

ECONOMIC IMPROVEMENT COMMITTEE

November 7th, 2024 at 11:00 a.m.

Robert J. Parks Library
6010 North Skeel Avenue
Oscoda, Michigan 48750
(989) 739-9581

Posted Date: November 6th, 2024

Press Notification: November 6th, 2024

Posted By: Nancy L. Howse, Community Development Director

- I. Welcome & Call to Order
- II. Pledge of Allegiance
- III. Roll Call – Mr. Carmona, EIC Vice-Chairman
- IV. Acknowledgement of Dave Iler’s Letter of Resignation
 - A. Acknowledgement of Mr. Carmona’s becoming the EIC Chairperson
 - B. Acknowledgement of Mr. Mason Loucks’ becoming a regular member of the EIC
 - C. Election of the EIC Vice-Chairperson (action item)
 - D. Announcement of a Vacancy for the Alternate Position of the EIC
- V. Additions and/or Changes to the Agenda
- VI. Approval of the Minutes: Regular Meeting of October 3rd, 2024
- VII. Public Comments
- VIII. Township Administration Updates – Joshua Sutton
- IX. Planning Commission Updates – Tim O’Connor
- X. Art & Placemaking Update – Robin Savage
- XI. Community Development Director Update
 - A. Corridor Improvement Authority Establishment
 - i. Resolution published in the Oscoda Press
 - ii. Resolution Registered with the Michigan Secretary of State’s Office by Certified Mail
 - iii. Resolution Registered with the Iosco County Clerk & Comptroller’s Office by Certified Mail
 - iv. Next Steps:
 - a. Create the Corridor Improvement Authority Board
 - b. Develop & Adopt the Bylaws
 - c. Prepare a Development Plan
 - d. Prepare a Tax Increment Financing Plan
 - B. Oscoda Elementary School Proposal
 - C. Façade Grants Update
 - D. Redevelopment Ready Community (RRC) Update
 - i. RRC Survey for 2025 (work with the CIA)
 - E. Update from the MEDC
 - i. “Match On Main” Application/Project to be Launched January 2025

- ii. "Michigan Main Street"
- iii. "Revitalization And Placemaking (RAP Fund) Program"
- iv. "Community Revitalization Program"

F. EIC Bylaws

G. EIC Website/Subsite Update

H. EIC Members' Training Information to Oscoda Township Clerk's Office

I. Social District Meeting on Wednesday, November 13th, 2024 at 3 p.m. at The Edelweiss

J. "Planning for Prosperity" Update from October 24th, 2024

K. Michigan Townships Association Update

- i. 2024-25 Legislative Policy Platform

- ii. Michigan Public Service Commission Survey

L. Increase in the Michigan Minimum Wage Rate 2025 Schedule

M. CDD's Appointment to the Michigan Community & Worker Economic Transition Advisory Committee

N. "Northern Lights Parade" Oscoda- AuSable Chamber of Commerce – Saturday, December 7th, 2024

O. "Light Up the Town" Holiday Season

XII. Unfinished Business (EIC Action Items)

- A. Façade Grants

- B. Oscoda Elementary School Proposal

XIII. New Business

XIV. Committee Comments

XV. Adjournment

***Next EIC Meeting – Thursday, December 5th, 2024 at 11:00 a.m.
at the Robert J. Parks Library***

Community Development Director Update
Economic Improvement Committee Meeting

November 7th, 2024

A) Acknowledgement of Dave Iler's Letter of Resignation

The Oscoda Township Board took formal action at their October 28th, 2024 meeting to accept the letter of resignation from EIC Chairperson Mr. Dave Iler. With Mr. Iler's resignation, Mr. Dave Carmona will step into the Chairperson's position; Mr. Mason Loucks, who was appointed by the Township Board on October 14th, 2024 as the EIC Alternate Member, will step into a regular position on the EIC; and it will be necessary for the Committee to elect a new Vice-Chairperson. Also, I would like to reiterate that there is now a vacancy for the EIC Alternate Member Position. Applications are online at the Township website or available by contacting my office. Thank you to Mr. Iler for his many years of service to Oscoda Township and to the Economic Improvement Committee.

B) Corridor Improvement Authority Establishment

At its regular meeting held on October 28th, 2024, the Oscoda Township Board unanimously voted to establish a "Corridor Improvement Authority". By State law, the resolution will be published in *The Oscoda Press* and certified copies of the resolution have been sent to the Michigan Secretary of State's Office in Lansing and also to the Iosco County Clerk & Comptroller's Offices in Tawas City.

The next steps in the CIA include: (1) the creation of the Corridor Improvement Authority Board; (2) the development and adoption of the CIA Bylaws; (3) the preparation of a Development Plan; and (4) the preparation of a Tax Increment Financing Plan (possibly).

C) Oscoda Elementary School Proposal

On October 14th, 2024, Mr. Vincent Iler presented a proposal to the Township Board to donate a portion of the Oscoda Elementary School Building (Lots 5, 6, 7, and 8), for establishing a new fire department and possibly a police department. The original proposal was for Mr. Iler to retain the gymnasium area for storage purposes and to lease Lots 3 and 4 to the Township, along with a Township commitment to surface Lots 3, 4, 9, and 10.

OTB did not take any action on this proposal, but tabled it and referred the proposal to me and the Economic Improvement Committee for review and study. On October 24th, 2024 Mr. Iler brought an amended proposal into the Township to include the gymnasium. Mr. Iler indicated that he wants "deed restrictions" of the proposal.

In your packets this morning is my preliminary report that I presented to OTB at their October 28th Board meeting. I am seeking your opinions of this project/proposal and further direction from the Economic Improvement Committee.

D) Facade Grant Updates

After talking with Mr. Horning about the unused monies from the 2024 Façade Grant fund, he is going to create a "multi-year fund" in the 2025 Budget, that will capture the \$38,100 that has yet to be reimbursed. There will still be the \$50,000 for next year's Façade Grants.

I am asking the EIC to extend the 2024 applications that have not yet been spent by the four (4) businesses (Can Do Contracting, Landmark Title, Truly Yours and The Lake Theatre) to a deadline of June 30th, 2025.

In addition, the EIC has received a request from Biggby's Coffee for consideration of Façade Grant monies and his application is enclosed in today's packet. There is approximately \$1,524.39 left that could be awarded to Biggby's.

I will be bringing the 2025 Façade Grant application to the EIC in December and if you approve, I will take it to OTB in January. I would like to see it in the hands of our businesses much earlier than last year.

E) RRC Survey for 2025 (working with the CIA)

I would like to start this project as soon as the Corridor Improvement Authority has their Board established so that by Spring of 2025 this can go out to the community. Understanding that the EIC works for the entire Township and that the CIA represents the businesses in the U.S. 23 and F-41 corridor, I believe that the two (2) boards can work together on this project and benefit everyone in Oscoda.

F) Updates from the Michigan Economic Development Corporation

- "Match on Main" – I've received word that the next round of funding for the "Match on Main" program will open on January 1st, 2025. This upcoming year, there will be only one funding round available. For the 2025 cycle, each eligible community may submit up to two (2) applications. I am in the process of reviewing all the documents and detailed guidelines and will be attending the webinar that will be available in the next few weeks. Please plan on discussing this in detail at the December 5th EIC meeting.
- "Michigan Main Street" – This program provides technical assistance for communities working to revitalize the downtown district such as economic vitality, design, organization and promotion.
- "Revitalization and Placemaking Program (RAP)" – I will be participating in the second information webinar for RAP on Wednesday, November 13th and after that should have the information available for the community shortly thereafter. This will also be an item on the agenda for discussion on December 5th.
- "Michigan Community Revitalization Program" – this is an incentive program available from the Michigan Strategic and the MEDC. Its focus is to encourage and promote the rehabilitation and redevelopment of brownfield and historic preservation sites. Any property meeting one or more of the following conditions is eligible: blight, functionally obsolete, historic resources, adjacent or contiguous to eligible property that is being improved, or any other property as determined by the MSF board.

G) EIC Bylaws

After discussing this with Mr. Horning, my recommendation to the EIC is to table this until after the new Township Board takes office, to amend the Bylaws in December in regard to grammatical and punctuation errors. The issue of terms of service for the two (2) EIC members more than likely will work itself out and if need be, it can come before OTB early next year. With Mr. Iler's resignation, one (1) position has already been resolved.

H) EIC Website/Subsite Update

I have sent off another email to REVIZE, the company that the Township has contracted with to rebuild the EIC website/subsite.

I) EIC Members' Training Information to the Oscoda Township Clerk's Office

I would like to remind the members of the EIC to be sure that the Clerk's Office has up-to-date information regarding the training that you've taken during Calendar Year 2024.

J) Social District Meeting on Wednesday, November 19th, 2024

As you know, this is the second year for the Township's Social District Program. I wanted you to know that I'll be meeting with the various businesses in the Social District area next Wednesday, November 13th, 2024. I want to listen to their thoughts, suggestions, ideas for doing this better or different for next year and yes, even the criticisms that they may have.

K) Consumers Energy "Planning for Prosperity" Update

I had an opportunity to attend the Consumers Energy "Planning for Prosperity" meeting on October 24th at Warrior Pavilion. "Planning for Prosperity" is the program that Consumers Energy has been presenting this year in regard to the future of the river's hydro communities and the dams along the AuSable River.

The relicensing of the dams comes due in 2034 and to relicense is a project that takes between five (5) and six (6) years to complete. Consumers Energy can do one (1) of three (3) things:

- Consumers Energy can continue to operate the dams.
- Consumers Energy could sell the dams to new owners. If they decide to sell the dams, the license would continue until 2034 with the new owners.
- Consumers Energy could decide to decommission the dams prior to 2034.

Consumers Energy will develop a final report and will hold public hearings in 2025. Consumers Energy hopes to have a decision in the first quarter of 2025.

L) Michigan Townships Association Update

I've included in your packets this morning the 2024-25 Michigan Townships Association Legislative Policy Platform. This was adopted by the delegates at the MTA 2024 Annual Meeting.

Townships have been asked to complete a franchise survey from the Michigan Public Service Commission (MPSC) to provide insight into the video/cable issues that may be occurring in each community. Public Act 480 of 2006, the Uniform Video Services Local Franchise Act, requires the MPSC to file an annual report that includes information indicated in the survey. Responses can be submitted until November 12th.

M) Michigan Minimum Wage Rate 2025 Increase Schedule

To let our businesses and employers know, the Michigan minimum wage rate will increase in 2025 and I've included in your packets this morning a copy of the email I received with the new schedule. Michigan's minimum wage will increase twice in 2025 with the first increase coming on January 1st and the second on February 21st.

