recommends approval.

RECOMMENDATION:

Consent Agenda

I recommend approval of consent agenda items as presented.

New Business

I recommend approval of all new business items as presented.

TRADEMARK SUBLICENSE AGREEMENT

This Trademark Sublicense Agreement (“Sublicense Agreement”) is entered into between _____ (“**Coordinating Program**”) and _____ (“**Sublicensee**”), effective as of the last date written below. For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. Background.

A. The National Main Street Center, Inc. (“NMSC”) operates a membership program called MAIN STREET AMERICA™. As a part of that program, MAIN STREET AMERICA™ Coordinating Program Membership is available to statewide, regional or citywide organizations that oversee multiple local downtown and neighborhood programs within their service area and work to preserve and revitalize commercial districts. Local Program membership in the MAIN STREET AMERICA™ program is available at the Affiliate or Accredited levels to individual programs or organizations that satisfy the membership eligibility criteria described on the NMSC website (currently located at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY7grLIU>).

B. Organization is a Coordinating Program member of NMSC in good standing and has entered into a Trademark License Agreement with the NMSC which grants to the Coordinating Program the right to sublicense to its Local Programs the use of the NMSC name and trademarks described below.

C. Sublicensee is a Local Program Member in good standing of the MAIN STREET AMERICA™ program at the Accredited level. Sublicensee is also located within the Coordinating Program’s geographic service area. Therefore, Sublicensee has the opportunity to enter into this Trademark License Agreement, which grants certain rights to use the NMSC’s name and trademarks, including MAIN STREET AMERICA™ and MAIN STREET®, as described below.

D. The NMSC’s parent entity, the National Trust for Historic Preservation (“National Trust”), owns the following registered trademarks, which it has delegated to the NMSC the right to sublicense. NMSC and Coordinating Program have entered into a Trademark Licensing Agreement which grants the Coordinating Program the right to sublicense the following registered trademarks:

Mark	U.S. Registration Number
MAIN STREET	Reg. Nos. 3,365,568 and 2,057,207
NATIONAL MAIN STREET CENTER	Reg. No. 2,013,837

These registered trademarks owned by the National Trust, together with the MAIN STREET AMERICA™ word marks and logos referred to in Section 2.A.1 below, the NATIONAL MAIN STREET CENTER logo referred to in Section 2.A.ii below are referred to herein as the “Trademarks.”

E. The Trademarks are well known and recognized by the general public and associated in the public mind with the NMSC and the National Trust. The Coordinating Program and the Sublicensee recognize the mutual benefits that accrue from the Sublicensee’s use of the Trademarks in accordance with the terms and conditions of this Sublicense Agreement, including the recognition and credibility brought to the Sublicensee through its use of these Trademarks and the benefit to the Coordinating Program and NMSC from association with high-performing Local Programs.

**National Main Street Center
Local Program Accredited Member Sublicensing Agreement**

2. Grant of Sub-License.

A. Subject to the terms and conditions of this Sublicense Agreement, the Coordinating Program hereby grants the Sublicensee the non-exclusive right and license to use the Trademarks to identify and promote its participation in the MAIN STREET AMERICA™ program, as well as its relationship and association with the Coordinating Program and NMSC, in connection with the following activities:

- i. **MAIN STREET AMERICA™ word and logo marks.** The Sublicensee's rights to use the MAIN STREET AMERICA™ word mark and the following MAIN STREET AMERICA logo are limited to Sublicensees which are members in good standing at the Accredited membership level of the MAIN STREET AMERICA™ program:

For use by Local Programs who are Designated Members at the Accredited Level:



As a Main Street America™ Accredited program, INSERT NAME HERE is a recognized leading program among the national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance as outlined by the National Main Street Center.

- ii. **NATIONAL MAIN STREET CENTER® word and logo marks.** The Sublicensee's right to use the NATIONAL MAIN STREET CENTER word mark and the following NATIONAL MAIN STREET CENTER logo solely and exclusively to indicate its association with the National Main Street Center:



- iii. **MAIN STREET® word mark.** The Sublicensee's right to use the MAIN STREET trademark is limited to use made to identify Sublicensee and/or its activities, including as part of the name of the Licensee (e.g. "Main Street Iowa"), in connection with commercial district revitalization and related consultation, education, and training.

3. Scope of and Limitations on Use. Use of the Trademarks by the Sublicensee will be subject to the following limitations:

A. Sublicensee must display the Accredited level MAIN STREET AMERICA membership mark on their website. All uses of the MAIN STREET AMERICA word mark and logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines

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attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations), in connection with the MAIN STREET AMERICA mark or logo. Use of the MAIN STREET AMERICA word mark and logos by Sublicensee is a mandatory condition of membership in the MAIN STREET AMERICA program.

B. The MAIN STREET mark, as part of the name and identity of Sublicensee's organization, programs, and activities, can be used on materials designed to promote the work of Sublicensee (e.g., website, brochures, newsletter, letterhead or other printed promotional materials). The right to use the MAIN STREET mark by the Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

C. All uses of the NATIONAL MAIN STREET CENTER logo by Sublicensee must follow the specific mark, color, and character usage set forth in the Brand Identity Guidelines attached as Exhibit A, which are incorporated by reference as if fully set forth herein. Sublicensee will not use or develop any different logos or designs (including any symbols or stylized presentations) in connection with the NATIONAL MAIN STREET CENTER mark. Use of the NATIONAL MAIN STREET CENTER logo by Sublicensee is an optional benefit of membership in the MAIN STREET AMERICA program.

D. This Sublicense Agreement is subject to the terms, conditions, and limitations of the Trademark License Agreement between NMSC and the Coordinating Program.

E. Sublicensee will not apply to register any of the Trademarks, or any other trademark that incorporates any part of the Trademarks or "National Trust for Historic Preservation." Sublicensee will not state or imply that it owns any such trademarks.

F. The Sublicensee will not use the Trademarks in combination with or in juxtaposition with other trademarks except as may be approved in writing by the NMSC. The Sublicensee will apply and display the ® symbol and the ™ symbol next to or with respect to the Trademarks as directed by the Coordinating Program.

G. Other than as specifically provided herein, Sublicensee is not granted any other rights to use, license or sublicense the Trademarks.

4. Term. This Sublicense Agreement will become effective immediately upon the date of last signature below, and, unless terminated early under Sections 5 or 10, will be effective through December 31, 2019, at which time it may be renewed by mutual written agreement of the parties hereto.

5. Conditions. This Sublicense Agreement between Coordinating Program and Sublicensee is conditioned upon Sublicensee having an active MAIN STREET AMERICA membership at the Accredited level with NMSC. The requirements of this membership are currently available at: <http://www.preservationnation.org/main-street/about-main-street/main-street-america/main-street-america-tier.html#.VmYLY7grLIU>, and are incorporated herein by reference.

6. Acknowledgment of Ownership. Use of the Trademarks indicates acknowledgment by the Sublicensee of the NMSC's and the National Trust's rights and title to the Trademarks, (i.e. MAIN STREET AMERICA, NATIONAL MAIN STREET CENTER, and MAIN STREET), and that Sublicensee will not at any time do, or permit to be done, any act or thing that will in any way impair

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the rights of the NMSC or the National Trust. All use of the Trademarks by the Sublicensee will inure to the benefit of the NMSC and the National Trust.

7. Good will and promotional value. Sublicensee recognizes and acknowledges the value of good will associated with the Trademarks and agrees that it will not conduct any activity, provide any service, or produce or distribute goods which in any way damages or reflects adversely upon the NMSC or the National Trust.

8. Non-assignment. This Sublicense Agreement is personal to the Sublicensee, and may not be assigned to any other individual, program, organization, or agency. Any attempted assignment will be null and void.

9. Compliance Verification. It is the responsibility of the Sublicensee to verify compliance with the terms of this Sublicense Agreement, and to provide complete and accurate usage reports to the Coordinating Program. If the Coordinating Program or the NMSC has reason to believe that the Sublicensee is in violation of this Sublicense Agreement, the Coordinating Program or NMSC shall have the right to make inquiries with Sublicensee as necessary to determine compliance. In such case, the Sublicensee will cooperate with the Coordinating Program and/or NMSC in its investigation and provide in a timely fashion any and all information that is requested.

10. Termination.

A. Coordinating Program may terminate this Sublicense Agreement if the Sublicensee violates any of the provisions of this Sublicense Agreement or fails to satisfy the membership criteria established by the NMSC for Accredited Local Programs. Such termination will be effective thirty (30) days after the Coordinating Program sends written notice of such termination to Sublicensee. During this thirty (30) day period, Sublicensee may attempt to cure such violation. If the violation is not cured during this period, the termination will be effective upon the expiration of the thirty (30) day period.

B. This Sublicense Agreement will automatically terminate immediately without any notice required, notwithstanding the above paragraph, if the Coordinating Program or NMSC determines: (i) that sublicensee's actions could negatively affect the goodwill, image, or reputation of the NMSC, the National Trust for Historic Preservation, the Coordinating Program, or any of the Trademarks; (ii) the Sublicensee discontinues all or a significant portion of its business; (iii) the National Trust terminates, revokes, or fails to renew the NMSC's rights to use, license, or sublicense the Trademarks; or (iv) the NMSC terminates, revokes or fails to renew the Coordinating Program's rights to use, license or sublicense the Trademarks.

C. Upon the expiration or early termination of this Agreement, the Sublicensee will discontinue use of the Trademarks and will destroy and delete tangible and electronic documents and files containing any such marks, except for a limited number of copies retained for archival purposes only.

11. Governing Law. This Agreement is entered into in the District of Columbia and will be governed by and construed in accordance with the laws of the District of Columbia, USA, without giving effect to conflict of laws provisions.

12. Annual Report, Notices, Other Communication. Upon request by the Coordinating Program or NMSC, Sublicensee shall submit samples of any materials on which the Trademarks

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licensed under this agreement were used during the year. Such samples shall be submitted within ten business days of receipt of a written request from the Coordinating Program or NMSC.

13. Notices. Any notices which either party is required or may desire to serve upon the other party shall be in writing and may be served either personally or by depositing the same in the mail (first class postage prepaid, certified and return receipt requested) or with a reputable overnight express delivery service (with confirmed delivery, charge prepaid or billed to shipper), addressed to the party to be served as follows, unless a different address is designated in writing by the party to be served. Notice shall also be required to be given by electronic mail on the same date as deposited in the mail. Notice given by mail alone shall not be sufficient.

To Coordinating Program:

Name: _____

Address: _____

Phone: _____

Email: _____

To Sublicensee:

Name: _____

Address: _____

Phone: _____

Email: _____

14. Successors. This Agreement shall be binding upon, and will inure to the benefit of, the parties and their respective permitted successors and assigns.

15. Modification. No amendment or modification of the terms or conditions of this License Agreement will be valid unless in writing and signed by both parties.

16. Waiver. The failure of either party to partially or fully exercise any right or the waiver by either party of any breach, shall not prevent a subsequent exercise of such right or be deemed a waiver of any subsequent breach of the same or any other term of this Sublicense Agreement. No waiver shall be valid or binding unless in writing and signed by the waiving party.

17. Severability. If any provision of this Sublicense Agreement or the application of any provision hereof to any person or circumstances is held to be void, invalid, or inoperative, the remaining provisions of this Agreement shall not be affected and shall continue in effect and the invalid provision shall be deemed modified to the least degree necessary to remedy such invalidity.

18. Entire Agreement. This Sublicense Agreement is the entire agreement between the parties with respect to the matters referred to herein and it supersedes and replaces all prior and contemporaneous oral and written understandings pertaining to the subject matter hereof.

Coordinating Program

Sublicensee

By: _____

By: _____

Date: _____

Date: _____

AGREEMENT

This agreement made and entered into this 18th day of March 2019, by and between Hometown Decoration and Display, LLC, of Hudsonville, Michigan hereinafter for brevity sometimes called "lessor" and the City of Boyne City hereinafter for brevity sometimes called "lessee"

WITNESSETH:

Whereas, lessor has offered to provide and furnish Holiday Decorations, display equipment and material to lessee pursuant to the terms, conditions and provisions hereinafter set forth, and, whereas, lessee is desirous of accepting and does accept the offer of lessor to provide and furnish said Holiday Decorations, display equipment and materials in accordance with said terms, conditions and provisions.

