

**CITY OF OWOSSO  
REGULAR MEETING OF THE CITY COUNCIL  
MONDAY, MAY 6, 2024  
7:30 P.M.**

**Meeting to be held at City Hall  
301 West Main Street**

**AGENDA**

**OPENING PRAYER:**

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

**APPROVAL OF THE AGENDA:**

**APPROVAL OF THE MINUTES OF REGULAR MEETING OF APRIL 15, 2024:**

**APPROVAL OF THE MINUTES OF SPECIAL MEETING OF APRIL 29, 2024:**

**ADDRESSING THE CITY COUNCIL**

1. Your comments shall be made during times set aside for that purpose.
2. Stand or raise a hand to indicate that you wish to speak.
3. When recognized, give your name and address and direct your comments and/or questions to any City official in attendance.
4. Each person wishing to address the City Council and/or attending officials shall be afforded one opportunity of up to four (4) minutes duration during the first occasion for citizen comments and questions. Each person shall also be afforded one opportunity of up to three (3) minutes duration during the last occasion provided for citizen comments and questions and one opportunity of up to three (3) minutes duration during each public hearing. Comments made during public hearings shall be relevant to the subject for which the public hearings are held.
5. In addition to the opportunities described above, a citizen may respond to questions posed to him or her by the Mayor or members of the Council, provided members have been granted the floor to pose such questions.

**PROCLAMATIONS / SPECIAL PRESENTATIONS**

**PUBLIC HEARINGS**

**CITIZEN COMMENTS AND QUESTIONS**

**CONSENT AGENDA**

1. Set Public Hearing - 2024-2025 City Budget. Set required Public Hearing pursuant to Chapter 8 of the City Charter for Monday, May 20, 2024 at 7:30 p.m. in Council Chambers at City Hall, 301 West Main Street, to receive citizen comment regarding the 2024-2025 Proposed City Budget.  
**Master Plan Implementation Goals: 3.4, 3.6, 3.7, 3.10, 3.13**
2. Set Public Hearing - DWSRF 5-year Project Plan. Set a public hearing for Monday, May 20, 2024 at 7:30 p.m. in the City Hall Council Chambers to receive citizen comment regarding the Michigan Department of Environmental Quality Drinking Water State Revolving Fund 5-year Project Plan to replace water mains and lead service lines throughout the City and improvements to the Water Treatment Plant.  
**Master Plan Implementation Goals: 3.4, 3.7**
3. First Reading & Set Public Hearing – Ordinance Amendment - Washington Park PILOT. Conduct first reading and set a public hearing for Monday, May 20, 2024 at 7:30 p.m. to receive citizen comment regarding the proposed addition of Division 3, Washington Park, to Article III, *Service Charge in Lieu of Taxes for Certain Housing Developments*, of Chapter 32, Taxation, establishing a PILOT for the proposed Washington Park project.  
**Master Plan Implementation Goals: 1.2, 1.4, 1.9, 1.11, 2.12, 5.11**

4. Street Closure Request – John Hankerd for Mr. Owosso 2024 5K Run. Waive the insurance requirement, approve the request from John Hankerd for the closure of various streets for the John Hankerd for Mr. Owosso 2024 5K Run on Friday, May 31, 2024 from 5:30 p.m. to 7:00 p.m., and authorize Traffic Control Order No. 1514 formalizing the action.  
**Master Plan Implementation Goals: 4.2, 4.6, 5.9, 5.12**
5. Curwood Festival Traffic Control Order. Authorize application from the Curwood Festival for use of various parking lots and streets from June 5, 2024 at 6:00 a.m. through June 10, 2024 at 6:00 a.m. for the annual Curwood Festival and further authorize Traffic Control Order No. 1515 formalizing the action.  
**Master Plan Implementation Goals: 4.2, 4.6, 5.9, 5.12**
6. Boards and Commissions Appointments. Approve the following Mayoral Boards and Commissions appointments:

<b>Name</b>	<b>Board/Commission</b>	<b>Term Expires</b>
Michael Dowler*	City of Owosso Building Authority	06-30-2027
Kevin Maurer*	Building Board of Appeals	06-30-2026
William Gilbert*	Downtown Development Authority	06-30-2028
Allie McGuire*	Downtown Development Authority	06-30-2028
Emily Olson*	Downtown Development Authority	06-30-2028
William J. Byrne*	Downtown Historic District Commission	06-30-2027
Steven Teich*	Downtown Historic District Commission	06-30-2027
Gregory Brodeur*	LDFA/Brownfield Redevelopment Authority	06-30-2028
Janae Fear*	Planning Commission	11-09-2026
Francis Livingston*	Planning Commission	06-30-2027
Dennis Mahoney*	Parks and Recreation Commission	06-30-2026
Carol Smith*	Parks and Recreation Commission	06-30-2026
Thomas Taylor*	Zoning Board of Appeals	06-30-2027