N) CDD's Appointment to the Michigan Community & Worker Economic Transition Advisory Committee

Public Act 232 of 2023 established the "Community and Worker Economic Transition Office" within the Michigan Department of Labor Economic Opportunity, better known as LEO. Our economy is changing, in the country, in the State and in Iosco County: what with electric vehicles, changes in the manufacturing industry and renewable energy sources. Michigan and the Sunrise Side need to take an active role in connecting existing workers, communities and employers with the resources needed to compete in this ever-changing economy.

The State's 2025 Budget provides support to ensure that all areas in the State are well positioned as the economy evolves, particularly in the automotive, utility, manufacturing and building trades sector. It is vital that this side of the State, the Sunrise Side, can bring the creation of new, high-quality jobs and as well as additional population and investments to the Sunrise Side.

My goal of serving on this committee is to help guide and develop opportunities for the Oscoda and AuSable's existing and future workforce (workers, communities, employers and government entities) through the maze of a changing economy.

I've said that it's time that Lansing recognizes the needs of the "Sunrise Side" of the State and I'm hoping that a presence from Iosco County will help in that regard.

O) "Northern Lights Parade" on Saturday, December 7th, 2024

The Oscoda-AuSable Chamber of Commerce is once again the host for the Annual "Northern Lights Parade" on Saturday, December 7th. And I was thinking, what if we ask our local businesses to help "Light Up the Town" this Christmas Season by decorating for the holidays and showing off just how spectacular Oscoda and AuSable can be. I'd like to reach out to our businesses to have a decorating/lighting contest to coincide with the "Northern Lights Parade" and to encourage the owners of even the vacant buildings

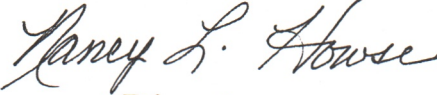
to get involved, with lights or a wreath or some sort of holiday-themed decorations. Would there be a prize? Just maybe!! I have it on good authority that Santa Claus will be in the parade!!

One more thing....The Michigan Small Business Development Centers has announced their "21st Annual Michigan Celebrates Small Business (MCSB) Awards" nominations for 2025. If you know a business in Oscoda and AuSable that's making a difference, please nominate them and give them the recognition that they deserve. Submitting a nomination is easy and self-nominations are welcome too!!

To place a nomination, go to www.michigancelebrates.org

Deadline for nominations: November 11th, 2024

As always, you can reach me at director@oscodatownshipmi.gov or (989) 739-3211 ext. #391.

Nancy L. Howse 
Community Development Director
November 7th, 2024

From: [William Palmer](#)
To: [Tara Lyons](#); [Matthew Horning](#)
Subject: Fw: EIC
Date: Thursday, October 17, 2024 12:50:55 PM

Please put this in the next Board packet.

Thank You,
Bill Palmer

From: davidleeiler@gmail.com <davidleeiler@gmail.com>
Sent: Monday, October 14, 2024 10:44 AM
To: William Palmer <supervisor@oscodatowshipmi.gov>
Subject: EIC

Dear Bill Palmer,

I hope this message finds you well. I am writing to formally resign from my position on the Economic Improvement Committee, effective immediately.

Serving on this committee has been a valuable experience, and I am proud of the initiatives we have undertaken to foster economic growth and development in our community. However, I find that I must step down to focus on other responsibilities.

I want to express my gratitude for the support and collaboration I have experienced during my time on the committee. I wish the committee continued success in its efforts, and I am confident that the team will achieve great things in the future.

Thank you once again for the opportunity to contribute to such important work. I hope to stay in touch and look forward to seeing the committee's future accomplishments.

Sincerely,

David Iler



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Charter Township of Oscoda
110 South State Street
Oscoda, Michigan 48750
Office of Supervisor: (989)739-3211
Office of Clerk: (989)739-4971
Office of Treasurer: (989)739-7471
Office of Superintendent: (989)739-8299
Fax: (989)739-3344

EIC Meeting Minutes October 3, 2024

Call to Order – *Mr. O'Connor* called the meeting to order at 11:00 a.m. The meeting was held at Robert J. Parks Library 6010 N. Skeel Ave Oscoda, MI 48750.

PLEDGE OF ALLEGIANCE

Roll Call – Board Members Present: Mr. Sutton, Mr. Osborn, Mr. Carmona in @ 11:08am, Mr. O'Connor

Board Members Absent: Mr. Iler

Others Present: Mrs. Howse, Ms. Lyons

Agenda/Additions – *Mr. O'Connor* supported a motion by *Mr. Sutton* to approve the agenda as presented.

ALL YEAS:

MOTION CARRIED

Approval of Minutes – *Mr. Sutton* supported a motion by *Mr. O'Connor* to approve the *Regular Meeting Minutes – September 5, 2024, as presented.*

ALL YEAS:

MOTION CARRIED

Public Comment –

Township Administration Updates – Joshua Sutton – Continuing work on our water projects.

Planning Commission Updates – Tim O'Connor – No meeting yet.

Art and Placemaking – Robin Savage – Resignation of two committee members, so we will be looking for new members. Discussed using the rest of our 2024 budget and we will be looking to do a call to artists for local businesses and citizens create a piece that will be part of a mobile mini mural.

Community Development Director Update

- a. Congratulations to the Art & Placement Committee & "Take Flight" Winners.
- b. Consumers Energy Planned Outage for Sunday, October 13th, 2024.
- c. Corridor Improvement Authority Update -October 28th, 2024 OTB Meeting to Establish the Corridor.
- d. d. Facade Grants Update.
- e. Redevelopment Ready Community (RRC) Update:
 1. Training Scheduled for the EiC Members.
 2. RRC TRELLO Board.
 3. RRC Survey for 2024.
- f. Update from the MEDC
 1. Meeting with Lindsey Clark, Senior Community Development Manager.
 2. "The Build MI Community Program".
 3. "Community Revitalization Program".
 4. "Match on Main" Program for 2025.
 5. "Michigan Main Street" -Jillian Tremonti, Promotions Specialist
 6. RAP Funding Opportunities Program Informational & Application Webinars.
- g. EIC Bylaws (Review of Changes and Requested Approval).
- h. EIC Meeting Calendar for 2025.
- i. Michigan Townships Association Fall Regional Meeting/Gaylord.
- j. EIC Website/Subsite Update.
- k. Vacant Building/Property Report.
- l. Creation of a Business Database.
- m. Upcoming October Meetings & Events.
- n. Housing Study.

Unfinished Business:

- a. Work Session Date for the RRC Survey.
- b. EIC Bylaws (Motion to Rescind Action from March 7th, 2024 & Review Changes).

Façade Grant– *Mr. O'Connor supported a motion by Mr. Sutton to approve to approve the Façade Grant for Zubeck Motors in the amount of \$6,383.64.*

ALL YEAS:

MOTION CARRIED

EIC Bylaws – *Mr. O'Connor supported a motion by Mr. Sutton to approve the EIC Bylaw changes as presented and to rescind and reappoint two committee appointments to 2024 and 2025 expiration dates pending attorney review.*

ALL YEAS:

MOTION CARRIED

2025 EIC Meeting Schedule– *Mr. Carmona supported a motion by Mr. O'Connor to approve to approve the 2025 EIC Meeting Schedule as presented.*

ALL YEAS:

MOTION CARRIED

Committee Comments –

Mr. O'Connor – Keep an eye on Lansing for local management bills.

Mr. Osborn – None.

Mr. Sutton - Thank you for all the input and getting the bylaws and terms corrected.

Mr. Carmona – None

Adjourn –Mr. Carmona made a motion to adjourn at 11:41 a.m.

Joshua Sutton
Member
Economic Development Committee



Charter Township of Oscoda
110 South State Street
Oscoda, Michigan 48750
Office of Supervisor: (989)739-3211
Office of Clerk: (989)739-4971
Office of Treasurer: (989)739-7471
Office of Superintendent: (989)739-8299
Fax: (989)739-3344

Resolution Number 2024-27
CHARTER TOWNSHIP OF OSCODA
RESOLUTION TO CREATE
CORRIDOR IMPROVEMENT AUTHORITY
Oscoda Township, Iosco County, Michigan

At a Regular Township Board Meeting of the Township of Oscoda held in the Shoreline Players Theater 6000 N. Skeel Ave, Oscoda, Michigan on the 28th day of October 2024 at 6:30 p.m.

PRESENT: Mr. Spencer, Ms. McGuire, Mr. Sutton, Mr. Tasiar, Mr. Wusterbarth, Mr. Palmer

ABSENT: Mr. Cummings

The following preamble and resolution were offered by Mr. Palmer and supported by Mr. Spencer

WHEREAS, Oscoda Township is located on US-23, a major regional arterial that extends from the Village of Mackinac in Michigan south to Jacksonville, Florida, and

WHEREAS, Oscoda Township is proposing the establishment of a Corridor Improvement Authority, pursuant to Public Act 57 of 2018, and

WHEREAS, the proposed district would extend along US-23 between Division Street north to the former Kmart property, and along F-41 from US-23 to Van Etten Dam Road, properties on Park Street between US-23 and Lake Street, Dwight Street between US-23 and Lake Street, River Street between Pearl Street and Lake Street, Michigan Street between Pearl Street and Lake Street, Bank Street between US-23 and Lake Street, Water Street between US-23 and Lake Street, and Evergreen Street between US-23 and Lake Street. (see attached map)

WHEREAS, the proposed district would include all parcels with frontage on US-23 and F-41 and

WHEREAS, the proposed district includes at least 10 contiguous parcels, and

WHEREAS, More than ½ of the existing ground floor square footage is classified as commercial and

WHEREAS, Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area for the immediately preceding 30 years, and

WHEREAS, the proposed district is served by either public water and/or public sewer and

WHEREAS, the proposed district will allow for higher-density residential development.

WHEREAS, on August 26, 2024, the Township Board held a public hearing to solicit public comment on the establishment of a Corridor Improvement Authority.

NOW THEREFORE BE IT RESOLVED that Oscoda Township, Iosco County, Michigan, after review and consideration, has decided to establish the Charter Township of Oscoda Corridor Improvement Authority pursuant to Part 6 of Public Act 57 of 2018, referred to as the Tax Increment Financing Authorities Act.

FURTHER BE IT RESOLVED, that a certified copy of this Resolution by the Township Clerk be sent to the State of Michigan Secretary of State and the notice of adoption be published at least once in a newspaper of general circulation in the community.