Now therefore, the parties hereto in consideration of the promises, and the promises of each to the other mutually made and accepted, covenant and agree as follows:

1. Lessor agrees to furnish and provide Holiday Decorations, display equipment and materials of the type hereinafter specified to lessee during the winter holiday season of 2019, and to install the same in a workman like manner.
2. The decoration, display equipment and materials which shall be furnished by lessor for the use and benefit of lessee for the 2019 holiday season shall consist of components as follows:

78 Lighted Snowflake Pole Decorations	@	\$69.00	each	=	\$5,382.00
10 Large Lighted Decorations	@	\$79.00	each	=	\$790.00
		Total		=	\$6,172.00

3. Lessor shall complete the work to be performed by it so that the decorations leased by it shall be ready for lighting in accordance with the following schedule:
 - (A) Decorations to be installed in designated areas according to map supplied by lessee ready for lighting before the Thanksgiving holiday weekend in each year during existence of the contract.
 - (B) Lessor shall remove decorations as requested by the second week in March 2020 And March of each subsequent year during the existence of the contract.
4. Lessor shall complete the plugging in of all decorations which require lighting and shall furnish connecting facilities required in order that said decorations may be plugged in for lighting provided a municipal power source is supplied and not more than three feet from bracket. Lessor cannot utilize a private power source.
5. Lessee agrees and undertakes to make all arrangements to procure and secure such authorization as might be required in from any governmental unit; agency of public authority to carry out its scheme for Holiday Decorations.
6. All damage to said decorations, equipment and materials or any part thereof, shall be the responsibility of the lessor provided, however, that the lessee shall use reasonable care to prevent such damage.
7. Special Provisions:
8. Lessor shall maintain such insurance as will protect lessee against any claims under workers' compensation act and from claims for damage and because of bodily injury, including death, in the amount of not less than \$500,000. for each person and \$500,000. for each accident and for claims or property damage in an amount not less than \$500,000. for any person and \$500,000. for each accident.

9. The lessee agrees to pay lessor for its services and the use of the materials designated at paragraph 2 hereof, the sum of **\$6,172.00 which shall be paid to lessor at 2645 24th Ave., Hudsonville, Michigan 49426 on or before the 10th day of December** of the year to which such payment is attributable. Said sum shall include the installation by lessor of such decoration, necessary service calls and removal of said decorations. If lessee is on a rotation basis, decorations for the Holiday seasons of the year 2020 and 2021 will be of different type of kind that those leased to lessee for the Holiday season of the year 2019. But the decorations, materials and supplies furnished shall, with the exception of the wrapping of poles, be such as are within a retail cost of \$250.00 to \$500.00 per unit. If you are on a rotation schedule and/or you have a three year contract, the price for said decorations and services for the Holiday seasons 2020 and 2021, shall be the same as that for the year 2019, provided, however, that if an additional or more expensive type of decoration is required, said price shall be increased in an amount to be negotiated by the parties hereto. In the event that a use of sales tax should be imposed by the state of Michigan upon lessor by reason if its undertaking as set forth herein, the lessee to reimburse lessor in payments otherwise required by the terms hereof, within thirty (30) days after demand by lessor.
10. This agreement shall be executed in two (2) counterparts, each of which is deemed to be for all purposes an original copy hereof.
11. This agreement shall be binding upon and inure to the benefit of the successors, assigns and Legal representatives of the parties hereto.

In witness whereof, the parties hereto have caused the execution hereof by their duly authorized officers this 18th day of March 2019.

Lessor

Hometown Decoration and Display, LLC

By _____

Wendy Braun, President

Lessee

City of Boyne City

By _____

President/Mayor/Director

Attest:

Secretary/Clerk



111 East Street
 Boyne City, MI 49712-1213
 Phone: (231) 582-9835
 Fax: (231) 582-9868

PROPOSAL CONTRACT

Date: _____

Bill to:

Job Name

Contact

Phone

Mobil

Fax

Email

Ship to:

Item#	We hereby submit specifications & Estimates for:	Qty		

Terms & Conditions

- 50% Deposit w/Order \$
- Bal Due: Upon Invoice C.O.D.
- Invoices over 30 days subject to service charge
- Finished product stored over 30 days subject to storage fee
- All tax exempt accounts require Tax I.D. number
- F.O.B. Boyne City Michigan
- Customer to supply all permits

Subtotal

Sales Tax

Delivery &
 Installation

Total

We propose to furnish the above specified items at the quoted prices:

This quotation is valid
 for 30 days

Signature _____ Date _____

Acceptance of proposal- the above prices, specifications and terms are satisfactory.

You are hereby authorized
 to do said work.

Signature _____ Date _____



28 S. Lake Street
Boyne City, MI 49712
231-582-6222
www.boynechamber.com

Dear Chamber Member,

Thank you for your support of the Boyne Area Chamber of Commerce.

As always, we are working to offer services, programs, and events that promote and assist your business. Your Chamber membership helps keep our community a vibrant place to live, work, and play, and allows us to continue great things at the Chamber.

Our newest initiative will be a change to the Boyne Area Chamber Dues Structure. The new structure will be a Tiered Investment Structure. This structure is designed to package your membership in a way that provides specific benefits and value to your individual business. The investment is not based on annual revenue or number of employees but rather benefits you choose to maximize your experience with the Boyne Area Chamber of Commerce.

With this change, we will also be changing member renewal dates to a uniform annual billing date. Currently, dues are paid in the month your business joined the chamber. This is a difficult process not only for staff but for member benefits such as updating publications like the Visitor Guide and website updates. Moving forward our new renewal date will be July 1st annually, with August 1st as due date. For this year, membership renewals due May 1, June 1 and July 1 will be good through August 1, 2020. This results in several free months of chamber benefits for your business!!!

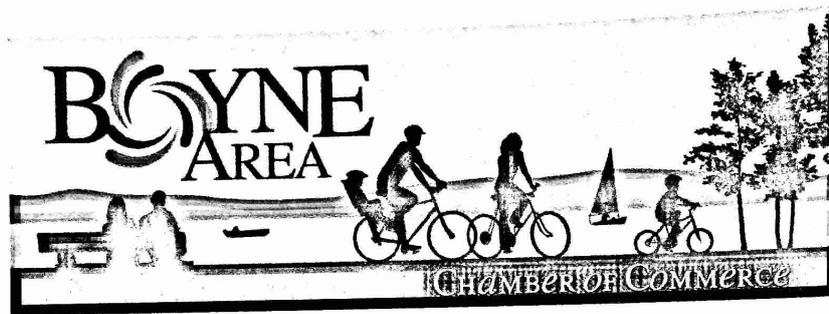
Enclosed you will find the new Investment Structure package. Please fill out the member renewal commitment form with your most current information and choose your investment level. Please take the time to read the new Investment Structure, as we have added some great benefits such as banner website ads, free tickets to events, and some advertising opportunities. We would be happy to discuss any questions or concerns you may have so, please feel free to contact our office.

We look forward to working with you for another year! Please let me know what specific needs you may have, so that we can best serve you in the year ahead.

Sincerely,

A handwritten signature in black ink that reads 'Kimberly Akin'.

Kimberly Akin
Executive Director



Our investment structure is designed to package your membership in a way that provides specific benefits and value that meet the needs of your individual business. Investment is not based on annual revenue or number of employees but rather benefits you choose to maximize your experience with the Boyne Area Chamber of Commerce.

Sincerely,
Kim Akin
Executive Director

FRIEND OF THE BOYNE AREA CHAMBER

A non-profit/ retired business person/ individual

\$150.00

COMMUNITY MEMBER

Basic Chamber Membership

\$300.00

\$525.00

Value

Marketing, Advocacy, and Networking.

A free listing on www.boynechamber.com.

Your business information displayed in the chamber office.

Listing in the yearly business directory with over 10,000 copies printed.

Referrals from Chamber Staff.

Opportunity to market your business in the weekly newsletter, distributed to over 3000 community businesses & members.

Promotion through the Boyne Area Chamber Facebook.

Networking opportunities at over 20 yearly events.

Government Advocacy through the Northern Michigan Chamber Alliance.

COMMUNITY ADVOCATE

\$600.00

\$775.00

Value

All benefits of a Community Member Package

PLUS:

Ability to post on Chamber website Hot Deals all year.

Enhanced listing in the Chamber Directory.

Recognition at all Chamber Special Events.

Two tickets to the Annual Awards Dinner.

Two tickets to the State of the Community.

Four tickets to Mushroom Festival Beer Block Party.

COMMUNITY CHAMPION

\$900.00

\$1125.00

Value

All benefits of a Community Member Package

PLUS:

Ability to post on Chamber website Hot Deals all year.

Enhanced listing in the Chamber Directory.

Recognition at all Chamber Special Events.

Rotating banner ad on website for six months.

Opportunity to include rack cards/business cards in relocation & visitor packets.

Two tickets to the Annual Awards Dinner.

Two tickets to the State of the Community.

Four tickets to Mushroom Festival Beer Block Party.

COMMUNITY PARTNER

\$1,500.00

\$1,925.00

Value

All benefits of a Community Member Package

PLUS:

Ability to post on Chamber website Hot Deals all year.

Enhanced listing in the Chamber Directory.

Recognition at all Chamber Special Events.

50% Business Expo Vendor Space.

Rotating banner ad on website for six months.

Opportunity to include rack cards/business cards in relocation & visitor packets.

A Free Ad in two weekly newsletters.

Four tickets to the Annual Awards Dinner.

Four tickets to the State of the Community.

Six tickets to Mushroom Festival Beer Block Party.

COMMUNITY INVESTOR

\$3,000.00

\$3750.00

Value

All benefits of a Community Member Package

PLUS:

Ability to post on Chamber website Hot Deals all year.

Enhanced listing in the Chamber Directory.

Recognition at all Chamber Special Events.

Free Business Expo Vendor Space.

Rotating banner ad on website for a year.

Opportunity to include rack cards/business cards in relocation & visitor packets.

A Free Ad in four weekly newsletters.

Four tickets to the Annual Awards Dinner.

Four tickets to the State of the Community.

Six tickets to Mushroom Festival Beer Block Party.

COMMUNITY VIP \$5,000.00

A basic membership paired with a fully customizable VIP investment plan designed by YOU!!!

Kelsie -

Thank you for speaking
at our State of the Community
Lunch. I knew I could
count on you to keep us on
time & they say women talk
a lot? 😊

Looking forward to being
neighbors.

Best -
Kum

Kelsie-

Thank you for the work you put into the small business training series with SBDC & MMS. I hope you & your businesses found value. Your overall feedback & flexibility was greatly appreciated.

I look forward to working with you again soon. Please let me know if I can help.

Thanks again,
Suzanne

Kelsie

It was a pleasure meeting you Monday! I appreciate you taking the time out of your busy schedule.

I look forward to working with you and all the other great volunteers.

Thank you —

Grace Battista

Org Committee
Tuesday, April 9, 2019

Present: Rob Swartz, Monica Kroondyk, Chris Bandy, Kelsie King-Duff, Michelle Cortright.
Absent: Bob Alger, Pat O'Brien

Strategic Planning: The summary of Strategic Planning results is due to Kelsie tomorrow. It will be shared with the Board and then to the committees. Comments are that this was the best Strategic Planning session we have had.

Main Street Office: The new Main Street office is being painted next week. Kelsie has reviewed a draft of the signage with the Wood Shop. The City's telephone system will be integrated into the new Main Street office, with the ability to transfer calls and a mobile app.

Boyne Thunder: Everything is going smoothly for the 2019 event. There are six open spots at this time and \$200,000 in sponsorship. Nothing has been heard about the Camp Quality agreement, which was sent over two weeks ago.

Vacation time: At her annual evaluation Kelsie requested three weeks of vacation instead of two. Monica moved to recommend to the Main Street Board that Kelsie be provided with three weeks of annual vacation time. Motion was seconded by Chris and passed with all ayes.

Michigan Main Street Technical Assistance: Boyne City Main Street is eligible for a "Downtown Futures" visioning session with Michigan Main Street. It would be a visioning session run by the same consultant that performed the Market Study. There was no enthusiasm for this concept and it was decided to decline. Kelsie asked about Michigan Main Street design service for the former Chamber building, including a preservation plan for the building. There was discussion around this topic and decided to decline this concept. It is recommended that no Michigan Main Street technical assistance be accepted this year.

Parking Evaluation Recommendations: Kelsie, Mike Cain and Scott MacPherson will discuss recommendations and action steps on the topic of parking. Two action items were discussed: Updating the parking map to be more user-friendly and naming and signing the public parking lots. It was also recommended that the term "walkable, bikeable community" be used as a part of the education process.

Board Appointments: Two Board seats expire in January and successors are being discussed.