\* Indicates reappointment

7. Emergency Purchase Authorization – Boiler for Curwood Castle. Authorize payment to Williams Heating - Cooling, Inc. for the emergency purchase and installation of a boiler system for Curwood Castle in the amount of \$13,980.00.  
**Master Plan Implementation Goals: 4.1, 4.16, 4.26**
8. Change Order – Tandem Truck Cab. Approve Change Order No. 1 to purchase order #45224 with D. & K. Truck Company for the purchase of one Freightliner 108SD Plus Conventional Chassis, changing the model year requested to 2025 and increasing the contract by \$6,358.00, for a total of \$103,652.00, and further approve payment upon satisfactory delivery of equipment.
9. Amendment No. 2 – Professional Engineering Services Agreement. Approve Amendment No. 2 to the professional services agreement with Fishbeck for the WWTP Solids Handling Project in the amount of \$10,000.00 and authorize payment up to the revised contract amount of \$114,000.00 upon satisfactory completion of the project or portion thereof.  
**Master Plan Implementation Goals: 3.4**
10. Check Register – April 2024. Affirm check disbursements totaling \$3,028,106.73 for April 2024.
11. Warrant No. 643. Authorize Warrant No. 643 as follows:

<b>Vendor</b>	<b>Description</b>	<b>Fund</b>	<b>Amount</b>
Waste Management	Services rendered April 1, 2024 – April 15, 2024	WWTP	\$11,608.59

## **ITEMS OF BUSINESS**

1. Gould House Purchase Agreement Modification – 21 Day Posting. Consider the revised purchase offer for the Amos Gould House, 515 N. Washington Street, in the amount of \$237,000 from Sean Harrington following a home inspection and authorize 21-day posting period for the proposed sale per the City Charter.  
**Master Plan Implementation Goals: 3.20**
2. Consumers Energy Electric Facilities Easement. Consider granting Consumers Energy a 30' permanent easement to construct, operate, maintain, inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, and protect a line or lines of electric facilities in, on, over, under, across, and through a portion of 1233 E Oliver Street to service the City's Osburn wellsite.  
**Master Plan Implementation Goals: 1.5, 3.4**
3. MDOT Resolution of Support – M-71 (Washington Street) Reconstruction. Consider authorizing a resolution of support for the MDOT project to reconstruct M-71 (Washington Street) from Water Street/Jerome Avenue to Corunna Avenue, including conversion of the four-lane section to a three lane section with bike lanes.  
**Master Plan Implementation Goals: 5.5**
4. MDOT Consent to Grade – 21-day Posting. Consider authorizing twenty-one (21) day posting period for the sale of Consent to Grade rights for the City-owned property at 310 S. Washington Street in the amount of \$500.00.  
**Master Plan Implementation Goals: 3.10, 3.18, 5.7, 5.26, 5.34**
5. Lot Split Authorization – VL on Howard Street. Consider authorization of the division of a City lot under the Michigan Subdivision Control Act for platted lot known as Parcel # 00-651-000-004-00, vacant land located on Howard Street.
6. Marijuana License Transfer Requests. Consider authorizing the transfer in ownership of the Medical Marihuana Provisioning Center License and the Adult Use Recreational Retail License located at 1115 Corunna Avenue from Classic Roots Farm dba DCAD, LLC to Hazed Owosso, LLC.  
**Master Plan Implementation Goals: 1.17**
7. Brush Burning at Aiken Road Site. Consider a proposal to conduct controlled burns at the City-owned Aiken Road Brush Site to cost-efficiently reduce the volume of brush at the site.

## **COMMUNICATIONS**

1. Brad A. Barrett, Finance Director. Revenue & Expenditure Report – March 2024.
2. Brownfield Authority. Minutes of March 6, 2024.
3. Planning Commission. Minutes of March 25, 2024.
4. Owosso Historical Commission. Minutes of April 16, 2024 Special Meeting.
5. Planning Commission. Minutes of April 22, 2024.
6. WWTP Review Board. Minutes of April 23, 2024.
7. Parks & Recreation Commission. Minutes of April 24, 2024.