MOTIONED BY:

AYES: Ms. McGuire, Mr. Sutton, Mr. Tasiar, Mr. Spencer, Mr. Wusterbarth, Mr. Palmer

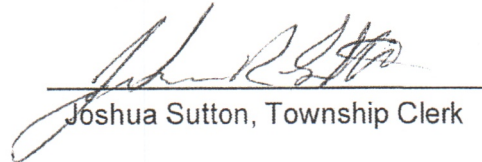
NAYS: None

RESOLUTION DECLARED ADOPTED.

CERTIFICATION

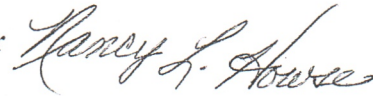
I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of the Charter Township of Oscoda, County of Iosco, and State of Michigan, at a meeting held on September 09, 2024.

Dated: October 28, 2024


Joshua Sutton, Township Clerk

Report

To: Oscoda Township Board of Trustees
From: Nancy L. Howse, Community Development Director
Subject: Oscoda Elementary Proposal from Mr. Vincent Iler
Date: Monday, October 28th, 2024



First off, thank you for this opportunity to report back to you regarding Mr. Iler's proposal to the Township concerning the property that is so well-known as either "Oscoda Elementary School" or "The Old High School".

This is preliminary work; it will be presented to the Economic Improvement Committee at their November 7th, 2024 EIC meeting.

To start off, a bit of history:

- As you can see in the attached picture, the original Oscoda School building looked much different from what we see today. The original building was located on the same site as the school is now; it survived the 1911 fire and was removed from its foundation to become part of what became "The Welcome Hotel". "The Welcome Hotel" was located in the block where PNC Bank and its parking lot are today.
- The center part of today's existing building was constructed in late 1919. The south extension of the building (or the part that includes the entry doors that face River Road), was built in 1931 and the gymnasium, located on the north side of the building, was added in 1938. The center part of the building is 104 years old.
- The 1960-61 school year was the last year that grades 7-12 were housed there. Also housed in the building was the Superintendent's Office or also referred to as The Board of Education Office. It became "Oscoda Elementary" at the start of the 1961-62 School Year. Throughout its life as an elementary school, it housed grades 2 through 5 at various times. The district's Special Education Office was also housed there at one time until the building closed. The new High School, located at 3550 East River Road, opened for the 1961-62 school year.
- Oscoda Elementary School closed to students in 1995. However, the building was used for the district's drivers education program, storage and the gymnasium was used as a weight room.
- During 2001, the voters in the Oscoda Area School District approved a \$14M Bond Project, which included the construction of a new weight room out at the High School, which eliminated the need for a weight room at Oscoda Elementary.
- In the early 2000's, the Superintendent of Schools and the Board of Education hired the late Attorney Brent Babcock to research and contact any existing heirs of the families that had owned the lots that the school building sat on.
- As reported by *The Oscoda Press* in its March 8th, 2006 edition, "the property is being sold as is for \$137,251 according to the purchase agreement" (see attached newspaper article).
- The building was sold to Tom & Karen Ruedisueli on April 6th, 2006.

In consideration of Mr. Iler's proposal, some things to consider:

- **Having the township's engineer determine the structural soundness of the building would be the very first priority.** How are the "bones" of the building? As of October 18th, 2024, I have asked Mr. Freeman to walk the perimeter of the building with me to at least look at the exterior and foundation of the building. But it would be prudent on the part of the Township to get inside and go through the interior of the building.
- The issue of dual ownership would need to be investigated and agreed upon in writing.
- How long is this agreement supposed to last?
- Determine the assessed value of the building.
- What is the actual square footage that the Township would get in both a donation and a lease versus what Mr. Iler wishes to keep?
- **Abatement of Asbestos:** The amount of asbestos in the building needs to be determined. If the Township keeps the building, any remaining asbestos needs to be abated. If the Township were to decide to "raze" the building, the asbestos still would need to be abated, so the Township would have the cost of the abatement and the cost to level the building. Would Mr. Iler agree to pay for abating the asbestos in the part of the building he wants to lease or keep?
- **Abatement of Lead Paint**
- Should the building be leveled and sell the bricks to the public? Bricks are porous and would hold asbestos. The Township would need to clean the bricks to be sure they are asbestos-free before the bricks could be sold. Where would the bricks be stored and who would be responsible for recording the inventory and sale of the bricks?
- If Oscoda Township were to demolish the building and build a new Police & Fire building, would property values on Pearl Street and River Road go up or stay the same?
- Are there heirs of the original lots that might hold a claim to the property? Would this be something to investigate?
- If the value of the property is \$73,200 and the Township takes over the property, isn't the Township losing out on the property taxes?
- If the Township would choose to keep the existing building, what would the projected costs be to: fix the leaking roof, the broken windows, cleaning up the interior, redoing the inside staircases, bringing the building up to code, leveling the hill on the east side of the building and any other structural repairs?
- Would it be better for the Township, assuming that the exterior and the foundation are sound, just gutting the inside and leave the shell of the building?
- If the existing building is razed and rebuilt, what would the cost of a new Police & Fire building be? Projected costs: architects, engineers, specifications/drawings, permits, contractors, materials, etc.

- Mr. Iler asks for the Township to commit to “surfacing lots 3, 4, 9 and 10”. What type of resurfacing is he asking for: concrete or blacktop? Estimated cost?
- If the Township were to accept the donation and lease lots #3 & 4 and then decide to demolish the building would a supporting wall need to be built on the part of the gymnasium that Mr. Iler wants to keep? Whose responsibility would that be?
- What is the asking price of the lease for lots 3 and 4? Yearly, multi-year?
- If the Township accepts the donation as proposed and later were to decide to do something else with the building other than a Police & Fire building, what would that cost be (or) is this donation contingent on the Township putting the Police & Fire building there?
- If the Township accepts the donation, there would be new costs for insuring the building and property.
- How much would attorney fees run the Township in regard to a contract, agreement, negotiations, etc.?

I would suspect that these questions would need to be investigated and answered first for the protection of Oscoda Township. Answers and information to these questions would take some time, cost money and not necessarily come overnight.

Available Funding Opportunities:

While it is true that opportunities exist for seeking grant monies, the application process does take a certain amount of time to complete. If awarded the grant(s), the monies may not be received until after the work is completed, which means the initial cost(s) of the project would be the Township’s responsibility upfront. Sometimes, matching monies are necessary and/or required for the Township to commit to. Sometimes you have to piggyback grant(s) in order to realize enough funding. Bottom-line, you can apply for the monies on a Monday, but you won’t see the monies by Friday of the same week. What if grant monies do not cover the total costs for these expenses?

The Township Board might want to consider the “time” factor that would be involved for the proposed donation and lease.

That being said, these are some of the prospective funding opportunities that are available:

(1) The Michigan Land Bank: (Michigan Labor & Economic Opportunity or LEO)

The State Land Bank serves a role in community and economic development by returning property to productive use. The disposition of property can help revitalize communities across the State by selling vacant, abandoned, foreclosed, blighted or otherwise “unproductive property” to an owner who has the desire to repurpose the land to provide value to the community and build a safer and stronger community. Currently the State Land Bank has more than 2,500 properties available for purchase statewide. The State’s inventory consists of a variety of property types that include residential, commercial, industrial and agricultural.

The State Land Bank often requires professional services from outside vendors. These services may include: abatement and demolition contractors, environmental professionals, maintenance vendors, legal service, title services or appraisers.

The “Blight Elimination Program” is a state and federally funded initiative that has been conducted in four (4) rounds of awards between October 2022 and February 2026. The program invests in what is called “disproportionately impacted communities around the state which will attract more investment at the neighborhood level leading directly to the goal of building strong communities.” Strong communities will lead to an increased labor force and household income growth.

Because Iosco County, at this time, does not have a land bank, the State of Michigan would be the one to acquire the property by “gift, devise, transfer, exchange, foreclosure, purchase, or otherwise on terms and condition and in a manner the authority considers proper, real or personal property, or rights or interest in real or personal property.” There is also ongoing discussion about the possibility of creating a “regional land bank”.

(2) Brownfield Redevelopment Financing Act:

The Oscoda Township Board of Trustees created a “Brownfield Redevelopment Authority” on October 27th, 2008 when it adopted Resolution 2008-33.

A “Brownfield” is a property where environmental conditions, actual or perceived, are an obstacle to redevelopment. Under the EPA, the term “Brownfield Site” means real property, the expansion, redevelopment or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Eligible properties include a blighted or functionally obsolete property; demolition/lead and asbestos abatement; environmental investigation; and clean-up activities.

Currently, the Economic Improvement Committee (EIC) serves as Oscoda Township’s “Brownfield Redevelopment Authority”.

(3) Corridor Improvement Authority (CIA):

With the establishment of Oscoda Township’s Corridor Improvement Authority, this property falls within the boundaries of the Corridor that was defined at the August 26th, 2024 Public Hearing. This could very well be a project/property for the Corridor Improvement Authority might choose to consider undertaking.

(4) Certified Local Government Program (CLG):

The Certified Local Government (CLG) Program is a program that is jointly administered by the Michigan State Historic Preservation Office (SHPO) and the National Park Service (NPS). This program provides an effective framework for promoting, supporting and enhancing historic preservation activities at the local level. Communities can partner with SHPO to plan for, protect and tell the story of important historic places. In exchange, the community can gain access to specialized technical assistance, exclusive grant funding opportunities and other benefits that can help communities meet their goals.

There are requirements to become and participate in a Certified Local Government Program. Oscoda Township would need to enact a historic district ordinance, appoint a historic district commission, identify important historic place within the community (Oscoda Elementary, the Pack House, Myles Insurance), conduct public meetings/hearing and also meet the SHPO standards.

(5) Revitalization and Placemaking Program (RAP):

The Revitalization and Placemaking Program (RAP) is an incentive program that proactively deploys \$100 million in state funding that helps Michigan communities to invest in projects that enable population and tax revenue development of vacant properties.

This program is administered by the Michigan Economic Development Corporation (MEDC) and this tool provides grants in the amount of anywhere from \$1 million to \$20 million depending on the project.

Eligible applicants are individuals or entities working to rehabilitate vacant, underutilized, blighted and historic structures and the development of permanent place-based infrastructure with traditional downtowns, social-zones, outdoor dining and placed-based public spaces. These applicants may include but are not limited to: Non-profits and local economic development organizations; developers; or Brownfield Authorities, Downtown Development Authorities, local units of government, local Land Bank Fast Tract Authorities or other entities approved by the Michigan Strategic Fund (MSF).

Eligible costs include fees or costs for alteration, new construction, improvement, demolition or rehabilitation of buildings of an approved project, including utility tap fees and fees/costs paid to a governmental entity for permits, zoning and inspections, as well as other associated fees and/or costs.