GAMSA Application: Applications will be available in late May. Kelsie will send the 2018 application so we can review and start to work on. No video is required for the 2019 application. A Wow! factor with statistics is something to be added for the next application, with information such as number of buildings sold during the last 15 years. Kelsie also learned that it is important to address ups and downs and how you have dealt with them. Diverse funding is also important to the award.

Community calendar: This topic was discussed a year ago and will be brought up at the next Chamber meeting.

Next meeting: The next Org Committee meeting will be held Tuesday, May 14 , 4:00 at the Library.

Economic Vitality/Team Boyne Committee

Friday, April 12, 2019, 9:00A

Boyne District Library Community Room

Members Attending: 18

Guests attending: one community member and Marilyn Crowley, MCC, via Skype

Agenda

1. **Called to order** by John Cool, chairman, at 9:05 am

2. **Introductions** were made around the table

3. **Guest Speakers :**

A) Marilyn Crowley, Michigan Community Capital, regarding the Lofts of Lake Street Development – Marilyn provided the group with an overview of the updated plans for the proposed mixed-use development, Lofts on Lake Street, on the east side of Lake Street at State Street. In general, the plan has reduced the number of rental units from 48 to 42, increased the commercial space to about 9K square feet and has also increased the amount of parking available to within the 20% variance allowed by the Planning Commission. As shown in four large posters, one of the most noticeable changes was the exterior façade: reduces the overall height of the building from 45 feet to 40, from four floors to three and depicts an exterior that appears to make this look like separate buildings that blend well together (think One Water development).

As a reminder, MCC is a non-profit commercial developer (currently working on buildings in Cadillac and Grayling) that will own, develop, be the equity investors of and managers of this proposed site. Many questions were asked by the committee members, Kelsie reminded everyone that this project has the full support of the MS Design Committee and Marilyn will be presenting to the upcoming Planning Comm meeting for another preliminary review.

While no formal action was taken, on the whole, the committee appeared to be supportive of this project.

4. **Old Business**

None

5. **New Business**

A) Work Plans: although the in-depth discussion will be postponed until the next meeting, Kelsie provided a brief overview of the expectations for the work Plans this year.

6. Good of the Order/Updates

1. Hannah Sanderson/NLEA: has hired their two interns for the summer and are excited to bring them to a meeting for introductions. Tickets are still available for the event May 17th.
2. Scott McKenzie: Paint the Town Red is this weekend.
3. Michelle Cortright/Boyne Housing Solutions: Props to the Chamber on an outstanding State of the Community event.
4. Ken Schroeder/BC School Board: school will be in session until June 14th. Getting ready to sell the home that was built this year and finalizing plans for next year's plan to build two homes.
5. Kelsie King-Duff/BCMS: Main Street is moving to a new office space (old Charlevoix State Bank) and please be on the lookout for two upcoming events: Restaurant Week and Buff Up Boyne.
6. Chris Christianson/Char County Commissioner: commission will be meeting with the folks from Emmitt county about their withdrawal from NLEA
7. John Cool/Charlevoix State Bank: plans are to be open April 29 and serving root beer floats for Buff Up Boyne. Two new employees are currently finishing their training in Charlevoix.
8. Linn Williams/BCMS: sad to lose Local Flavor book store.
9. Dean Solomon/city commissioner: also thought the State of the Community was a nice event.
10. Kim Akin/Boyne Area Chamber: thanks to everyone for a successful State of the Community and the next BAH is April 18th.
11. Monica Kroondyk/Boyne City Library: main floor of the library will be closed the week of April 26th for flooring replacement and she is excited to announce a new program where patrons can check out seeds in the spring and are expected to return 'seeds' in the fall.

Meeting adjourned at 10:25 am

Next Meeting: Friday, May 17, 2019, 9:00 A, Boyne District Library Community Room

Participants:	Date/Time: March 11, 2019 3:00-6:00	Location: City Hall in Boyne City
Outcome(s) of Meeting: <ul style="list-style-type: none"> • Revisit Mission Statement • Recommend and prioritize goals to guide and support the vision of the BC Farmers Market • Begin development of action plans to accompany goals 	Roles: <ul style="list-style-type: none"> • Facilitators: Pam Ciganick & Ben Hicks • Role Authority: Inform and Recommend goals to BC Main Street 	Working Agreements: <ul style="list-style-type: none"> • Honor time of group • All voices heard through balanced participation • Stay on task; utilize a parking lot as needed • Presume positive intentions

Topic	Notes	Action Required Staff/Volunteer Responsible Timeline
Outcomes/Agenda/Purpose		
Identifying Hopes and Fears	Hopes – All around the theme of consensus – 3 themes Mission (one mindset/agreement on mission, clarification of purpose, mission for the whole market), Market as a mechanism (build community through education of healthy eating, buying local, healthy balance between market as a driver for downtown and an entrepreneurial engine, brainstorm ways to help our market grow with more customers which helps everyones profits, market will set its sights on maximizing the possibility for farmers to earn viable livelihoods, Make sure that all vendors are treated fairly), and Goals (set of goals leading to constructive action, 3-5 year goals for farmers market, evaluation of where market goes next because it has grown so much, goals aligned with each other)	

	<p>Fears – Operations – Cohesive & sustained management, Long-term vitality, That we will become a market that has a survival of the fittest mentality, That we will grow to the point that we saturate certain areas of products, Market control, How this get to all involved, not just the committee, Lack of cohesion/consensus, Balance of all pieces of the market not well represented</p>	
<p>Anchor of BC Farmers Market Goals</p>	<ol style="list-style-type: none"> 1. How might we emphasize the need for a variety of products & commodities? Maintain multiple vendors of all products, By selecting vendors based on their offerings/products & limiting the numbers of similar products, limiting too much of one thing, Taking note of what sells and doesn't sell and figure out why, layout of market, Seek input from customers on what they want, What products have we seen at other markets that we don't have, 30 mile radius, hyper-local, quality over quantity, unique products that can't be found other places, Find the "holes" of products the market may have & try to fill those areas with vendors, Survey customers on what products they would like to see 2. In what ways are we ensuring a quality retail farm market experience? How might we improve this experience? We offer a wide variety of products and services, tons of choices, maintain year round operation & consistency, having really good, unique products, positive culture between farmers and vendors, relationships between vendors & customers, good customer service, keep developing the "experience" of shopping at the market, vendors can provide products & education on the products that can't be found elsewhere, diversity in our offerings, great hours & opportunity to access the market, great location, customer survey, ensure quality products from 	

	<p>vendors, make market environment positive and welcoming</p> <p>3. How might we foster communication between farmers, vendors, & consumers? Vendor meeting, dot survey, customer questionnaire, help customers know vendors better through social media, vendor pot luck in April, social media with photos of vendors and customers, show customers what vendors stand for and are passionate about, share educational materials, written biography or statement about different vendor each week, Vendor/customer spotlight (x3), Help vendors get to know other vendors</p> <p>4. How might we create opportunities to foster social gathering and interaction? Offer variety of activities (cooking classes, demos, music), Create more inclusive vibe/layout, time for interaction between vendors (potluck./picnic), use of space, time schedule, recruitment of certain groups/vendors, food to eat at the market, somewhere to be instead of somewhere to go, music, activities, make market a two day/week event, fun place for kids & adults, create space for people who would otherwise not interact to do so, Food assistance programs, CSA, picnic tables, social media page where people can exchange recipes and offer tips on cooking or crafting</p> <p>5. In what ways are we creating a welcoming, inclusive market space? How might we do it better? Variety of vendors, make market weekly event, product variation, music, children’s activities, coffee & crepe vendors, careful not to saturate market with the same type of products, try to be unique and creative, create farm to</p>	
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	<p>fork experience right at market, vendors able to cook and sell their products, education on how to eat and cook healthy, attract more community members, layout, balance between community members and visitors, open up layout, picnic tables, kids activities, don't limit vendors based on biz type or product, only on space constraints</p>	
<p>Other Anchoring Documents *time to be determined</p>	<p>Main Street strategic plan, bylaws</p>	
<p>Focusing Four</p>	<p>Top Vote Getters: Develop a 5 year financial plan (10), Customer Centric market (data informed) (9), Layout of market (8)</p> <p>Others: Farm to fork experience (0), Explore market as an entity (3), Create educational materials/promotional (4), Secure long-term commitment (2), Define why we are the best market (0), Grow quantity & diversity of vendors, unique products (3), Increase programming at market (health, kids) (6), Improve web presence (4), Develop market as destination (0)</p>	
<p>Action Planning</p>	<p>Will provide protocol to take the group from the Existing State of each of the goals they prioritized to the Desired State. This will include action steps and resources (both internal and external).</p>	
<p>Reflection</p>	<p>Revisit the Hopes and Fears...how did we do?</p> <p>Content Check</p> <ol style="list-style-type: none"> 1. What objectives did you achieve? 2. Who might need to be included as you move forward? 	

	<p>3. Who might need to know what happened in this meeting and how will it be communicated to them?</p> <p>4. What might be the next steps?</p>	
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Parking Lot: Bylaw revision (collaboration)



Directors Report- May 2019

- Upcoming events: Buff Up Boyne will be taking place Saturday, May 4th. Spring Restaurant Week is taking place as well, from Monday, April 29th - Sunday, May 5th.
- New Office: By the time we have our meeting we should be settled into our new office! It is looking like our move will take place Tuesday or Wednesday. Thank you to Tina at Harbor House Publishers for donating our new office furniture!
- Façade Grant Program: Façade grant meetings are well underway, and it is looking like we will have quite a few applicants again this year. Consideration for approval of the grants will take place at the June board meeting.
- Market Layout: The Farmers Market will be trying out a new layout this year. Essentially it is one big square around the perimeter of the market. Everyone including the vendors, the patrons involved with the committee, and Angelika and I are really excited to try it out. The farmers worked together to figure out the new layout.
- New Volunteer: Grace Battista has stepped forward as a new volunteer for the marketing/promotions committee. She will be helping organize several events including Chocolate Covered Boyne, Earlier than the Bird, and the Santa Parade.
- SBDC: The SBDC Northern Michigan training series wrapped up in April. Overall, the content of the trainings was really good, and we had Boyne City businesses at each one. Topics covered include buying/selling a business, leveraging local events, and selling online.
- Parking Study: Annaka Norris, who was the representative from Rich & Associates that completed our parking study, will be in town on Tuesday, May 7th at 6 p.m. for a parking education session. It will take place at City Hall.
- Accreditation: We received notice from the National Main Street Center that we are accredited for this year.
- Technical Assistance: The organization committee discussed technical assistance from Michigan Main Street for this year at length. At this time we are going to hold off on what assistance they provide as the proposed Downtown Futures Plan did not seem like a good fit for us. MMS won't provide a Preservation Plan for the log cabin until some more long term decisions are made for it. They would also like to see us pursue a Certified Local Government grant for the Preservation Plan. MMS did say if something comes up throughout the year that we need technical assistance for, they are able to add it in then. If you have any concerns about this please let me know.
- Great Lakes Main Street Conference: There will be a Great Lakes Main Street conference taking place August 19 & 20 in South Bend, Indiana. This is specifically for programs in the Great Lakes region and is being organized by the state main street program in Indiana. Let me know if you are interested in attending.



RESOLUTION

In support the Lofts on Lake Street Development Project

WHEREAS, the non-profit, Michigan Community Capital (MCC), has submitted plans for the redevelopment of three parcels at the intersection of North Lake and State Streets, calling their project Lofts on Lake Street, and

WHEREAS, MCC has presented their plans to the Main Street Design Committee for their review and recommendation, and

WHEREAS, MCC has incorporated the input the Main Street Design Committee into their most recent plans earning an unanimous recommendation for approval by it, and

WHEREAS, the proposed project will redevelop three currently underutilized parcels, and

WHEREAS, the mixed used proposal is consistent with the visions of the community driven Boyne City Master Plan, the Waterfront Master Plan, the Boyne on the Water Plan and Boyne City Zoning Ordinance, and

WHEREAS, in addition to being consistent with the Boyne City Master Plan this site has been specifically called out in it for redevelopment statewide as part of Michigan's Redevelopment Ready Communities Program, and

WHEREAS, the 2018 Boyne City Parking Study found there to be more than sufficient existing public parking to support a much larger project on this specific site providing much less parking than currently proposed, and

WHEREAS, the Lofts on Lake Street development will help create a continuation of downtown Boyne City on North Lake Street, and

WHEREAS, the development of 42 units of residential space and 9,000 square foot of retail space will have a positive impact on the Boyne City Main Street district and the entire Boyne City community on a number of levels including helping to meet the City's 2018-2020 specific

goals of Keeping Boyne City’s Economy Strong and Resilient and Increasing Housing availability, and

WHEREAS, the housing units included in this project meet the goals of Boyne Home Solutions, a grassroots group of community members working towards more attainable housing for the residents of Boyne City, and

WHEREAS, the income-based, long term rentals at the Lofts on Lake Street will create attainable housing for the local workforce, and

WHEREAS, by locating the project downtown it builds on Boyne City’s historic downtown’s mixed uses, provides for a more walkable community, provides housing that will be available to support both downtown employees and the business they will visit, uses already existing infrastructure, does not encourage sprawl, and

WHEREAS, thoughtful economic development that preserves the character of our community, as well as helps foster a sense of pride, develops a diverse, stable business environment, and involves collaboration of community groups and organizations together meet the mission of Boyne City Main Street,

NOW, THEREFORE, BE IT RESOLVED by the Boyne City Main Street board that Boyne City Main Street endorses and supports the efforts of Michigan Community Capital to redevelop the property at 100 and 120 North Lake Street for the Lofts on Lake Street project, as proposed, and encourages others to review all the relevant materials and do the same.