## **CITIZEN COMMENTS AND QUESTIONS**

## **NEXT MEETING**

Monday, May 20, 2024

## **BOARDS AND COMMISSIONS OPENINGS**

Building Board of Appeals – Alternate - term expires June 30, 2024  
Building Board of Appeals – Alternate - term expires June 30, 2025  
Zoning Board of Appeals – Alternate – term expires June 30, 2024  
Zoning Board of Appeals – Alternate – term expires June 30, 2025

## **ADJOURNMENT**

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing, calling, or emailing the following: Owosso City Clerk's Office, 301 West Main Street, Owosso, MI 48867; Phone: (989) 725-0500; Email: [city.clerk@ci.owosso.mi.us](mailto:city.clerk@ci.owosso.mi.us). The City of Owosso Website address is [www.ci.owosso.mi.us](http://www.ci.owosso.mi.us).

***PLEASE TAKE NOTICE THAT THE FOLLOWING MEETING  
CAN ONLY BE VIEWED VIRTUALLY***

The Owosso City Council will conduct an in-person meeting on May 6, 2024. Citizens may view and listen to the meeting using the following link and phone numbers.

**OWOSSO CITY COUNCIL  
Monday, May 6, 2024  
at 7:30 p.m.**

***The public joining the meeting via Zoom CANNOT participate in public comment.***

- **Join Zoom Meeting:**  
<https://us02web.zoom.us/j/87958313565?pwd=c0JrRVlIRENEM2N3OVlxbHlzYUx0Zz09>
- **Meeting ID: 879 5831 3565**
- **Password: 567243**

**One tap mobile**

+13126266799,,87958313565#,,,,\*567243# US (Chicago)  
+16465588656,,87958313565#,,,,\*567243# US (New York)

**Dial by your location**

+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 346 248 7799 US (Houston)  
+1 669 900 9128 US (San Jose)  
+1 253 215 8782 US (Tacoma)

- **For video instructions visit:**
  - o Signing up and Downloading Zoom <https://youtu.be/qsy2Ph6kSf8>
  - o Joining a Zoom Meeting <https://youtu.be/hkCmbvAHQQ>
  - o Joining and Configuring Audio and Video <https://youtu.be/-s76QHshQnY>
- **Helpful notes for participants:** [Helpful Hints](#)
- **Meeting packets are published on the City of Owosso website** <http://www.ci.owosso.mi.us>

Any person who wishes to contact members of the City Council to provide input or ask questions on any business coming before the Council on May 6, 2024 may do so by calling or e-mailing the City Clerk's Office prior to the meeting at (989)725-0500 or [city.clerk@ci.owosso.mi.us](mailto:city.clerk@ci.owosso.mi.us). Contact information for individual Council members can be found on the City website at: <http://www.ci.owosso.mi.us/Government/City-Council>

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**CITY OF OWOSSO  
REGULAR MEETING OF THE CITY COUNCIL  
MINUTES OF APRIL 15, 2024  
7:30 P.M.  
VIRGINIA TEICH CITY COUNCIL CHAMBERS**

**PRESIDING OFFICER:** MAYOR ROBERT J. TEICH, JR.

**OPENING PRAYER:** PASTOR PAUL BRUNELL  
CHRIST EPISCOPAL CHURCH

**PLEDGE OF ALLEGIANCE:** KORI SHOOK  
SHOOK RIVERSIDE DEVELOPMENT, LLC

**PRESENT:** Mayor Robert J. Teich, Jr., Mayor Pro-Tem Susan J. Osika,  
Councilmembers Janae L. Fear, Jerome C. Haber, Daniel A. Law, Emily  
S. Olson, and Nicholas L. Pidek.

**ABSENT:** None.

**APPROVE AGENDA**

Motion by Mayor Pro-Tem Osika to approve the agenda as presented.

Motion supported by Councilmember Haber and concurred in by unanimous vote.

**APPROVAL OF THE MINUTES OF REGULAR MEETING OF APRIL 1, 2024**

Motion by Councilmember Haber to approve the Minutes of the Regular Meeting of April 1, 2024 as presented.

Motion supported by Mayor Pro-Tem Osika and concurred in by unanimous vote.

**PROCLAMATIONS / SPECIAL PRESENTATIONS**

**Arbor Day Proclamation**

Mayor Teich read aloud the following proclamation of the Mayor's Office declaring April 26, 2024 as Arbor Day in the City of Owosso:

**A PROCLAMATION  
OF THE MAYOR'S OFFICE OF THE CITY OF OWOSSO, MICHIGAN  
DESIGNATING APRIL 26, 2024 AS  
ARBOR DAY IN THE CITY OF OWOSSO**

*Whereas,* in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees. This holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

*Whereas,* decades before this in the 1830's, Owosso was making the transition from settlement to city thanks to the amazing vision of Alfred and Benjamin Williams. The Williams brothers joined with early settlers, Dr. and Mrs. John Barnes, in designing a city layout that would

preserve a natural character and aesthetic appeal. This led them to plant many of the trees that have made our city streets so beautiful for over 175 years, leading to the lovely arbors of trees that frame so many of our boulevards and the many mature trees that stand in our yards, and