All applications must include a letter of support from the local or regional economic development organization and municipality. The most competitive proposals will also include a financial contribution from the local unit of government. Awards are disbursed in two (2) parts: 50% of the award will be disbursed upon incursion of 50% of eligible expenses and the other 50% of the award will be disbursed to all recipients upon completion of the project.

(6) Michigan Community Revitalization Program (MCRP):

The Michigan Community Revitalization Program (MCRP) is an incentive program available from the Michigan Strategic Fund (MSF), in cooperation with the Michigan Economic Development Corporation (MEDC). The focus of the MCRP is to encourage and promote the rehabilitation and redevelopment of Brownfield and historic preservation sites located in a traditional downtown. MCRP incentives provide gap financing in the form of performance-based grants, loans, or other economic assistance for eligible projects.

Eligible properties include: facilities, historical resources, blighted, functionally obsolete, as well as adjacent or contiguous to eligible property that is being improved.

As previously said, all grants require applications, letters of support, appropriate amounts of time and require due diligence on the part of both the applicant and the agency the application is being sent to.

Sources:

- (1) Oscoda Area Schools' 1961 School Yearbook
- (2) Oscoda Elementary School Yearbooks
- (3) Staff & Administration at the Oscoda Area Schools' Board of Education Office
- (4) **The Oscoda Press** (for the opportunity to go through previous issues of the paper)

Nancy Howse

From: James Howse <jimhowse@icloud.com>
Sent: Monday, October 21, 2024 9:45 AM
To: Nancy Howse
Subject: Oscoda Elementary



Sent from my iPhone

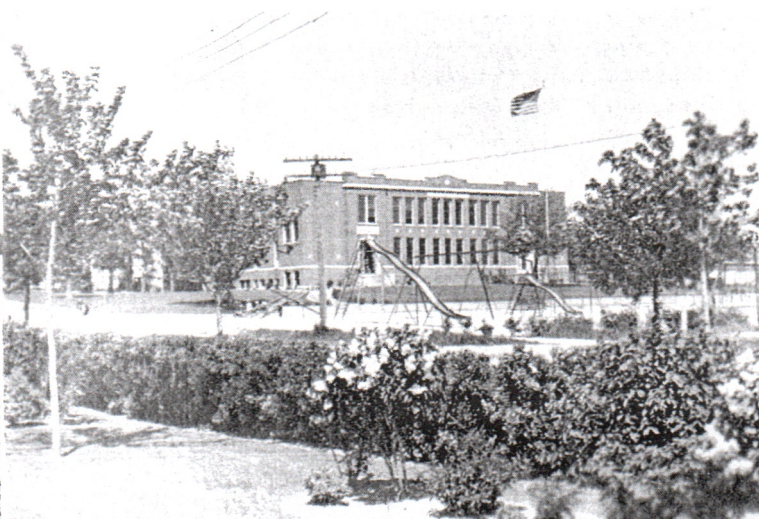
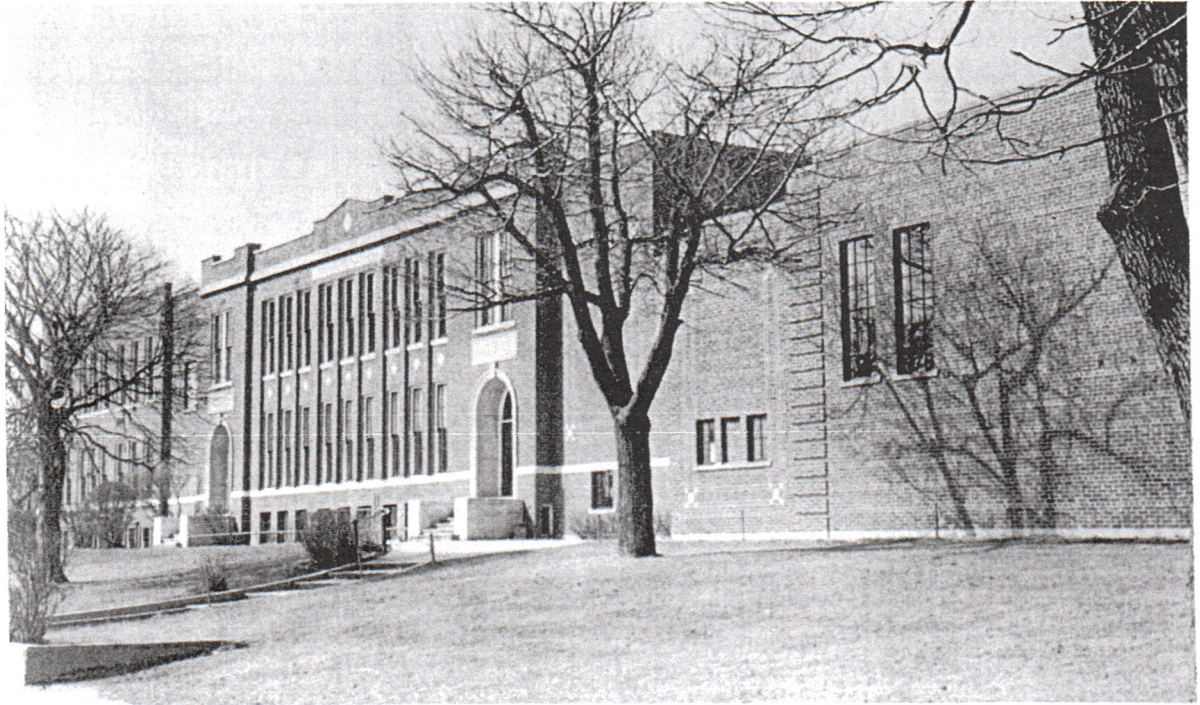
DEDICATION...

TO A VENERABLE OLD BUILDING THAT HAS KEPT US WARM IN COLD WEATHER AND DRY IN WET WEATHER... THAT HAS HOUSED ALL ASPECTS OF OUR CURRICULUM FOR MANY YEARS... THAT DURING THIS PAST YEAR, IN PARTICULAR, HAS SEEN MORE STUDENTS OCCUPY IT'S ROOMS THAN EVER WAS EXPECTED... THAT HAS SEEN DANCES, BASKETBALL GAMES, ASSEMBLIES, AND TENTH HOURS... TO THE BUILDING WE PROUDLY CALL OSCODA AREA HIGH SCHOOL, WE HUMBLY DEDICATE THIS THE 1961 LUMBERJACK.



The original Oscoda School building occupied the same site as the present high school. Miraculously spared during the great fire of 1911, it was removed from its foundation to become part of the Welcome Hotel as the center section of the present building was constructed in late 1919. The south extension of OHS went up in 1931 while the latest addition—the gymnasium was added in 1938.





October 1, 2024

Subject: Proposal for Donation of Property at 110 Pearl Street

Oscoda Township Board of Trustees,

I hope this message finds you well. I am writing on behalf of Iler Properties to discuss an exciting opportunity for the Township regarding the property we own at 110 Pearl Street.

We would like to propose the donation of the old school building, identified by Parcel ID# 064-V10-017-005-00, which consists of Lots 5, 6, 7, and 8. After discussions with the fire chief and other members of the fire department, it has become clear that this location is ideal for establishing a new fire department, and possibly a police department as well.

The assessed value of the property is \$73,200, and we believe this donation could be a significant asset for the Township. We suggest that the Township consider applying for various grants that could facilitate the removal of the existing building and the construction of new facilities.

We would like to retain the gymnasium area for storage purposes, but we are open to discussing any details or conditions necessary to move this proposal forward. If the gym is retained by Iler Properties, the approximate size of the suggested donated lots (All lot 5 and 6 and the southern one third of lot 7 and 8) would be 132 ft x 200 ft.

Additionally, in the attached plat map you will see Lot 3 and Lot 4 which we are willing to lease to the township for their use. A possible arrangement for the lease could include a minimal lease charge and a township commitment to surface Lots 3, 4, 9, 10.

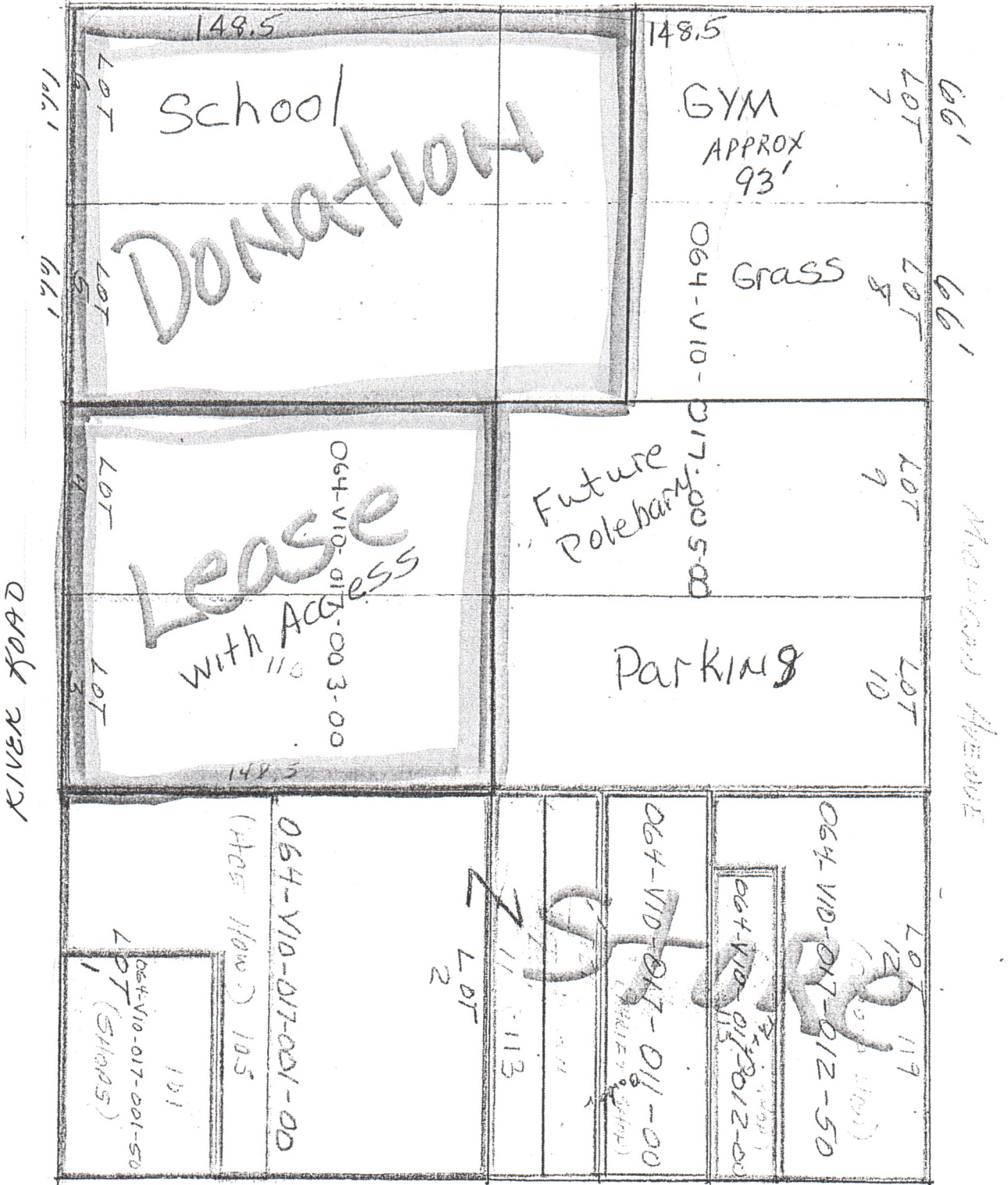
Please let us know if this opportunity is something the Township would be interested in pursuing. I am happy to discuss further and address any questions or considerations you might have.