Chairman, Boyne City Main Street

Executive Director, Boyne City Main Street

May 2, 2019

LOFTS ON LAKE STREET
Project Summary and Request for Support
April 20, 2019



Project Summary

The proposed project is located at 100 and 120 North Lake Street and 114 State Street. The properties are under purchase agreement with the current owners and will be bought pending necessary local approvals. The project will include the demolition of the three existing buildings and construction of a 3-story mixed-use building to house 42 residential (rental) units on the 2nd-3th floors, and commercial space on the 1st floor. The apartment breakdown includes six studio/1-bath units (400sq. ft.), twenty-eight 1-bedroom/1-bath units (500 sq. ft.), and eight 2-bedroom/2-bath units (750 sq. ft.). At least 51% of the residential units will be priced at 80% AMI rents or less. 71 parking will be available onsite for residents and commercial users. In addition, the project will create 13 public parking spaces on both State St. and Lake St. The project is seeking final site plan approval from the Boyne City Planning Commission in May 2019.

The building is anticipated to be a cement podium with two floors of metal stud infill. It will front both Lake and State streets with large, pedestrian-friendly sidewalks and ample landscaping. The project plans to target a restaurant tenant to utilize the planned outdoor dining space. The exterior of the building will be mostly brick and fiber cement siding with large commercial aluminum and glass storefronts. The second and third floor will extend above the entrance to the parking lot and several covered parking spaces along State St. and will have 14 ft. of clearance. The building was designed this way to achieve necessary units for project viability after dropping the fourth floor. The building will be fully sprinkled with fire alarm. The stormwater will be managed with an urban underground retention system. Residents will be able to enter the building from the rear parking lot and from main front entrance on Lake street. Residents will have restricted access to upper floors using two stairs at either end of building or elevator that are both accessed via security fob. The apartments will be energy efficient and quiet, with high-quality, large fiberglass windows, R-21 insulation on exterior walls, sound insulation between units, solid core doors and LED lighting. The floors will be a durable and attractive luxury vinyl tile throughout. The kitchens will have stainless steel appliances, electric stoves and solid surface countertops with a tiled backsplash. All apartments will have washers and driers in the unit. The total project cost of the new-construction project is anticipated to be 9 million dollars. The anticipated construction timeline is a fall of 2019 or spring of 2020 start with a 12-month construction period.



Ownership

The development will be owned by Lofts on Lake Street, LLC which is owned 100% by Michigan Community Capital (MCC). MCC will hire a professional management company as well as an on-site manager/ maintenance professional to run the development.

MCC is an independent non-profit 501(c)(3) tax-exempt public charity that is funded through allocations from the Federal New Market Tax Credit Allocation Authority, the Michigan Economic Development Corporation, the Michigan State Housing Development Authority, Foundation and Banking Partners. MCC invests in mixed-use and multi-family rental projects.

Since MCC is a mission driven non-profit, MCC typically retains long-term ownership of investments. MCC focuses on providing attainable units that are priced typically between 61% and 120% of the location’s average median income. The following chart shows Charlevoix County’s income and rental thresholds that MCC has considered, in addition to current market conditions.

County: 15 Charlevoix

Income	1 Person	2 Person	3 Person	4 Person
20%	8,880	10,160	11,420	12,680
25%	11,100	12,700	14,275	15,850
30%	13,320	15,240	17,130	19,020
35%	15,540	17,780	19,985	22,190
40%	17,760	20,320	22,840	25,360
45%	19,980	22,860	25,695	28,530
50%	22,200	25,400	28,550	31,700
55%	24,420	27,940	31,405	34,870
60%	26,640	30,480	34,260	38,040
80%	35,520	40,640	45,680	50,720
100%	44,400	50,800	57,100	63,400
120%	53,280	60,960	68,520	76,080
125%	55,500	63,500	71,375	79,250
140%	62,160	71,120	79,940	88,760
150%	66,600	76,200	85,650	95,100

Rent By Person	1 Person	2 Person	3 Person	4 Person
20%	222	254	285	317
25%	277	317	356	396
30%	333	381	428	475
35%	388	444	499	554
40%	444	508	571	634
45%	499	571	642	713
50%	555	635	713	792
55%	610	698	785	871
60%	666	762	856	951
80%	888	1,016	1,142	1,268
100%	1,110	1,270	1,427	1,585
120%	1,332	1,524	1,713	1,902
125%	1,387	1,587	1,784	1,981
140%	1,554	1,778	1,998	2,219
150%	1,665	1,905	2,141	2,377

Rent By Bedroom	0 Bedroom	1 Bedroom	2 Bedroom
20%	222	238	285
25%	277	297	356
30%	333	357	428
35%	388	416	499
40%	444	476	571
45%	499	535	642
50%	555	595	713
55%	610	654	785
60%	666	714	856
80%	888	952	1,142
100%	1,110	1,190	1,427
120%	1,332	1,428	1,713
125%	1,387	1,487	1,784
140%	1,554	1,666	1,998
150%	1,665	1,785	2,141

Request for Community Support

Most downtown, mixed-use redevelopments are expensive and difficult to develop. Some reasons for this include:

- Higher site acquisition price from perceived value of being close to walkable amenities
- Site conditions such as contamination, soft soils, buried foundations and other debris
- Existing buildings on the site may need to be demolished and contain lead and/or asbestos
- Public utilities may need to be moved or upgraded
- Construction cost are more expensive than a single story/single use because downtown buildings usually have taller ceilings, possible specialized foundations and require fire upgraded HVAC systems, fire suppression and elevators
- Smaller site footprints mean less room for the building and parking. This usually means having to choose between usable square footage in the building or parking
- Typically Underground urban stormwater management systems are used instead of retention ponds. In addition, construction is typically more complicated because the building is being constructed near or on the property lines and there could be limited staging area
- The project may be more controversial since it is in a high-profile area and people are passionate about their downtown!

All of these items, and more, create barriers to redevelopment because they add time and expense. It's no wonder many downtowns suffered decline and lack of investment as suburbs with plenty of space flourished. These problems apply to all downtowns, large and small, both in and out of Michigan. Boyne City and many other Michigan communities have several added difficulties that make projects even more difficult:

- Long winters add a "winter condition" cost to keep a project moving through cold weather
- Lack of comparable projects reduce as-built appraised value, thus reducing bank financing into a project
- Wages and rents have not increased at the same rate of construction costs, making it difficult to make a return on investment

To overcome many of these barriers, MCC will put significant cash equity into the project and seek grant assistance from eligible sources to get the development constructed. In addition, being a non-profit allows MCC to take below market-rate returns. MCC believes rental housing targeting year-round residents making between \$26,000-\$60,000 annually is a much-needed product in the market and will succeed. However, lack of comparables in the market means MCC is taking a significant risk. MCC is requesting a partnership with the city of Boyne City to share in the risk of this project and help offset the financial gap using the process outlined in the Commercial Rehabilitation Act (PA 210 of 2005).

PA 210 is a frequently used tool in Michigan that encourages the rehabilitation of commercial property by abating the property taxes generated from new investment for a period up to 10 years. This allows the project to continue paying the amount of taxes currently due on the properties, but not pay the increase in taxes as a result of the new investment for a period of up to ten years. Local and County taxes will not go down, just stay the same. School Operating Tax and the SET will be levied at the full rate upon construction completion and will not be affected by the approval of a Commercial Rehabilitation Exemption Certificate, meaning they will still go up based on the new taxable value.



The project qualifies for consideration of this program (per the act) because is currently commercial property that has been so for the last fifteen years. The new project will still be considered commercial because it will include retail sales and other commercial activity as well as multifamily of more than five units. The project qualifies as rehabilitation on new construction if city determines is an economic benefit. Some reasons the project will be an economic benefit to Boyne City include:

- Providing long term housing for permanent residents of Boyne where there is currently a shortage
- Assist Boyne businesses in attracting and retaining talent by providing housing options for employees
- Redevelop an underutilized site into a vibrant and walkable destination
- Create additional public parking
- Create or retain additional jobs through the attraction or retention of restaurant and/or retail/office users
- Increase tax base at the end of 10 years

If supported, the community would hold a public hearing to establish a Commercial Rehabilitation District and notify the county commissioners and all of the property owners in the proposed district. Once the district is established, the project can apply for the Commercial Rehabilitation Exemption Certificate for this specific project.

These incentives help make the project financially viable. A preliminary proforma has been provided and demonstrates without the tax abatement, the project would lose money for the first eight years. MCC does not have the operating reserves to support a project that does not break even and would not be able to complete the project without support of the PA 210 request. In addition, support of this request is key to accessing a necessary grant from the Michigan Economic Development Corporation (MEDC). Part of the application requirements of the Community Revitalization Program is a community's financial support of a project.

MCC is excited to partner with the City of Boyne City to bring this landmark project to completion! If there are any additional questions, please contact MCC's Investment Director, Marilyn Crowley, at 517-803-0634 or at Marilyn@miccap.org.



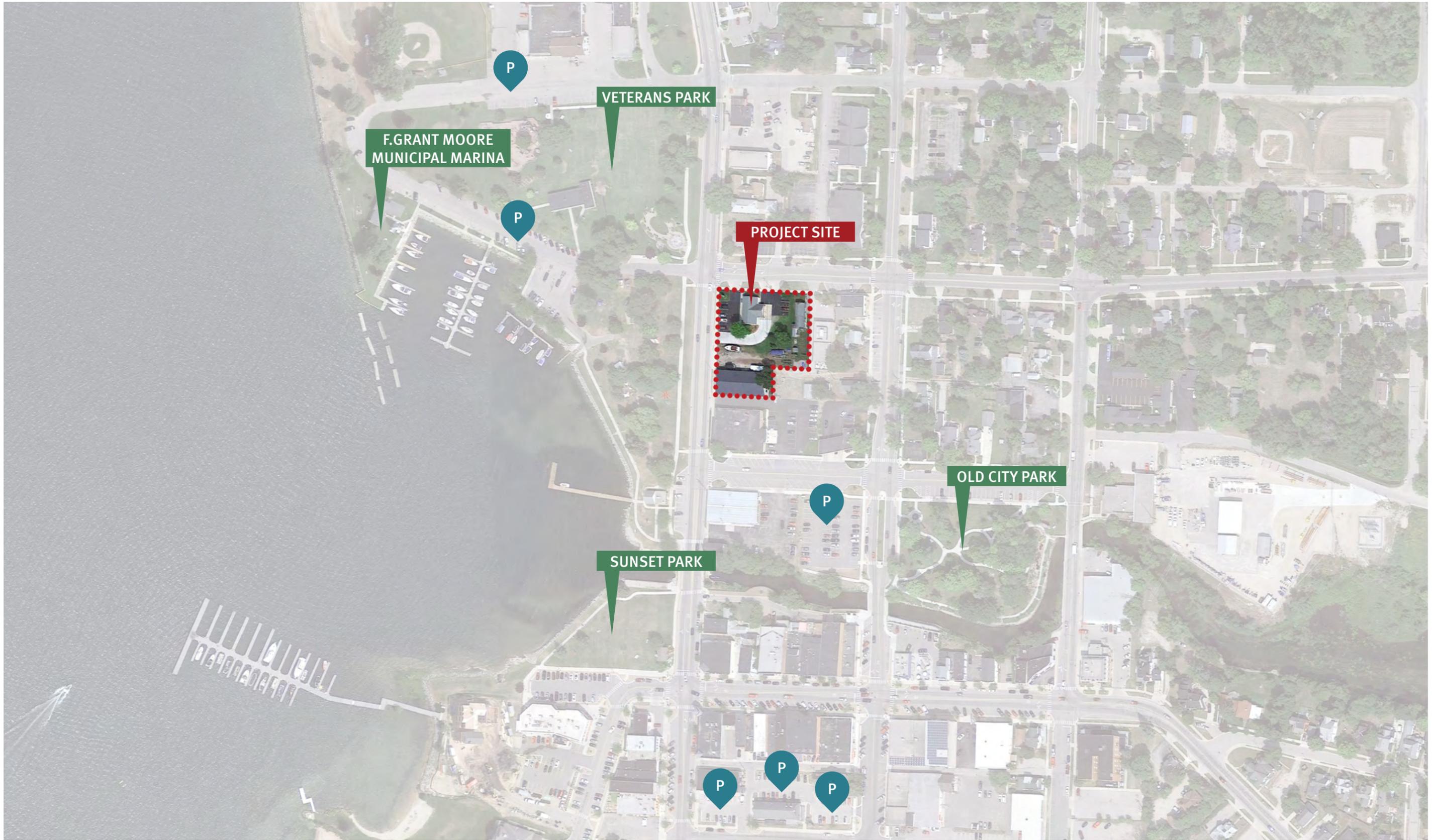
BOYNE CITY
LAKE STREET DEVELOPMENT

PRE-APPLICATION REVIEW
15 APRIL 2019

T A B L E . O F . C O N T E N T S

EXISTING SITE AERIAL_____	1
PROPOSED SITE PLAN_____	2
EXTERIOR IMAGES_____	3-4
PROPOSED EXTERIOR ELEVATIONS_____	5















Otwell Mawby, P.C.
Consulting Engineers

April 18, 2019

Michael Cain, City Manager
City of Boyne City
mcain@boynecity.com

**SUBJECT: PROPOSAL – CONSULTING SERVICES
LOFTS ON LAKE STREET**

Dear Michael:

As we discussed, I am pleased to present our proposal for supporting the City of Boyne City in evaluating and implementing financial incentives for the Lofts on Lake Street development project. The primary scope of work includes project review and PA 210 implementation.

PROPOSED SCOPE OF WORK

TASK 1: PROJECT REVIEW

Otwell Mawby will conduct a review of the development project, including financial information and provide a recommendation to City staff and City Commission. The process includes the following steps:

1. Information Review: Review all development project information and request for financial support.
2. Discussions: Discuss the proposal with City staff and the developer to clarify information, review and agree upon a recommended proposal, and outline the process for approval.
3. Preliminary City Commission Meeting: Meet with City Commission on April 23 to review proposal and opportunities.
4. Summary Information: Prepare summary information, presentation and recommendation.
5. City Commission: Attend City Commission meeting to review recommendation.

COST: Time and Materials, estimated at \$2,710 (Hourly Rate - \$110.00)

TASK 2: PA 210 Assistance

Otwell Mawby will support conduct a review of the development project, including financial information and provide a recommendation to City staff and City Commission. The process includes the following steps:

1. Resolution: Prepare PA 201 resolution to establish the Commercial Rehabilitation District for consideration by the City Commission.

2. County Meeting: Charlevoix County has the right to reject establishing a District with 28 days of adoption by the City Commission. A meeting with County officials to discuss the opportunity prior to the City action on the District.
3. Public Hearing: Present the PA 210 resolution at the City Commission meeting.
4. Certificate: Prepare the process for issuing Commercial Rehabilitation Exemption Certificates in cooperation with the City Clerk and the Michigan Department of Treasury.

COST: Time and Materials, estimated at \$1,880 (Hourly Rate - \$110.00)

SCHEDULE

Work can begin immediately and we will work to meet any reasonable schedule for project review and the establishment of the Commercial Rehabilitation District.

TERMS

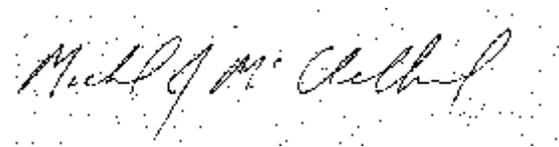
The work will be completed and invoiced as described herein in accordance with the attached project Terms and Conditions. Additional work beyond the scope provided in this proposal will only be executed upon your authorization.

Following your review and acceptance of our proposal, please sign and return the attached project authorization form authorizing Otwell Mawby, P.C. to work on this project.

We thank you for the opportunity to provide our proposal for your review and consideration. If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

OTWELL MAWBY, P.C.



Mac McClelland
Manager – Brownfield Redevelopment

Attachment

cc: Proposal File

Cost Proposal - Lofts on Lake Street Consulting
City of Boyne City
Otwell Mawby, P.C.

Task	Estimated Hours	Hourly Cost \$ 110	Total
Task 1: Project Review			
Review project information and financials	4		\$440
Discussions with City Staff and Developer	3		\$330
Attend preliminary meeting with City Commission	5		\$550
Prepare Summary, Projections and Presentation	6		\$660
Meet with City Commission	5		\$550
Mileage (3 trips, 110 miles at \$.545/mile)			\$180
Subtotal			\$2,710
Task 2: PA 210 Assistance			
Prepare Commercial Rehabilitation District resolution	2		\$220
Meeting with County	4		\$440
Presentation at Public Hearing	6		\$660
Prepare process for comm rehab exemption certificate	4		\$440
			\$0
Mileage (3 trips, 110 miles at \$.545/mile)			\$120
			\$0
Subtotal			\$1,880
TOTAL			\$4,590

AUTHORIZATION TO PROCEED

Michael Cain, City Manager
City of Boyne City
mcain@boyncity.com

Your signature, or an authorized representative's signature, on this form will provide authorization for Otwell Mawby P.C. to proceed in accordance with our attached standard Contract Terms and Conditions and constitute acknowledgement of the scope of services described in the proposal dated April 18, 2019.

PROJECT DESCRIPTION / COST

City Consulting Services for Lofts on Lake Street Project

Task	Cost
Task 1: Project Review	Time and Materials Estimated at \$2,710
Task 2: PA 210 Assistance	Time and Materials Estimated at \$1,880

Please sign below and return a copy of this document to Otwell Mawby, P.C., 309 E. Front Street, Traverse City, MI 49684. The executed document can be sent via facsimile at 231.946.5216 or via email to mac@otwellmawby.com.

Name: _____

Signature: _____

Title: _____

Company: _____

Address: _____

E-Mail: _____

Phone / Fax: _____

Date: _____

OTWELL MAWBY, P.C.
309 East Front Street
Traverse City, Michigan 49684

STANDARD TERMS AND CONDITIONS
EFFECTIVE JANUARY 2019

I. Fees for Consulting Services

Hourly rates for:	Principal	\$110.00
	Project Manager / Sr. Engineer/Geologist	\$96.00
	Project Engineer/Geologist	\$80.00
	Staff Engineer/Geologist	\$72.00
	Senior Environmental Technician	\$65.00
	Technician II	\$47.00
	Technician I	\$43.00
	Clerical	\$30.00

II. Equipment Charges

Mileage	\$0.545 per mile
Sampling Pump	\$75.00 per day
Water Well Monitoring Equipment	\$25.00 per day
Pressure Transducer Equipment	\$50.00 per day
Photoionization Detector (PID)	\$125.00 per day

III. Services of Others

On occasion, subcontractors and subconsultants will be used with your approval. The cost of such services plus a fifteen percent contract administration fee will be included in our invoice.

IV. Invoices

Invoices will generally be submitted once a month for services performed during the previous month. Payment will be due within 30 days of invoice date. Interest will be added to accounts in arrears at the rate of 1.5 percent per month.

V. On-Site Services During Project Activities

Should our services be provided on the job site during project activities, clean-up or other site tasks, it is understood that, in accordance with generally accepted engineering practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work, and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's performance conducted by our personnel is not intended to include review of the adequacy of the contractor's safety measures, in, on, or near the site.

It is further understood that field services provided by our personnel will not relieve the contractor of his responsibilities for performing the work in accordance with applicable laws and regulations and with the plans and specifications.

VI. Ownership of Documents

All reports, field data and notes, laboratory test data, calculations, estimates, and other documents which we prepare, as instruments of service, shall remain our property. You agree that all reports and other work we furnish you or your agents, which are not paid for, will be returned upon demand and will not be used for any purpose whatsoever.

Any documents or reports prepared by our firm are intended for your use and benefit and any lenders that might rely on the report and findings whose interests are secured by the property. They are not intended for use by any other third party.

Reports and other materials resulting from our efforts on this project or site are not intended or represented to be suitable for reuse by you or others on extensions or modifications of this project or for any other projects or sites. Reuse of reports or other materials by you or others on extensions or modifications, of this project or on other sites, without our written permission or adaptation for the specific purpose intended shall be at the user's sole risk, without liability on our part, and you agree to indemnify and hold us harmless from all claims, damages and expenses, including attorney's fees, arising out of such unauthorized reuse resulting from the release of documents.

VII. Confidentiality

We will hold confidential all business or technical information obtained or generated in the performance of services under this Agreement. We will not disclose such information without your consent, except to the extent required for (1) performance of services under this Agreement; 2) compliance with professional standards of conduct regarding immediate and emergency public safety and health concerns; (3) compliance with any court order or governmental directive; and/or (4) protection of Otwell Mawby, P.C. against claims or liabilities arising from the performance of services under this Agreement. Our obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others.

VIII. Insurance

We are protected against risks of liability exposure by Worker's Compensation Insurance, Comprehensive General Liability Insurance (bodily injury and property damage), Automobile Liability and Professional Liability Insurance. We will furnish information and certificates at your request. We will not be responsible for any loss, damage or liability arising from your negligent acts, errors and omissions, and those by your staff, consultants, contractors and agents or from those of any person for whose conduct we are not legally responsible.

IX. Standard of Care

In accepting this Agreement for consulting services, you acknowledge the inherent risk associated with oil, hazardous, radioactive, toxic, irritant, pollutant or otherwise dangerous substances or conditions as well as with construction. In performing our professional services, we will use that degree of care and skill ordinarily exercised, under similar circumstances, by members of the profession practicing in the same or similar locality. The standard of care shall exclusively be judged as of the time the services are rendered and not according to later standards. We make no express or implied warranty beyond our commitment to conform to this standard.

X. Indemnity

It is understood and agreed that, in seeking our consulting services under this Agreement, you are requesting us to undertake potentially uninsurable obligations for your benefit involving the presence or potential presence of hazardous wastes and substances. Therefore, you agree to hold harmless, indemnify, and defend us from and against any and all claims, losses, damages, liability, and costs, including but not limited to costs of defense, arising out of or in any way connected with the presence, discharge, release, or escape of contaminants of any kind, excepting only such liability as may arise out of our negligence in the performance of services under this Agreement.

XI. Limitation of Liability

As part of this contractual Agreement, both parties agree, acknowledge, and so contract between themselves that in the event the owner or signatory to this contract suffers any monetary damage resulting from the negligence of Otwell Mawby, P.C., it is specifically agreed that the liability shall be limited to the extent of coverage of Otwell Mawby, P.C.'s professional liability insurance policy.

PA 210 – COMMERCIAL REHABILITATION ACT



Boyne City Commission
April 23, 2019



OUTLINE

- Overview of PA 210
- Qualifications
- PA 210 for Boyne City
- Process for District and Exemptions
- Project Evaluation



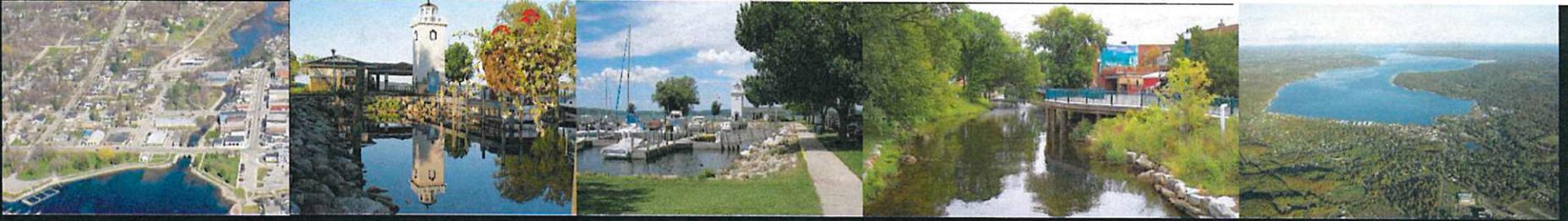
PA 210, 2005

- Provides for establishment of commercial rehabilitation districts for exemption from certain taxes.
- City can establish 1 or more districts that may consist of 1 or more parcels or portions of a parcel.
- County may reject the establishment of the district.
- Provides for tax exemption that essentially freezes taxes except land and personal property.