Thank you for your time, and I look forward to your response.

Best regards,
Vincent Iler
Iler Properties
(989) 739-3439

BLOCK 17

203 Feet (approx) |
PEARL ST.



US-23

TRAFFIC
LITE



10-24-2024

Oscoda Township Board of Trustees

Amendment to Donation of School property.

*Rec'd. 10/24/2024
MLK*

Hello,

I hope this finds you all well. I am writing on behalf of Iler Properties in regards to a previous letter of donation of 110 Pearl Street.

Upon further review Iler Properties would like to amend the donation of the high school to include the gymnasium. With that said the donation would be lots 5,6 7,8 Complete. Parcel ID# 064-V10-017-005-00

297feet x 132 feet. The use of the property is solely for a new Fire Hall and Police public safety departments. We believe that the addition of the gymnasium would be an added benefit for the new departments. With further discussion in regards to lease of on lots 3 and 4. Please advise as soon as possible.

Thank you

Vincent L Iler

Vincent L Iler
Iler properties

119 N State St, Oscoda,48750

*Wants
"Need Restrictions"
in agreement
10/24/2024*

MLK

MEMO

To: Economic Improvement Committee

From: Community Development Director 

Subject: 2024 Façade Grant Update

Date: November 6th, 2024

To begin this memo with an update: At its regular meeting on Thursday, May 2nd, 2024, the Economic Improvement Committee took action on five (5) Oscoda Township Façade Grants applications for Fiscal Year 2024:

1. Can Do Contracting -- \$10,000
2. Landmark Title -- \$10,000
3. Myles & Sons Insurance -- \$10,000
4. PKL Oscoda Children's Center (requested PKL to resubmit the application)
5. Truly Yours -- \$10,000

On May 9th, 2024, PKL Oscoda Childcare Center resubmitted the request and action was taken by the EIC on Thursday, June 6th, 2024 in the amount of \$10,000. PKL Oscoda Childcare Center closed out their grant on July 31st, 2024 with a request for payment in the amount of \$1,900.

With monies remaining after the payment to PKL Oscoda Childcare Center, I reached out to The Lake Theatre who had an application on file. The EIC met on Thursday, August 8th, 2024 and took action on The Lake Theatre's request for a Façade Grant in the amount of \$8,100.

Myles & Sons Insurance closed out their grant on August 19th, 2024 with a request for payment in the amount of \$1,791.97.

With the completion of the Façade Grant for Myles & Sons Insurance, there is \$8,208.03 available. Mr. John Zubek/Zubek Ford requested \$6,683.64 for a Façade Grant. Mr. Zubek's request is for materials; no labor costs are included. This request was approved by the EIC at their October 3rd, 2024 regular meeting and approved by the Board of Trustees for final approval on October 14th, 2024.

Since October 14th "From Huron Out" has applied for Façade Grant payment for signage work that was done prior to being review and awarded by the EIC and the OTB. The grant application says "all work must take place after the EIC has reviewed the application and OTB as approved the submitted applications. Proof of payment (in full) must be given to receive the reimbursement.

After talking with Mr. Horning about the unused monies from the 2024 Façade Grant fund, he is going to create a "multi-year fund" in the 2025 Budget, that will capture the \$38,100 that has yet to be reimbursed. There will still be the \$50,000 for next year's Façade Grants.

I am asking the EIC to extend the 2024 applications that have not yet been spent by the four (4) businesses (Can Do Contracting, Landmark Title, Truly Yours and The Lake Theatre) to a deadline of June 30th, 2025.

In addition, the EIC has received a request from Biggby's Coffee for consideration of Façade Grant monies and his application is enclosed in today's packet. There is approximately \$1,524.39 left that could be awarded to Biggby's.

I will be bringing the 2025 Façade Grant application to the EIC in December and if you approve, I will take it to OTB in January. I would like to see it in the hands of our businesses much earlier than last year.

For 2025 Fiscal Year:

A revised Façade Grant application will be brought to the Economic Improvement Committee by the December 5th EIC meeting for review and recommendation to go to the Oscoda Township Board for their review at the first regular January 2025 meeting. If not adoption, ample time to send this off to the Township attorney for review.

This will give the businesses and contractors more time to hopefully avoid the issues of supply chain and contractor availability that have been experienced this year.

Proposed revisions could include, but not be limited to the following:

- After recommendation by the EIC and approval by OTB, the project needs to start by x number of days.
- Include a scoring sheet and include lines for: the amount being requested, the amount the EIC recommends to OTB and the amount approved by the OTB.
- Estimates from contractors must separate materials from labor costs.
- No payments for ancillary items
- The EIC motion needs to specifically state what the EIC is recommending to OTB.
- Reiterate that projects cannot start until after the EIC and OTB approve the project. Materials can be ordered, but no work can start until after final OTB approval.
- Applicants need to keep in touch with the Township as to the progress of the work; if a project hasn't started with x number of days/months of OTB approval, the business owner needs to communicate why to the Township.

Oscoda Façade Grant Application

Instructions: Please print neatly or type. Only completed applications with required attachments will be accepted. Applications should be sent to the Oscoda Township Superintendent 110 State St, Oscoda MI 48750 or emailed to superintendent@oscodatownshipmi.gov

Contact Information

Business Name/Address: Black Bear coffee / Biggby coffee
Applicant Name: Melanie Rowden
Applicant Address: 7214 Woodlea Rd Oscoda
Applicant Phone #: 989-820-5795 Applicant Email: Store 1078@biggby.com

If applicant is a lessee and not the property owner, please fill out the following information:

Property Owner's Name/Address: Ramon Kattola
Property Owner's Phone #: 586 405-5555 Property Owner's Email: _____

Required Attachments Checklist

- Attachment A: Narrative – Detailed Description of Project
- Attachment B: Photographs of the building's existing condition from all affected sides
- Attachment C: Evidence of up-to-date property taxes
- Attachment D: Evidence of property and liability insurance

Applicant Signature: Melanie Rowden Date: 11-1-24

To be signed by property owner if other than applicant

I have read the Oscoda Township Grant Agreement, reviewed the project proposal, and authorize the applicant to make the proposed improvements to my property if the project is approved:

Property Owner Signature: [Signature] Date: November 1, 2024

For Office Use Only

Date Received: _____

Received by: _____

Attachment A:

Our business, Black Bear Coffee DbA Biggby Coffee , is a locally-owned establishment that has proudly served the Oscoda community for the last 10 months. Our storefront is a central gathering place in the area, attracting both local residents and visitors. To further enhance our customer experience and contribute positively to the neighborhood's aesthetic appeal, we are seeking a Facade Improvement Grant to add a welcoming outdoor patio area complete with fencing and stylish, comfortable furniture.

The primary goal of these enhancements is to create an inviting outdoor space that encourages foot traffic, supports community engagement, and beautifies our street front. By incorporating a patio, we will not only provide additional seating for patrons but also create a lively, accessible space that aligns with the city's vision of a vibrant, walkable commercial district.

Key Project Components:

1. **Patio Installation:** The patio will provide a dedicated outdoor seating area where customers can gather, relax, and enjoy our offerings. This space will be designed to meet all safety and accessibility standards, ensuring it is welcoming to all.
2. **Fencing:** A low, decorative fence will outline the patio space, providing both aesthetic value and safety by distinguishing the outdoor area from pedestrian walkways. This feature will complement the architectural style of the building and enhance the overall appearance of the storefront.
3. **Outdoor Furniture:** Durable, weather-resistant furniture will be added to complete the space. The design will be comfortable and cohesive with the existing storefront style, providing an appealing place for patrons to enjoy their time outside.

Project Impact:

This facade improvement will bring many benefits to our business, our customers, and the community, including:

- **Increased Foot Traffic:** The welcoming patio will attract more visitors, making our storefront a destination and helping to boost overall local economic activity.
- **Enhanced Curb Appeal:** The addition of a clean, well-designed outdoor seating area will significantly enhance the building's appearance, which aligns with local beautification efforts and creates a positive visual impact.
- **Community Engagement:** The outdoor area will offer a space for local residents to gather, promoting social connections and a sense of community.

Commitment to Maintaining Improvements:

Biggby Coffee is committed to maintaining the patio, fencing, and furniture in excellent condition to ensure the improvements continue benefiting the community long-term. We recognize the importance of preserving our city's character and are dedicated to upholding the visual and functional integrity of the new outdoor space.

We are grateful for the opportunity to apply for the Facade Improvement Grant and look forward to contributing to a more vibrant, welcoming streetscape that positively impacts both our business and the [Neighborhood/District] community.

This narrative highlights the potential positive impacts of the project, while underscoring the business's commitment to community development and aesthetic improvement.

Detailed Description of Patio with fencing and furniture: Extend the current apron around the west side of the building to a concrete patio measuring 25 ft X 30 ft with enclosed fencing for safety, awning, and patio furniture for a comfortable place for our customers to sit and enjoy their food outside. Add an awning over drive thru window and front entry door for weather barrier while serving our customers. Add mirror tint to windows on the east side of building to assist with cooling in the summer as the sun rises in the east.