QUALIFICATIONS

- Commercial business or multifamily residential use.
- District must be greater than 3 acres UNLESS in a downtown as determined by the City Commission.
- “Qualified Facility” includes buildings or vacant property if commercial within the proceeding 15 years.
- “Rehabilitation” can include new construction on vacant property where a previous structure has been demolished and if the City Commissions determines the project is of economic benefit to the local community.
- Maximum of 10 years.



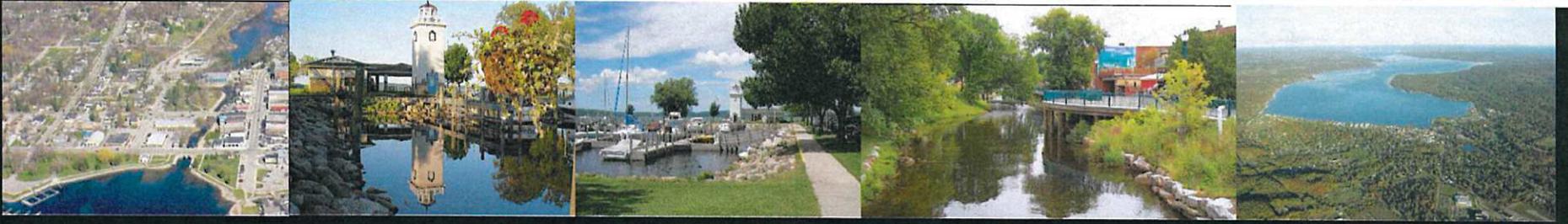
EXEMPTION

- Property taxes are replaced with the commercial rehabilitation tax.
- Based on current local millage rate times taxable value frozen at year before exemption certificate is issued.
- Does not apply to land and personal property.
- School operating tax and State Education Tax not subject to exemption.



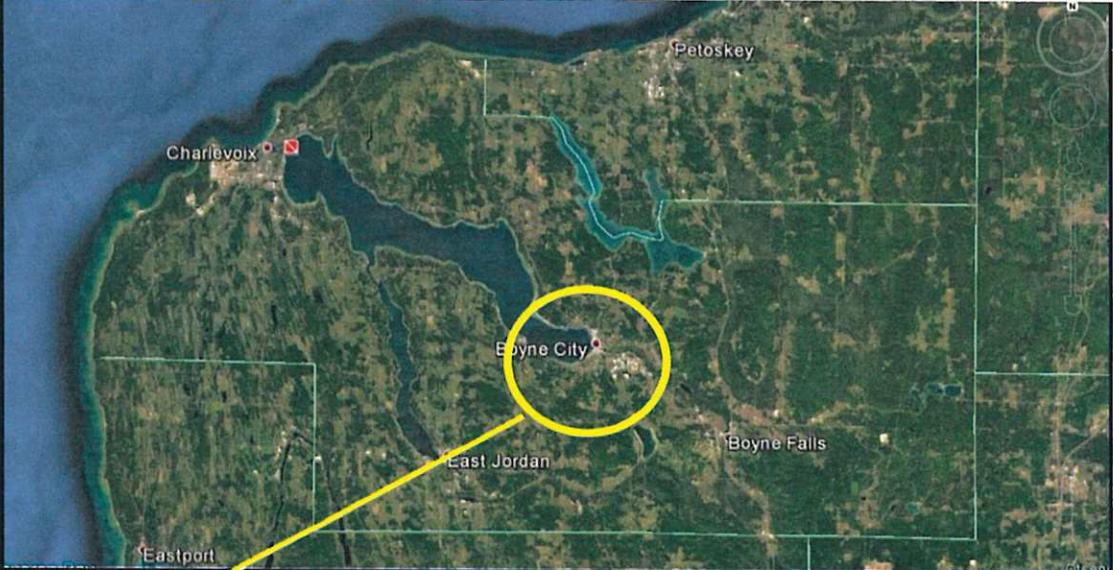
PA 210 DISTRICT

- Suggest project-by-project Commercial Rehabilitation District.
- Provided for in downtown areas.
- Broader area may create challenge to approve or deny Certificate requests.
- Exception may be targeted areas for redevelopment.



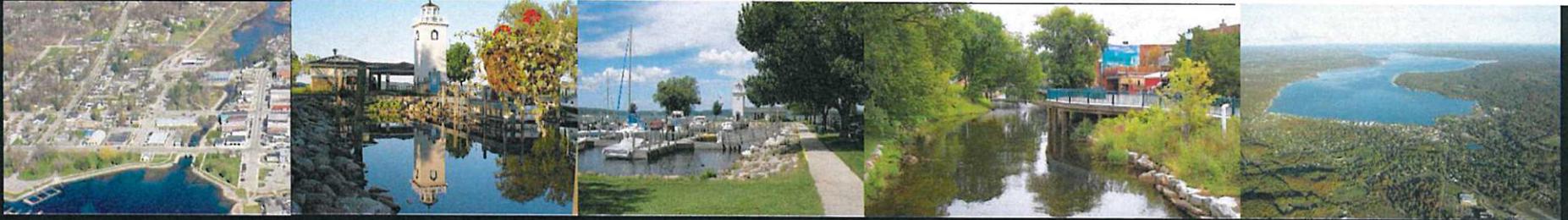
PA 210 IN BOYNE CITY

- Requested by Michigan Community Capital
- Lofts on Lake Street



LOFTS ON LAKE STREET PARCELS

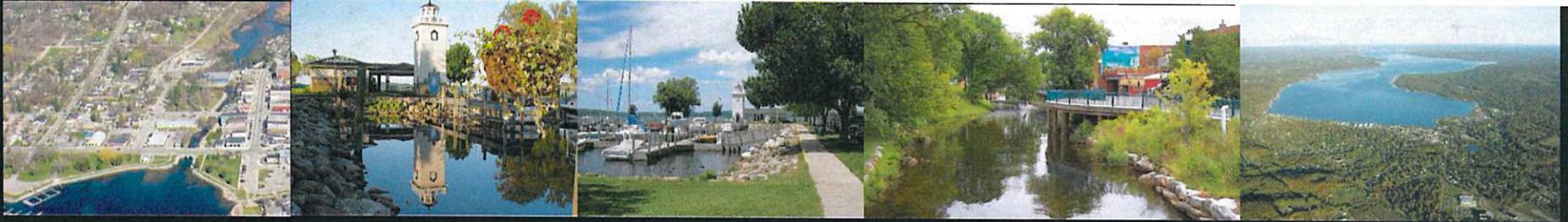




PA 210 IN BOYNE CITY

- Requested by Michigan Community Capital
- Lofts on Lake Street
- Three story mixed use with 42 rental units on 2nd and 3rd floors.

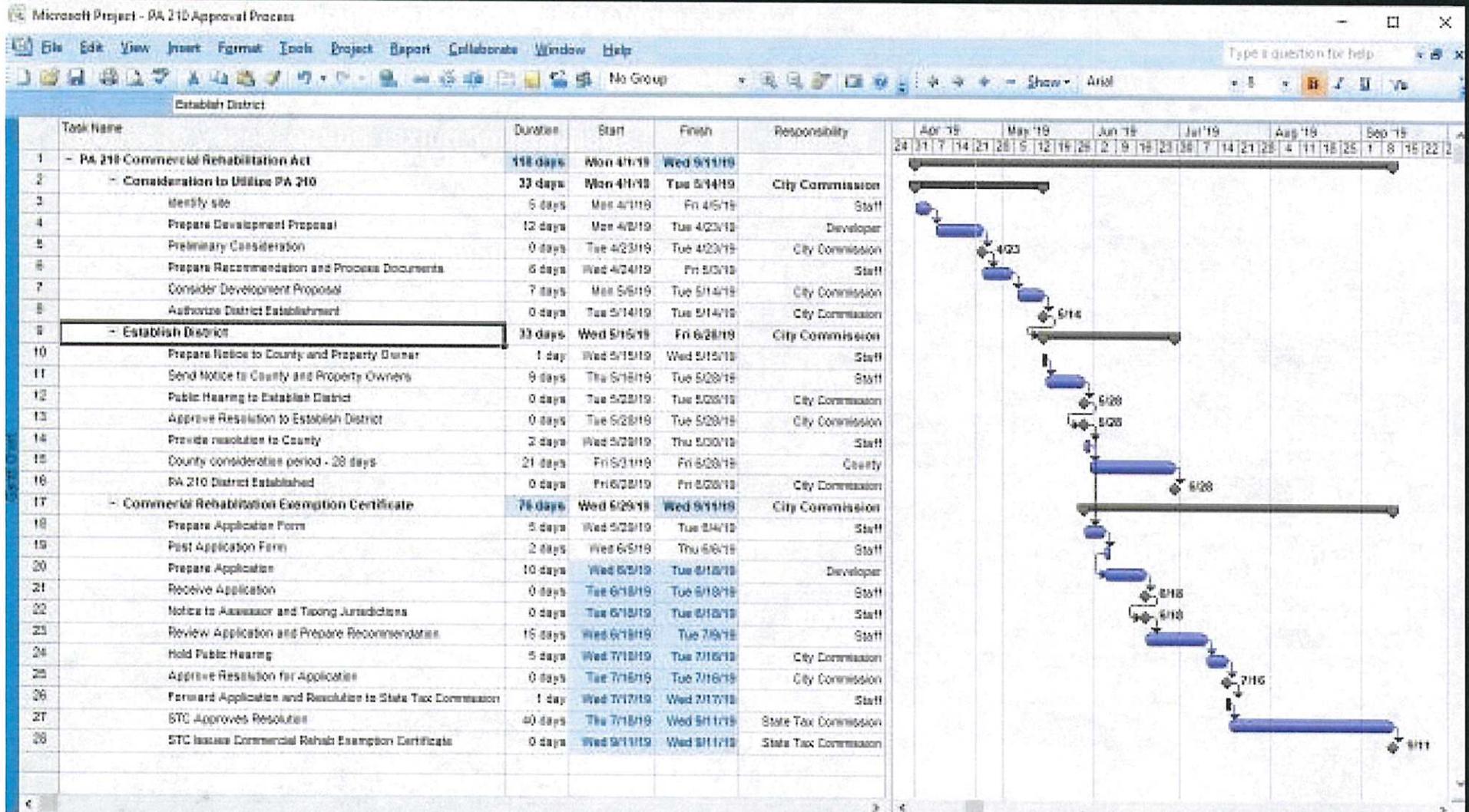




PA 210 IN BOYNE CITY

- Requested by Michigan Community Capital
- Lofts on Lake Street
- Three story mixed use with 42 rental units on 2nd and 3rd floors.
- Estimated investment = \$9 million
- Meets the definition of “Qualified Facility.”

PA 210 APPROVAL PROCESS



PA 210 APPROVAL PROCESS

Task	Start	Complete	Responsibility
Consideration to Utilize PA 201	April 1	May 14	City Commission
Establish District			City Commission
Notice to County and Property Owners	May 15	May 28	City Staff
Public Hearing – District Approval Resolution		May 28	City Commission
County Consideration	May 29	June 28	Charlevoix County
PA 210 District Established		June 28	City Commission
Commercial Rehabilitation Exemption Certificate			
Application	May 29	June 18	Developer
Notice to Assessor and Taxing Jurisdictions	June 14	June 18	City Staff
Review Application/Prepare Recommendation	June 19	July 9	City Staff
Public Hearing – Exemption Approval Resolution		July 16	City Commission
Forward to State Tax Commission		July 17	City Staff
STC Approves Resolution and Issues Certificate	July 18	September 11	State Tax Commission



APPLICATION

- Developer prepares application in form prescribed by State Tax Commission.

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility)		NAICS or SIC Code	
Facility's Street Address	City	State	ZIP Code
Name of City, Township or Village (rating authority)		County	School District Where Facility is Located
<input type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy)	Planned Date of Rehabilitation Completion (mm/dd/yyyy)		
Estimated Cost of Rehabilitation	Number of Years Exemption Requested (1-10)		
Expected Project Outcomes (check all that apply)			
<input type="checkbox"/> Increase Commercial Activity		<input type="checkbox"/> Retain Employment	
<input type="checkbox"/> Create Employment		<input type="checkbox"/> Revitalize Urban Areas	
<input type="checkbox"/> Prevent Loss of Employment		<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

<input type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input type="checkbox"/> Statement of the economic advantages expected from the exemption
<input type="checkbox"/> Description of the qualified facility's proposed use	<input type="checkbox"/> Legal description
<input type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)
<input type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
<input type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation	

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents)	Telephone Number
Fax Number	E-mail Address
Street Address	City State ZIP Code
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company 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 governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.	
I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.	
Signature of Authorized Company Officer (no authorized agents)	Title Date

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body	
Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
----------------------	------

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution):

Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)

Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
--	--	-------------

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number
Fax Number	E-mail Address
Mailing Address	City State ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number Fax Number
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.	
Clerk's Signature	Date

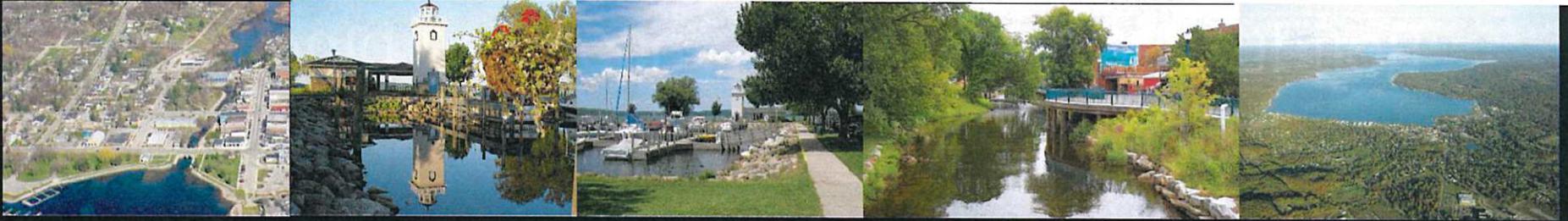
The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P.O. Box 30471
Lansing, MI 48909



APPLICATION

- Developer prepares application in form prescribed by State Tax Commission.
- Attach description, proposal, schedule, economic advantages, legal description.
- Rehabilitation cannot start more than 6 months from application submittal.
- Applicant states in writing that project would not occur without tax exemption.



EVALUATION

- Review project financial information and pro forma.
- MEDC has extensive evaluation process for their financial incentives.
- Prepare evaluation and recommendation for City Commission consideration.

PA 210 – COMMERCIAL REHABILITATION ACT



Boyne City Commission

April 23, 2019

**Boyne City Main Street
Strategic Planning Session
March 13, 2019**

Mission:

To keep downtown Boyne City vibrant and successful while preserving its historic heritage and supporting sustainable projects.

Recommendation: the current mission suggests the organization is comfortable with status quo. Consider revising the statement to read: To support a vibrant and successful downtown Boyne City through business and community investment, sustainable development, and historic preservation.

Vision:

Downtown Boyne City is a well-known, welcoming four-seasons community on the water with successful full businesses, comprehensive signage, high-quality public facilities—accessible for everyone—that maximizes the experience of Boyne.

Recommendation: the vision statement should be aspirational but also clear, concise and related to your mission. Consider revising the statement to read:

Downtown Boyne City is a welcoming four-seasons community that is well-known, accessible, business-friendly, and represents the best of what Boyne has to offer.

Stakeholders:

The following stakeholders are inclusive of the audiences invested in the success of Main Street.

- | | |
|---|-------------------------------|
| City Government | Main Street Volunteers |
| Chamber of Commerce | Employees |
| Nearby Resorts/Hospitality Attractions | Main Street Businesses |
| County Government | Boyne Area Businesses |
| State Government | Visitors to Northern Michigan |
| School District and Education Community | Surrounding Communities |
| Residents (Full time and Seasonal) | Developers /Financers |
| Community Groups | Retirees and Senior Community |
| Civic Organizations | Young People |
| Nonprofit Organizations | Families |

Environmental Scan:

The following items were discussed as factors that would affect the Main Street strategy:

What's Working for Main Street:	What's a concern?	Looking Forward:
<ul style="list-style-type: none"> • Good and talented staff • Successful events <ul style="list-style-type: none"> ○ Funding ○ Engagement ○ Quality of life ○ Community pride ○ Traffic/Attendance • Reputation and perception • Active volunteer base/committees • Healthy budget • Community energy/enthusiasm • Diversity • New projects 	<ul style="list-style-type: none"> • Main Street needs a refresh • Need for program development • Parking • Community understanding of Main Street • Community dealing with change • Communication/Public Relations • Team Boyne turnover • Connectedness to Community • Business recruitment/involvement • Static, but committed, volunteers • Housing/ Workforce/Infrastructure • Cost of Living • Trades/workforce sustainability 	<ul style="list-style-type: none"> • Potential recession or economic downturn • Local, State and Federal politics/elections • Threat of community stagnation • Investor speculation • TIF Renewal (2024) • Threat to TIF Funding Model • More downtown retail Success • Government Regulation • Competition from community groups • Marijuana legalization • Youth retention and attraction • Funding prospects • Climate change affecting seasonality • Vacation rental takeover

Strategic Goals 2019-2022

The following goals were discussed for consideration over the next three years:

Promotion		<i>Behind Target</i>	<i>On- Track</i>	<i>Exceed Target</i>
STRATEGY: Focus on keeping the following signature events fresh and viable: Farmers Market, Boyne Thunder, Stroll the Street	GOAL: Maintain or grow event attendance throughout the year			
	GOAL: Maintain and grow diverse volunteer engagement			
STRATEGY: Increase non-summer activities (e.g., ice fishing, snowmobiling, fat-tire biking, ice boats)	GOAL: Increase outdoor recreation traffic in off-season months			
STRATEGY: Communicate regularly and more frequently with “bite-size” information:	GOAL: Increase community awareness and engagement (discussion) on issues and attendance at meetings			
	GOAL: Attract more funding support to grow programs			

Organization				
STRATEGY: Develop recruitment and succession plan to energize and engage volunteers	GOAL: Maintain and grow diverse volunteer engagement			
	GOAL: Rotate committee leadership regularly			
STRATEGY: Develop community-wide support for Main Street	GOAL: Recruit more supporters (vs. detractors) on social media and at community meetings			
	GOAL: Increase community awareness and engagement (discussion) on issues and attendance at meetings			

Design		<i>Behind Target</i>	<i>On- Track</i>	<i>Exceed Target</i>
STRATEGY: Promote and attract more mixed-use buildings that include retail, office and residential spaces	GOAL: Increase mixed-used development in downtown			
STRATEGY: Promote strategic use of space and improve amenities to attract more activity downtown	GOAL: Complete restroom/pavilion/marina projects			
	GOAL: Complete downtown connections to trail system			
	GOAL: Improve and increase walkability/accessibility in downtown spaces			
	GOAL: Increase façade improvements			
	GOAL: Beautify open space on Main Street			

Economic Vitality				
STRATEGY: Work with stakeholder groups to promote and model a progressive agenda to manage year-round sustainable development	GOAL: Increase mixed-used development in downtown			
	GOAL: Increase diverse housing options downtown			
	GOAL: Attract more overnight accommodations close to or in downtown			
STRATEGY: Rejuvenate TEAM BOYNE to support business attraction and development	GOAL: Increase number of year-round retail businesses downtown			
	GOAL: Increase and retain business investment to achieve 0% vacancy downtown			

Next Steps:

- Review with the board and/or stakeholders for comment and revision
- Approve or adopt the strategic plan
- Communicate with stakeholders and investors
- Develop action plan quarterly to achieve goals
- Align volunteer committee and staff structure to execute the plan
- Hold strategic discussion at board meetings
- Communicate and celebrate success and milestones along the way
- Review annually and revise if appropriate

PERIOD ENDING 04/30/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGDG USED
		AMENDED BUDGET	04/30/2019 NORMAL (ABNORMAL)	MONTH 04/30/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Revenues						
Dept 000						
248-000-400.000	ALLOCATION FROM CUR YR FD BAL	0.00	0.00	0.00	0.00	0.00
Total Dept 000		0.00	0.00	0.00	0.00	0.00
Dept 030 - REVENUES						
248-030-400.000	ALLOCATION FROM CUR YR FD BAL	0.00	0.00	0.00	0.00	0.00
248-030-405.000	CURRENT YEAR TAXES	285,413.00	285,413.17	0.00	(0.17)	100.00
248-030-579.000	GRANTS: STATE	0.00	0.00	0.00	0.00	0.00
248-030-580.000	GRANTS	0.00	0.00	0.00	0.00	0.00
248-030-581.000	VETERAN'S MEMORIAL	0.00	0.00	0.00	0.00	0.00
248-030-582.000	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00
248-030-590.000	RIVERWALK GRANT	0.00	0.00	0.00	0.00	0.00
248-030-642.000	CHARGES FOR SERVICES/FEES	0.00	0.00	0.00	0.00	0.00
248-030-660.000	RENTAL INCOME	0.00	0.00	0.00	0.00	0.00
248-030-664.000	INTEREST EARNINGS	0.00	0.00	0.00	0.00	0.00
248-030-670.000	PROMOTIONS COMMITTEE REVENUE	15,000.00	24,424.69	2,625.00	(9,424.69)	162.83
248-030-670.100	BOYNE APPETIT	4,000.00	(3,925.00)	0.00	7,925.00	(98.13)
248-030-670.200	THEATER REVENUES	0.00	0.00	0.00	0.00	0.00
248-030-670.300	WALKABOUT SCULPTURE SHOW	3,000.00	1,715.00	579.00	1,285.00	57.17
248-030-671.000	FACADE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
248-030-672.000	VSCI REVENUES	0.00	0.00	0.00	0.00	0.00
248-030-675.000	CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00
248-030-676.000	SPECIAL EVENTS - POKER RUN	73,686.00	73,686.14	0.00	(0.14)	100.00
248-030-676.100	POKER RUN 2011	0.00	0.00	0.00	0.00	0.00
248-030-677.300	RADIO SHACK FACADE FUNDS	0.00	0.00	0.00	0.00	0.00
248-030-680.000	FARMER'S MARKET REVENUES	0.00	0.00	0.00	0.00	0.00
248-030-685.000	SALE OF PROPERTY	0.00	0.00	0.00	0.00	0.00
248-030-691.000	TRANSFERS FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00
248-030-698.000	WASTEWATER NOTE PROCEEDS	0.00	0.00	0.00	0.00	0.00
248-030-699.000	BOND PROCEEDS	0.00	0.00	0.00	0.00	0.00
Total Dept 030 - REVENUES		381,099.00	381,314.00	3,204.00	(215.00)	100.06
TOTAL REVENUES		381,099.00	381,314.00	3,204.00	(215.00)	100.06
Expenditures						
Dept 731 - EXPENDITURES						
248-731-677.100	THEATER EXPENDITURES	0.00	0.00	0.00	0.00	0.00
248-731-700.000	LAND ACQUISITION	0.00	0.00	0.00	0.00	0.00
248-731-705.000	SALARIES/WAGES	62,420.00	55,424.51	4,763.60	6,995.49	88.79
248-731-710.000	ADMINISTRATION	0.00	0.00	0.00	0.00	0.00
248-731-712.000	INSURANCE: LIFE/AD&D	250.00	281.04	23.42	(31.04)	112.42
248-731-713.000	MEDICAL INSURANCE	7,056.00	7,056.20	0.00	(0.20)	100.00
248-731-714.000	SOCIAL SECURITY	4,744.00	4,957.92	364.41	(213.92)	104.51
248-731-715.000	PENSION	4,120.00	4,508.08	310.52	(388.08)	109.42
248-731-716.000	UNEMPLOYMENT	10.00	8.72	6.33	1.28	87.20
248-731-719.000	SICK/VACATION	2,000.00	2,328.96	0.00	(328.96)	116.45
248-731-720.000	PARKING LOT MAINTENANCE	0.00	0.00	0.00	0.00	0.00
248-731-727.000	OFFICE SUPPLIES	1,500.00	496.00	18.81	1,004.00	33.07
248-731-728.000	OFFICE OPERATING EXPENSES	0.00	79.20	0.00	(79.20)	100.00
248-731-729.000	OFFICE EQUIPMENT	0.00	0.00	0.00	0.00	0.00
248-731-730.000	REPAIRS/MAINTENANCE	0.00	0.00	0.00	0.00	0.00