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

11/1/2024

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Top O' Michigan Insurance Solutions 514 N. Ripley Blvd. Alpena, MI 49707-3074		PHONE (A/C. No. Ext): 989-356-6133	COMPANY Fremont Insurance 933 E Main St Fremont, MI 49412	
FAX (A/C. No.): 888-686-8664		E-MAIL ADDRESS: ClientService@TOMIA247.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #:		LOAN NUMBER		POLICY NUMBER CPP0123052
INSURED R And R Northwoods LLC 4149 Forster Ln Shelby Township MI 48316-3853		EFFECTIVE DATE 07/03/2024	EXPIRATION DATE 07/03/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION
 5401 N US 23, Oscoda MI 48750

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	X	SPECIAL		
Biggby Coffee				450,000	2,500	
General Liability- Each occurrence/ General Aggregate				2000000/4000000		

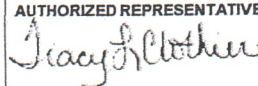
REMARKS (Including Special Conditions)

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Biggby Coffee 5401 US-23 Oscoda, MI 48750	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
LOAN #			
AUTHORIZED REPRESENTATIVE 			

Prouty Contracting

2374 South State St
Greenbush, Mi 48738
Lic # 2101215447



989-724-8810

SOW for Agreement to Perform Construction Services to Bigby Coffee

Date	Services Performed By:	Services Performed For:
October 28, 2024	Prouty Contracting 2374 South State St Greenbush, Mi 48738 Lic # 2101215447	Bigby Coffee 5401 N. US23 Oscoda Mi, 48750

This Statement of Work (SOW) is issued pursuant to the Construction Services Master Agreement between Bigby Coffee ("Client") and Prouty Contracting ("Contractor"), effective October 28, 2024 (the "Agreement"). This SOW is subject to the terms and conditions contained in the Agreement between the parties and is made a part thereof. Any term not otherwise defined herein shall have the meaning specified in the Agreement. In the event of any conflict or inconsistency between the terms of this SOW and the terms of this Agreement, the terms of this SOW shall govern and prevail.

This SOW (hereinafter called the "SOW"), effective as of October 28, 2024, is entered into by and between Contractor and Client, and is subject to the terms and conditions specified below. The Exhibit(s) to this SOW, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this SOW and the terms of the Exhibit(s) hereto, the terms of the body of this SOW shall prevail.

Period of Performance

The Services shall commence on November 1, 2024 and shall continue through Nov. 2, 2024

Scope Of Work

Contractor shall provide the Services and Deliverable(s) as follows:

Excavate and set forms for 350 sq. ft. patio on west side of building

Pour 3.5 cubic yards concrete, broomed finish

Contractor Responsibilities

Perform work described above /ordering materials

- Excavation of site
- Set forms
- Pour/finish concrete

Client Responsibilities

Payment schedule

Out-of-Pocket Expenses / Invoice Procedures

There are no out of pocket expenses at this time. All such expenses will be as part of the PCR in which PCR rules govern

Completion Criteria

Contractor shall have fulfilled its obligations when any one of the following first occurs:

- Contractor accomplishes the Contractor activities described within this SOW, including delivery to Client of the materials listed in the Section entitled "Deliverable Materials," and Client accepts such activities and materials without unreasonable objections. No response from Client within 2-business days of deliverables being delivered by Contractor is deemed acceptance.

- Contractor and/or Client has the right to cancel services or deliverables not yet provided with [20] business days advance written notice to the other party.

Project Change Control Procedure

The following process will be followed if a change to this SOW is required:

- A Project Change Request (PCR) will be the vehicle for communicating change. The PCR must describe the change, the rationale for the change, and the effect the change will have on the project.
- The designated Project Manager of the requesting party (Contractor or Client) will review the proposed change and determine whether to submit the request to the other party.
- Both Project Managers will review the proposed change and approve it for further investigation or reject it. Contractor and Client will mutually agree upon any charges for such investigation, if any. If the investigation is authorized, the Client Project Managers will sign the PCR, which will constitute approval for the investigation charges. Contractor will invoice Client for any such charges. The investigation will determine the effect that the implementation of the PCR will have on SOW price, schedule and other terms and conditions of the Agreement.
- Upon completion of the investigation, both parties will review the impact of the proposed change and, if mutually agreed, a Change Authorization will be execute

A written Change Authorization and/or PCR must be signed by both parties to authorize implementation of the investigated changes.

Any decking to be repaired will be at added cost with change order to govern.

**** NOTE: ALL CONTRACTS SIGNED ARE SUBJECT TO RISE IN MATERIAL COST AFTER 5 BUSINESS DAYS IF NOT STARTED YET DUE TO THE DRAMATIC RISE IN MATERIAL COST DUE TO COVID 19. WE UNDERSTAND THIS IS NOT IDEAL BUT IS NECESSARY TO PERFORM OUR CONSTRUCTION SERVICES ACCURATLY. NO CHANGE TO LABOR WILL INCURR. THANKS FOR YOUR BUSINESS****

- **Permits: \$300**
- **Total cost: \$2,850**
- **Down Payment: \$1,425**
- **Completion draw \$1,42**

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be effective as of the day, month and year first written above. Contract price will be good for a period of 5 business days due to rapid price increases.

Bigby Coffee

Prouty Contracting

By: _____
Name:
Title:

By: _____
Name:
Title:

$$7 \times 6 = 42 \text{ sq ft}$$

Dual Reflective 5% $\times \$8.50 = \357 each

$$\begin{array}{r} \times 2 \\ \hline \$714.00 \end{array}$$

Per ft - $42 \text{ sq ft} \times 2 = 84 \text{ sq ft}$

$$\begin{array}{r} \$10.00 \text{ sq ft} \\ \times 10 \\ \hline \$840.00 \end{array}$$

Design fee? 100.00

Print Date: 11/01/2024
Recpt Date: 07/10/2024

2024
Official Summer Tax Receipt
OSCODA TOWNSHIP
064-W70-000-023-00

Recpt No: 00000420

OSCODA TOWNSHIP
110 S STATE ST
SUITE 1
OSCODA MI 48750

Received of:
NATIONAL SERVICE INVESTMENTS
6243 ELI RD
LUDINGTON MI 49431

TAXABLE: 683,209 SEV: 730,000 SCHL: 35010
PRE/MBT: 0.0000 CLASS: 201

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

**** CURRENT PAYMENT ****

Date	Chk #	Amount
07/10/2024	65582	21,958.46

Total Recvd: 21,958.46

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 064-W70-000-023-00

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
CO OPERATING	5.2000	3,552.68	3,552.68	0.00
S.E.T.	6.0000	4,099.25	4,099.25	0.00
OAS OPERATING	18.0000	12,297.76	12,297.76	0.00
OAS DEBT SERVICE	1.2600	860.84	860.84	0.00
OAS DEBT 2024	0.1400	95.64	95.64	0.00
OAS SINK FUND	1.2220	834.88	834.88	0.00

Admin Fee		217.41	217.41	0.00
Interest/Pen		0.00	0.00	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	31.82200	21,958.46	21,958.46	0.00

CNTY: 01/01/24 - 12/31/24 TwN: 01/01/24 - 12/31/24
SCHL: 07/01/24 - 06/30/25 ST : -

Property Description

WEIR WOODLANDS LOTS 23 THRU 32 INCL & LOTS 44 THRU 50
INCL ALSO E 66 FT OF LOTS 42 & 43 ALSO S 30 FT OF LOT
43 ALSO NELY 100 FT OF LOT 51 EXC (PER LEASE) BEG @ NE
COR LOT 23 WEIR WOODLANDS SUBDIVISION TWP 23 RD 10M 100

Addr: 5427 N US-23

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY
ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE
AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN
IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN
THE 'BALANCE' COLUMN ABOVE.

To: R AND R NORTHWOODS LLC
4149 FORSTER LN
SHELBY TWP MI 48316

TREASURER

Cashier JANEHACKBORNDPTRSR

Parcel Number:
064-W70-000-023-00

OWNERS ADDRESS:
R AND R NORTHWOODS LLC

4149 FORSTER LN
SHELBY TWP, MI 48316

PROPERTY ADDRESS:
5427 N US-23
OSCODA, MI 48750

DATE PRINTED: 11/01/2024

2024 LEGAL DESCRIPTION:
WEIR WOODLANDS LOTS 23 THRU 32 INCL & LOTS 44 THRU 50 INCL ALSO E 66 FT OF
LOTS 42 & 43 ALSO S 30 FT OF LOT 43 ALSO NELY 100 FT OF LOT 51 EXC (PER
LEASE) BEG @ NE COR LOT 23 WEIR WOODLANDS SUBDIVISION TH S 0D 18M 40S W ALG
E LN OF LOTS 23 THRU 29 419.38 FT, TH N 89D 36M 45S W ALG S LN LOT 29 275 FT
TH N 0D 18M 41S E 419.68 FT, TH S 89D 33M 3S E ALG N LN LOT 23 275 FT TO
POB.



EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

11/1/2024

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Top O' Michigan Insurance Solutions 514 N. Ripley Blvd. Alpena, MI 49707-3074		PHONE (A/C, No, Ext): 989-356-6133	COMPANY Fremont Insurance 933 E Main St Fremont, MI 49412	
FAX (A/C, No): 888-686-8664	E-MAIL ADDRESS: ClientService@TOMIA247.com			
CODE:	SUB CODE:			
AGENCY CUSTOMER ID #:				
INSURED R And R Northwoods LLC 4149 Forster Ln Shelby Township MI 48316-3853	LOAN NUMBER		POLICY NUMBER CPP0123052	
	EFFECTIVE DATE 07/03/2024	EXPIRATION DATE 07/03/2025	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 5401 N US 23, Oscoda MI 48750

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

PERILS INSURED	BASIC	BROAD	<input checked="" type="checkbox"/> SPECIAL
----------------	-------	-------	---

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Biggby Coffee	450,000	2,500
General Liability- Each occurrence/ General Aggregate	2000000/4000000	

REMARKS (Including Special Conditions)

--

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS Biggby Coffee 5401 US-23 Oscoda, MI 48750	<input type="checkbox"/> ADDITIONAL INSURED	<input type="checkbox"/> LENDER'S LOSS PAYABLE	<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE <i>Tracy S. Clothin</i>			

GRANT AGREEMENT

Date of Agreement:

Grantee:

Total Amount of Grant:

Award Date:

This grant is awarded by the Charter Township of Oscoda (the "Township") subject to the following terms and conditions:

A. This grant may only be used for the purposes described in the Township's Façade Improvement Grant Program Information and Materials ("Program Information") and Grantee's application and related information, and may not be expended for any other purposes without the Township's prior written approval.

B. Grantee understands and acknowledges that the grant funds may only be used in accordance with the purposes set forth in the Program Information, and any use of grant funds for any other purpose shall result in the forfeiture of any remaining awarded and unpaid funds, as well as a requirement that Grantee return to Township all grant funds already received from the Township.