PERIOD ENDING 04/30/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	04/30/2019 NORMAL (ABNORMAL)	MONTH 04/30/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
Expenditures						
248-731-732.000	MEMBERSHIP DUES	3,350.00	3,350.00	0.00	0.00	100.00
248-731-733.000	PROFESSIONAL LIBRARY/SUBSCRIPT	0.00	0.00	0.00	0.00	0.00
248-731-740.000	UTILITIES/INTERNET SERVICE	732.00	682.36	61.55	49.64	93.22
248-731-750.000	ADMINISTRATIVE FEE	7,500.00	7,500.00	0.00	0.00	100.00
248-731-751.000	BURIAL ELECTRICAL LINES ETC	0.00	0.00	0.00	0.00	0.00
248-731-752.000	RESTORE CITY CLOCK TOWER	0.00	0.00	0.00	0.00	0.00
248-731-753.000	DONATION TO CREATIVE PLAYGROUD	0.00	0.00	0.00	0.00	0.00
248-731-754.000	CBD BENCHES	0.00	0.00	0.00	0.00	0.00
248-731-760.000	DESIGN COMM EXPENSES	8,950.00	7,255.00	0.00	1,695.00	81.06
248-731-761.000	DESIGN ENGIN/CONSULTING	0.00	0.00	0.00	0.00	0.00
248-731-762.000	DESIGN CAPITAL IMPROVEMENTS	12,000.00	10,882.55	0.00	1,117.45	90.69
248-731-763.000	STREETSCAPE AMENITIES	30,000.00	25,268.23	0.00	4,731.77	84.23
248-731-780.000	ECONOMIC RESTRUC COMM EXP	0.00	0.00	0.00	0.00	0.00
248-731-781.000	ECONC RESTRUC COMM ENG SVCS	0.00	0.00	0.00	0.00	0.00
248-731-782.000	BUSINESS RECRUITMENT/RETENTION	100.00	68.36	0.00	31.64	68.36
248-731-783.000	VETERAN'S MEMORIAL CONTRIBUTIO	0.00	0.00	0.00	0.00	0.00
248-731-790.000	FARMERS MARKET EXPENSES	0.00	0.00	0.00	0.00	0.00
248-731-808.000	DESIGN ENGINEERING DDA	0.00	0.00	0.00	0.00	0.00
248-731-810.000	COMMITTEE/EVENT EXPENSES	0.00	200.00	0.00	(200.00)	100.00
248-731-811.000	BOYNE THUNDER EXPENDITURES	0.00	0.00	0.00	0.00	0.00
248-731-812.000	ORGANIZATION COMM EXPENSES	7,000.00	8,704.50	1,387.50	(1,704.50)	124.35
248-731-818.000	CONTRACTED SERVICES	0.00	0.00	0.00	0.00	0.00
248-731-870.000	EDUCATION/TRAVEL	4,000.00	4,355.29	775.34	(355.29)	108.88
248-731-900.000	ADVERTISING/PUBLISHING	12,000.00	8,483.28	849.54	3,516.72	70.69
248-731-902.000	PROMOTIONS COMMITTEE EXPENSES	10,000.00	6,830.37	400.00	3,169.63	68.30
248-731-910.000	PROMOTIONS COMMITTEE EVENTS	12,000.00	5,027.12	0.00	6,972.88	41.89
248-731-910.100	BOYNE APPETIT	4,000.00	3,244.00	0.00	756.00	81.10
248-731-910.200	WALKABOUT SCULPTURE SHOW	3,000.00	2,500.00	0.00	500.00	83.33
248-731-910.300	STROLL THE STRETS	16,200.00	16,150.30	25.30	49.70	99.69
248-731-912.000	PROMOTIONS CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
248-731-940.000	FACILITIES RENT	4,200.00	4,775.00	1,275.00	(575.00)	113.69
248-731-942.000	SERVICE MAINTENANCE FEE	75,000.00	75,000.00	0.00	0.00	100.00
248-731-968.000	DEPRECIATION	0.00	0.00	0.00	0.00	0.00
248-731-970.500	TRANSFERS OUT - S PARK ST	0.00	0.00	0.00	0.00	0.00
248-731-980.000	BOND INTEREST	0.00	0.00	0.00	0.00	0.00
248-731-981.000	BOND PRINCIPAL	0.00	0.00	0.00	0.00	0.00
248-731-982.000	BANK FEES	0.00	0.00	0.00	0.00	0.00
248-731-985.000	MAIN STREET PROGRAM	0.00	0.00	0.00	0.00	0.00
248-731-987.000	CONTRACTED CONST SERVICES	0.00	0.00	0.00	0.00	0.00
248-731-990.000	LOAN REPAYMENT	0.00	0.00	0.00	0.00	0.00
248-731-991.000	INTEREST	0.00	0.00	0.00	0.00	0.00
248-731-992.000	DOWNTOWN LOAN PRINCIPAL PYMT	0.00	0.00	0.00	0.00	0.00
248-731-993.000	INTEREST/DOWNTOWN LOAN	0.00	0.00	0.00	0.00	0.00
248-731-998.000	CONTRACTED CONSTRUCTED SERVCS	0.00	0.00	0.00	0.00	0.00
Total Dept 731 - EXPENDITURES		292,132.00	265,416.99	10,261.32	26,715.01	90.86
TOTAL EXPENDITURES		292,132.00	265,416.99	10,261.32	26,715.01	90.86
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		381,099.00	381,314.00	3,204.00	(215.00)	100.06
TOTAL EXPENDITURES		292,132.00	265,416.99	10,261.32	26,715.01	90.86

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REVENUE AND EXPENDITURE REPORT FOR BOYNE CITY

PERIOD ENDING 04/30/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDT USED
		AMENDED BUDGET	04/30/2019 NORMAL (ABNORMAL)	MONTH 04/30/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY								
NET OF REVENUES & EXPENDITURES		88,967.00	115,897.01	(7,057.32)	(26,930.01)		130.27	

PERIOD ENDING 04/30/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGDG USED
		AMENDED BUDGET	04/30/2019 NORMAL (ABNORMAL)	MONTH 04/30/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 213 - FARMERS MARKET FUND						
Revenues						
Dept 030 - REVENUES						
213-030-400.000	ALLOCATION FROM CUR YR FD BAL	0.00	0.00	0.00	0.00	0.00
213-030-579.000	GRANTS-STATE/FEDERAL	3,420.00	3,420.00	0.00	0.00	100.00
213-030-642.000	MISC INCOME	10,500.00	9,391.49	0.00	1,108.51	89.44
213-030-642.010	SNAP	0.00	0.00	0.00	0.00	0.00
213-030-642.020	DOUBLE UP	0.00	0.00	0.00	0.00	0.00
213-030-642.030	WIC	0.00	0.00	0.00	0.00	0.00
213-030-642.040	SENIOR PROJECT	0.00	3,044.00	0.00	(3,044.00)	100.00
213-030-642.100	BAG SALES	0.00	0.00	0.00	0.00	0.00
213-030-642.150	DONATIONS	0.00	2,231.71	0.00	(2,231.71)	100.00
213-030-642.200	FARM MEAL	0.00	0.00	0.00	0.00	0.00
213-030-642.250	FOOD TRUCK RALLY	11,974.00	7,245.50	250.00	4,728.50	60.51
213-030-642.300	SPECIAL EVENTS	0.00	0.00	0.00	0.00	0.00
213-030-642.350	MEAL DONATION	0.00	0.00	0.00	0.00	0.00
213-030-642.400	MEAL SPONSORSHIP	0.00	0.00	0.00	0.00	0.00
213-030-642.450	MEAL TICKET	0.00	0.00	0.00	0.00	0.00
213-030-642.500	POINSETTIA SALES	300.00	296.00	0.00	4.00	98.67
213-030-642.550	POSTERS	0.00	0.00	0.00	0.00	0.00
213-030-642.600	T-SHIRTS	0.00	0.00	0.00	0.00	0.00
213-030-642.650	MARKET MONEY PURCHASE\	100.00	0.00	0.00	100.00	0.00
213-030-642.700	DAILY VENDOR FEE	500.00	225.00	0.00	275.00	45.00
213-030-642.725	VENDOR FEE SUMMER 10 FT	18,885.00	16,035.00	0.00	2,850.00	84.91
213-030-642.750	VENDOR FEE-SUMMER 20 FT	0.00	3,125.00	0.00	(3,125.00)	100.00
213-030-642.775	VENDOR FEE - WINTER	2,900.00	2,925.00	0.00	(25.00)	100.86
213-030-642.800		0.00	0.00	0.00	0.00	0.00
Total Dept 030 - REVENUES		48,579.00	47,938.70	250.00	640.30	98.68
TOTAL REVENUES		48,579.00	47,938.70	250.00	640.30	98.68
Expenditures						
Dept 040 - EXPENDITURES						
213-040-705.000	SALARIES - PLANNING	17,280.00	14,772.01	969.00	2,507.99	85.49
213-040-714.000	SOCIAL SECURITY	1,300.00	1,130.07	74.13	169.93	86.93
213-040-716.000	UNEMPLOYMENT INSURANCE	5.00	4.33	0.77	0.67	86.60
213-040-727.000	SUPPLIES	500.00	284.89	81.46	215.11	56.98
213-040-730.000	COMPUTER/INTERNET EXPENSES	0.00	0.00	0.00	0.00	0.00
213-040-730.100	EARMARK FUNDS	0.00	0.00	0.00	0.00	0.00
213-040-731.000	POSTAGE	50.00	22.75	0.00	27.25	45.50
213-040-732.000	MEMBERSHIP DUES/MML	400.00	390.00	0.00	10.00	97.50
213-040-735.000	GAS AND OIL	0.00	30.00	0.00	(30.00)	100.00
213-040-736.000	END OF YEAR ADJUSTMENT	0.00	0.00	0.00	0.00	0.00
213-040-740.000	BARN EXPENSES	0.00	0.00	0.00	0.00	0.00
213-040-750.100	APPAREL	0.00	0.00	0.00	0.00	0.00
213-040-750.150	BAG MATERIALS	0.00	0.00	0.00	0.00	0.00
213-040-750.200	FARM MEAL	0.00	0.00	0.00	0.00	0.00
213-040-750.250	FOOD TRUCK RALLY	11,974.00	6,795.50	0.00	5,178.50	56.75
213-040-750.260	POINSETTIA FUNDRAISER	300.00	127.40	0.00	172.60	42.47
213-040-750.275	T SHIRTS PRINTING	0.00	0.00	0.00	0.00	0.00
213-040-750.300	MARKET MONEY	400.00	360.00	10.00	40.00	90.00
213-040-750.350	OUTDOOR MARKET	350.00	538.22	0.00	(188.22)	153.78
213-040-750.360	OUTDOOR MARKET MUSIC	975.00	850.00	0.00	125.00	87.18
213-040-750.370	SNAP REIMBURSEMENT	3,000.00	2,551.00	92.00	449.00	85.03
213-040-750.380	DOUBLE UP FOOD BUCKS	2,500.00	2,286.00	134.00	214.00	91.44

PERIOD ENDING 04/30/2019

GL NUMBER	DESCRIPTION	2018-19	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BGD USED
		AMENDED BUDGET	04/30/2019 NORMAL (ABNORMAL)	MONTH 04/30/2019 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 213 - FARMERS MARKET FUND						
Expenditures						
213-040-750.390	SENIOR PROJECT FRESH	2,500.00	2,298.00	0.00	202.00	91.92
213-040-750.400	WIC	2,500.00	2,059.00	0.00	441.00	82.36
213-040-770.000	SNAP	0.00	0.00	0.00	0.00	0.00
213-040-771.000	VENDOR REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00
213-040-870.000	TRAINING AND SCHOOLS	800.00	1,000.00	0.00	(200.00)	125.00
213-040-900.000	ADVERTISING/PUBLSHNG/ORDINANCE	1,000.00	1,410.50	0.00	(410.50)	141.05
213-040-900.200	PROMOTION PRINTING	0.00	0.00	0.00	0.00	0.00
213-040-900.300	SUMMER PROMOTION	0.00	0.00	0.00	0.00	0.00
213-040-900.400	WINTER PROMOTION	0.00	0.00	0.00	0.00	0.00
213-040-900.500	PAVILION	0.00	0.00	0.00	0.00	0.00
Total Dept 040 - EXPENDITURES		45,834.00	36,909.67	1,361.36	8,924.33	80.53
TOTAL EXPENDITURES		45,834.00	36,909.67	1,361.36	8,924.33	80.53
Fund 213 - FARMERS MARKET FUND:						
TOTAL REVENUES		48,579.00	47,938.70	250.00	640.30	98.68
TOTAL EXPENDITURES		45,834.00	36,909.67	1,361.36	8,924.33	80.53
NET OF REVENUES & EXPENDITURES		2,745.00	11,029.03	(1,111.36)	(8,284.03)	401.79