C. Award of the grant is separate from payment of the grant funds, and Grantee must comply with the Program Information in order to actually receive grant funds.

D. In order to be paid the grant, Grantee shall provide to the Township with invoices/contracts/agreements for the work performed, as well as proof of payment by the Grantee. Grantee will provide promptly such additional information, reports, and documents as the Township may request in order to determine eligibility for payment of the grant.

E. Grantee shall not assign this grant agreement without the prior written consent of the Township.

F. Grantee accepts responsibility for complying with this agreement's terms and conditions and will exercise full control over the grant and the expenditure of grant funds. This grant will be payable according to the above referenced payment schedule, after the Township receives a copy of this agreement signed by an authorized representative of Grantee. Grantee may wish to have this agreement reviewed by legal counsel.

On behalf of Grantee, I understand and agree to the foregoing terms and conditions of the Township's grant, and hereby certify my authority to execute this agreement on Grantee's behalf.

Signature: Melanie Rowden
Printed Name: Melanie Rowden
Title: Bigby Owner
Date: 11-1-24



VINGLI 38" Outdoor Bench Cast Aluminium Garden Bench, Orchid P...
50+ bought in past month

\$115⁹⁹

FREE delivery **Nov 7 - 12**

In Stock

Shipped from: VINGLI-Direct

Color: Black

Clip & Save up to 5%

Conditions apply

— 2 +

Delete

Save for later

Compare with similar items

Share



Withniture 3 Piece Bistro Table Set
Anti-Rust Outdoor Bistro Set Cast...

\$199⁹⁹

✓prime

FREE delivery **Thu, Nov 7**

FREE Returns

In Stock

Size: Black

Color: Large Tabletop Set

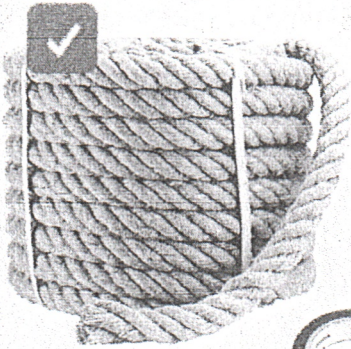
— 5 +

Delete

Save for later

Compare with similar items

Share



JIUXQT Natural Jute Rope 1-1/2 inch x 100ft Heavy Duty Hemp Rope for...

\$97⁹⁹

✓prime Two-Day

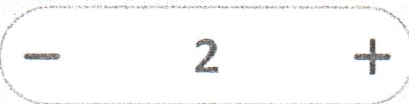
FREE delivery **Tue, Nov 5**

FREE Returns

In Stock

Save more with [Subscribe & Save](#) ›

Size: 1-1/2 in x 100ft

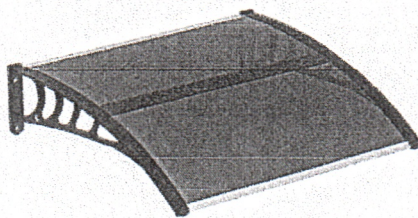


Delete

Save for later

Compare with similar items

Share



Simply-Me 40" x 40" Door Window Awning Polycarbonate Cover Front...

100+ bought in past month

\$37⁹⁵

\$9.99 delivery **Nov 6 - 12**

In Stock

Shipped from: Kepooman

Color: Brown & Black Bracket



Delete

Save for later

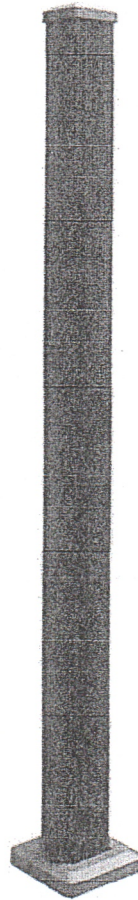
Compare with similar items

Share

Visit the WEATHERABLES Store

3.9 ★★★★★ (5)

Weatherables Aluminum Railing Post Kit – Aluminum Post Kit for Arlington, Georgetown, and Cornell Railing Kits, Made with Durable Black Textured Powder-Coat Finish (3 in. x 3 in. x 39 in.)



Style: **3 in. x 3 in.**

Size: **39 in. Height**



39 in. Height

\$109⁶⁸

In stock

45 in. Height

\$118⁴⁵

In stock

54 in. Height

\$146⁰³

In stock



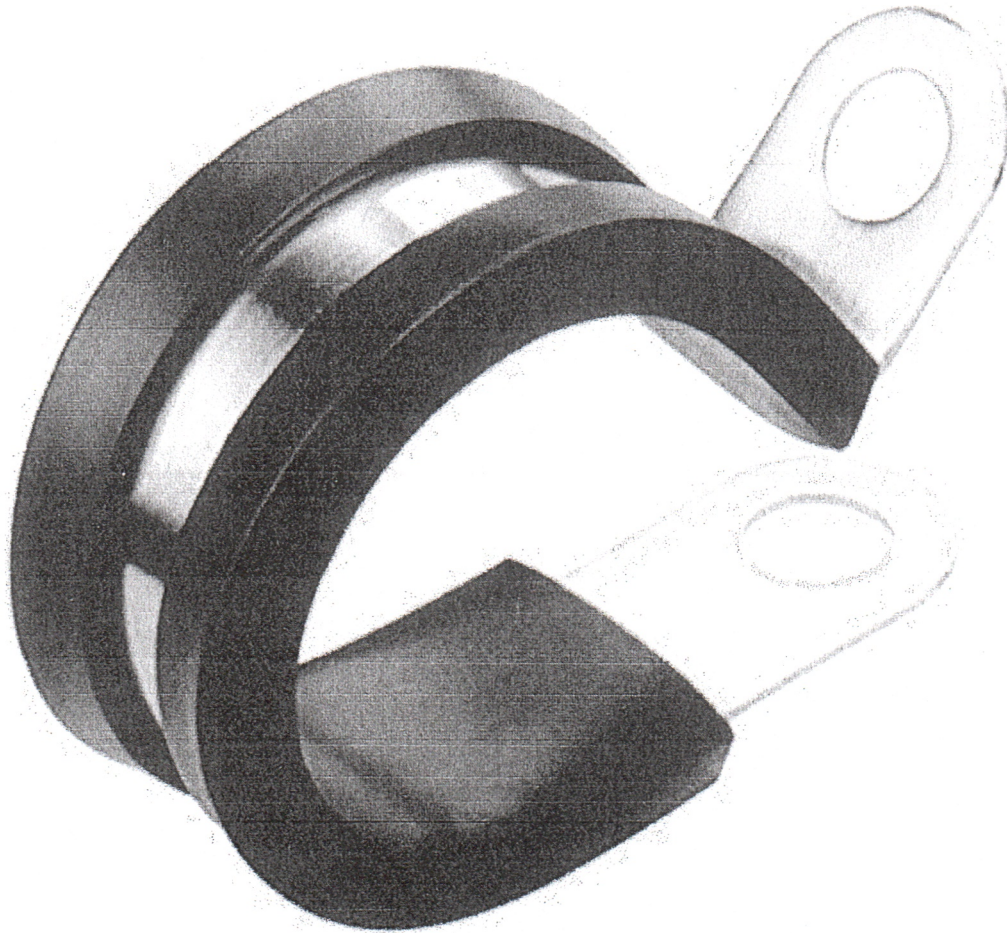
LOKMAN

Visit the Store

4.7 ★★★★★ (5,379)

LOKMAN 20 Pack 1-3/4 Inch Stainless Steel Cable Clamp, Rubber Cushioned Insulated Clamp, Metal Clamp, Tube Holder for Tube, Pipe or Wire Cord Installation

50+ bought in past month



Size: 1-3/4 Inch



1/2 Inch	1-3/4 Inch	1/4 Inch
\$13 ⁹⁹	\$17 ⁹⁹	\$11 ⁹⁹



Nancy Howse

From: dylan@revize.com
Sent: Wednesday, November 6, 2024 9:50 AM
To: Nancy Howse
Cc: Tara Lyons; Joshua Sutton
Subject: RE: Update on the Website/Subsite work for Oscoda Township's Economic Improvement Committee

Hi Nancy,

Just checked with your PM – we should have all the approved templates developed by the end of this week and then migration will move over some continent. After that there should be some training and go live after that...

Thanks,

Dylan Johnston | Revize Account Manager
revize – The Government Website Experts | 150 Kirts Blvd., Suite B, Troy, MI 48084
W: 248.928.8045 M: 248.894.9297 | dylan@revize.com | www.revize.com



From: Nancy Howse <director@OscodaTownshipMi.gov>
Sent: Tuesday, November 5, 2024 2:38 PM
To: dylan@revize.com
Cc: Tara Lyons <asstsuper@OscodaTownshipMi.gov>; Joshua Sutton <clerk@oscodatownshipmi.gov>
Subject: Update on the Website/Subsite work for Oscoda Township's Economic Improvement Committee

Good Afternoon Dylan!

I hope this finds you well and our Michigan Fall. I have a meeting later this week with the Economic Improvement Committee and would like to give them an update on the progress for the website/subsite that REVIZE is working on. How are we doing with the project and when can we anticipate going live with the site?

Thank you for all the work you are doing on this project.

Nancy L. Howse
Community Development Director
Oscoda Township
director@oscodatownshipmi.gov
(989) 739-3211 ext. 391



2024-25 Michigan Townships Association legislative policy platform

As adopted by delegates at MTA's 2024 Annual Meeting, the following is the platform to guide the Association's legislative efforts in 2024-25.

Vision Statement

The Michigan Townships Association envisions local governance where:

- Townships have statutory authority and state financial support sufficient to provide fiscal stability, high-quality services and infrastructure consistent with community needs and expectations, and to enable full compliance with ever-expanding state-imposed mandates without cutting local spending priorities
- Elections are accurate, secure, fair and a high percentage of registered voters participate
- Local control is respected and valued by state lawmakers as townships work to solve local and regional challenges through visionary, ethical leadership and collaboration
- Natural resources are utilized in a manner consistent with township regulations that ensure long-term sustainability and leverage value as public assets
- There is clarity of roles and responsibilities for township officials essential for efficient and effective services to the public
- Townships retain authority to protect and regulate the public rights-of-way and other land uses in the interest of the public
- State laws recognize that township officials are elected by and accountable to their residents for the township's governance, financial position, programs and services consistent with community values

Assessment and Taxation

The Michigan Townships Association supports property tax fairness, equity, and efficient assessment and collection by public servants who are accountable to township officials to ensure public trust and locally accessible information and assistance. Valuation should be based on sound assessing principles. Local governments should be reimbursed by the state for property tax revenues lost due to statutory exemptions. Townships must be fiscally positioned to ensure economically resilient communities.

As lawmakers and regulators enact changes to current tax laws and local government requirements, the Michigan Townships Association supports the following objectives:

- Require the valuation of big box stores to be determined using the same assessing methodology as other commercial properties and prohibit the consideration of private deed restrictions or covenants imposed to reduce the value of the property or exclude competitors of the grantor from the market
- Support the state assuming administration and funding of disabled veterans' property tax exemption
- Oppose expansion of property tax exemptions without replacement of local revenue

- Limit property tax exemption eligibility for nonprofit charitable purposes
- Allow townships to create special assessment districts for infrastructure needs such as high-speed internet and the replacement of privately owned sewer leads
- Raise the current charter township 10 mill tax limitation to allow charter townships, with voter approval, to address legacy costs, meet demands for expanding services and offset millage rollback requirements
- Recodify Michigan township statutes to include clarification that assessors are accountable to the township board when the supervisor is not certified to perform assessing functions
- Increase the specific tax on mobile homes located in licensed parks and levy on park owner rather than individual occupied dwelling owners
- Exempt minimal personal property tax obligations resulting from minor property improvements on mobile home lots such as small decks, stairs and porches
- Allow option for a local excise tax for the purpose of providing public recreational facilities and/or public safety expenses related to increased tourism

Elections

The Michigan Townships Association supports fair, transparent, efficient and secure elections administered by township officials that encourage high voter participation and procedures appropriate to varying community resources and population densities.

As lawmakers and regulators enact changes to current election laws, the Michigan Townships Association supports the following objectives:

- Preserve the authority of townships to convey information on ballot proposals to their residents
- Preserve the authority of townships to place millage and bond proposals before voters at any election
- Permit the option for nonpartisan township offices to be approved by the township board and the electors
- Establish state fund for the statewide replacement of voting equipment
- Require continued funding for the operations of state election requirements
- Require election challenger training

Environment and Land Use

The Michigan Townships Association supports state laws that enable townships to efficiently and effectively plan for land uses and adopt zoning ordinances to protect the public health, safety and general welfare. State and federal regulations should not impede local government growth and development policies and objectives. Local authority over land use decisions must be protected. The Michigan Townships Association will work to minimize preemption

of local decision making and retain local authority as an essential part of land use decisions.

As lawmakers and regulatory agencies enact changes to laws addressing township land use and environment, the Michigan Townships Association supports the following objectives:

- Ensure any statewide sanitary code requirements adopted reduce septic system failures that create serious public health threats and that expose townships to liability for expensive public sewer systems
- Preserve landfill capacities by directing appropriate materials to waste utilization facilities and support an increase in the state tipping fee to a rate competitive with nearby states while preserving a local tipping fee option
- Preserve local authority on zoning issues that are local in nature to ensure protection of public health and safety and property values
- Increase state funding and support for environmental programs to address issues such as brownfield redevelopment, contamination and invasive species
- Ensure that any heightened review of environmental permits for communities overly impacted by environmental degradation protects public health and allows for local development goals to be met in a timely manner
- Ensure that the state retains the United States Environmental Protection Agency-delegated authority to issue wetlands and other water permits
- Ensure that the definition of Waters of the United States, subject to permitting processes of the United States Environmental Protection Agency and the Army Corps of Engineers, is not extended to non-navigable waters such as roadside ditches and culvert installation and maintenance

Intergovernmental Relations

The Michigan Townships Association supports township officials having the discretion to resolve policy issues that are manifestly local in nature. MTA also supports state laws that encourage intergovernmental collaboration to restore economic prosperity, efficiently and effectively deliver programs and services, and solve other challenges. State laws should allow creativity, flexibility and incentivize fair and equitable cost-sharing benefits and governance in interlocal agreements. State laws authorizing economic development tools and other powers should be based on community characteristics relative to policy objectives. State taxation and spending policies should mitigate adverse revenue impacts on townships.

As lawmakers and regulatory agencies consider altering the fiscal relationship of the state to local governments as well as powers and authorities of local governments, the Michigan Townships Association supports the following objectives:

- Ensure state laws allow township officials to solve local issues in a manner consistent with local values, priorities and needs rather than impose a one-size-fits-all approach
- Guarantee full funding to townships for payments in lieu of taxes for state-purchased lands, commercial forest lands and swamp tax/tax-reverted properties
- Expand the number of townships eligible for statutory revenue sharing and grants
- Ensure a local government consolidation process continues to require voter approval

Township Operations

The Michigan Townships Association supports state and federal governments granting to Michigan townships broad discretion and autonomy to govern the funding and delivery of programs and services. MTA also supports state reimbursement to townships for increased costs resulting from new mandated services and state regulations.

The Michigan Townships Association supports the following objectives:

- Clarify and strengthen the governance role of township boards to establish policy direction and manage operations for their community
- Enact appropriate, cost-effective training requirements for township planning commissioners and zoning board of appeal members to reduce costly lawsuits and improve township decision-making by key appointed boards
- Allow township supervisors the authority to perform marriages
- Permit members of a public body to participate in a public meeting remotely
- Allow public notice requirements to be met by posting the required notice on the website of the public body

Transportation and Infrastructure

The Michigan Townships Association concludes that Michigan's transportation system will continue to require more funding than is currently anticipated in law to ensure that county primary and local roads are safe and convenient for travel. As townships are major financial contributors to infrastructure needs, the Michigan Townships Association supports planning, funding and delivering infrastructure needed for every community to be economically viable and to protect the health, safety and general welfare of residents. The Michigan Townships Association supports a strong partnership between local, state and federal officials to establish long-term reliable funding necessary to create and maintain infrastructure and improvements.

As lawmakers and regulators address pressures to better address Michigan's infrastructure, the Michigan Townships Association supports the following objectives:

- Modernize and increase funding above current statutory levels for primary and local roads and increase state funding for water, sewer and communications infrastructure
- Allow for a county road agency in conjunction with a requesting township to lower the speed to a level deemed necessary for motorist or pedestrian safety on a gravel or unimproved surface road
- Encourage state and county road funding agencies to provide funds for township road construction and utilize allocated funds for maintenance projects
- Ensure that any move to alternatives to the gas tax to help fund transportation infrastructure incorporates the practicalities for rural communities
- Expand engineering and safety data to include pedestrian-vehicle impact data and multiple modes of transportation to properly manage speed limits

Nancy Howse

From: Michigan Department of Labor and Economic Opportunity
<LEO@govsubscriptions.michigan.gov>
Sent: Tuesday, October 1, 2024 3:03 PM
To: Nancy Howse
Subject: RELEASE: Michigan Minimum Wage Rate 2025 Increase Schedule



FOR IMMEDIATE RELEASE:
Tuesday, Oct. 1, 2024

CONTACT: Jason Moon
517-282-0041

Michigan Minimum Wage Rate 2025 Increase Schedule

LANSING, Mich. — Michigan's Minimum Wage will increase twice in 2025 – first increasing on Jan. 1, 2025, following the usual rate increase schedule, and again on Feb. 21, 2025, in accordance with the recent Michigan Supreme Court ruling regarding the Improved Workforce Opportunity Wage Act (IWOWA), PA 337 of 2018, schedule.

Minimum Hourly Wage Rate Effective Jan. 1, through Feb. 20, 2025:

- The minimum hourly wage will increase from \$10.33 to \$10.56 per hour.
- The 85% rate for minors under the age of 18 will increase from \$8.78 to \$8.98 per hour.
- The tipped employee rate of hourly pay increases from \$3.93 to \$4.01 per hour.
- The training wage of \$4.25 per hour for newly hired employees under the age of 20 for their first 90 calendar days of employment remains unchanged.

Minimum Hourly Wage Rate Effective Feb. 21, 2025, and Thereafter:

Effective Date	Minimum Hourly Wage Rate	Tipped Employee		85% Rate
		Minimum Hourly Rate	Minimum Reported Average Hourly Tips	
Feb. 21, 2025	\$12.48	\$5.99	\$6.49	\$10.61

Feb. 21, 2026	\$13.29	\$7.97	\$5.32	\$11.30
Feb. 21, 2027	\$14.16	\$9.91	\$4.25	\$12.04
Feb. 21, 2028	\$14.97	\$11.98	\$1.54	\$12.72

- **85% Rate:** Minors under the age of 18 may be paid 85% of the minimum hourly wage rate.
- **Training Wage:** A training wage of \$4.25 per hour may be paid to employees under 20 years of age for the first 90 calendar days of employment.

Every Oct. beginning in 2028, the state treasurer will calculate an adjusted minimum wage rate, increasing the minimum wage by the rate of inflation. The adjusted minimum wage rate is published by Nov. 1 of the year it is calculated and comes effective beginning Feb. 21 of the succeeding year.

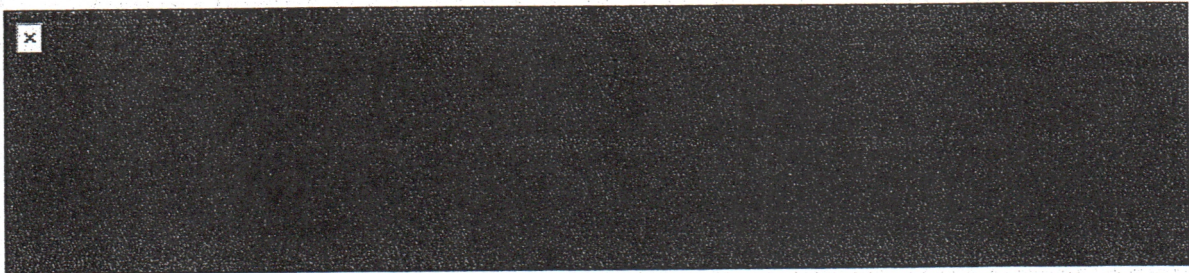
Tipped Employees

The minimum hourly wage rate of a tipped employee will be 48% of the minimum hourly wage rate effective Feb. 21, 2025, and will increase based on the following schedule:

- Effective Feb. 21, 2026, it will be 60% of the minimum hourly wage rate.
- Effective Feb. 21, 2027, it will be 70% of the minimum hourly wage rate.
- Effective Feb. 21, 2028, it will be 80% of the minimum hourly wage rate.
- Effective Feb. 21, 2029, it will be 90% of the minimum hourly wage rate.
- Effective Feb. 21, 2030, and thereafter, it will be 100% of the minimum hourly wage rate.

For further information regarding Michigan's minimum wage and overtime laws, including FAQs and the required employer poster, visit: Michigan.gov/MinimumWage.

###



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