*Whereas,* these trees have reduced the erosion of our precious topsoil by wind and water, cut our heating and cooling costs by shading our homes, cleansed the air, produced life-giving oxygen, and provided habitat for wildlife, at the same time increasing property values, enhancing the economic vitality of business areas, and generally adding beauty to our neighborhoods and parks, and

*Whereas,* it falls to each generation to continue the stewardship that was launched by our founding families through the planting of new trees throughout our city to replace those that are lost, and

*Whereas,* Owosso is proud to hold the Tree City USA designation and to be engaged once again with the citizens of Owosso to plant new trees throughout the City.

*Now, Therefore,* I, Robert J. Teich, Jr., Mayor of the City of Owosso, do hereby proclaim April 26th, 2024 as Arbor Day in the City of Owosso, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

*Further,* I urge our citizens to plant trees to promote the well-being of this generation and our posterity.

Proclaimed this 15<sup>th</sup> day of April, 2024.

## **PUBLIC HEARINGS**

### **Obsolete Property Rehabilitation Exemption Certificate – 300 West Main Street**

A public hearing was conducted to receive citizen comment regarding the application from Shook Riverside Development LLC for an Obsolete Property Rehabilitation Exemption Certificate for the property located at 300 West Main Street.

The following people commented regarding the requested abatement:

Tom Manke, 2910 W. M-21, asked if the OPRA certificate is a grant.

Patrice Martin, 615 N. Park Street, said she supports the requested tax abatement as the property in question has been dilapidated for many years. She also said she appreciates the idea of a public/private partnership to make things happen.

Sarah Kopko, 11322 Potter Road, Flushing, said she is happy to see another developer put themselves out there and make a substantial investment in a downtown property. She went on to say that she hopes Council will approve the certificate and make an investment in the future of the community.

Kori Shook, owner of Shook Riverside Development, LLC, described the project, indicating that it is a family affair with her husband working as the general contractor. She stated her thanks to the public and Council for their expressions of support for the project as she and her family embark on this monumental endeavor.

Whereas, the Council, after due and legal notice, has met and all interested parties having been heard, motion by Mayor Pro-Tem Osika that the following resolution be adopted:

**RESOLUTION NO. 55-2024**

**TO APPROVE THE APPLICATION FOR AN  
OBSOLETE PROPERTY REHABILITATION EXEMPTION CERTIFICATE  
FROM SHOOK RIVERSIDE DEVELOPMENT LLC  
FOR PROPERTY LOCATED AT  
300 W MAIN ST**

WHEREAS, the City of Owosso is a Qualified Local Government Unit within the State of Michigan and is empowered to provide tax exemptions for increased value of rehabilitated facilities within the City; and

WHEREAS, after public notice and a public hearing on April 18, 2016, the City Council of the City of Owosso approved an Obsolete Property Rehabilitation District at 300 W. Main Street in Owosso, Michigan. As provided by section 4(2) of Public Act 146 of 2000, said property more particularly described as:

PART OF ORIGINAL PLAT DESCRIBED AS; SOUTH 1/2 BLOCK 24 & SOUTH 10' OF NORTH 1/2 BLOCK 24, ALSO ADJACENT RESERVE 1, LYING BETWEEN EAST BANK OF SHIAWASSEE RIVER AND SAID DESCRIPTION

WHEREAS, the City Clerk received an application, on March 11, 2024 from Shook Riverside Development LLC, for an Obsolete Property Rehabilitation Exemption Certificate for the renovation of the 2 story 7,000 square foot building with 2 apartments, real estate office, and future restaurant space; and

WHEREAS, the application is complete, including items (a) through (f) described under "Instructions" on the Application for Obsolete Property Rehabilitation Exemption Certificate; and

WHEREAS, notice of a public hearing concerning the application for an exemption certificate was provided to the Assessor of the City and the legislative body of each taxing unit that levies ad valorem property taxes in the City; and

WHEREAS, the City finds that the property meets the definition of an obsolete property as defined in section 2(h) of Public Act 146 of 2000 and the application for the exemption certificate is complete; and

WHEREAS, the City finds that the property relates to a rehabilitation program that when completed constitutes a "rehabilitated facility" within the meaning of P.A. 146 of 2000, and said property is located within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of PA 146 of 2000; and

WHEREAS, it has been found that the rehabilitation of the obsolete property is calculated to, and will at the time of the issuance of the certificate, have the reasonable likelihood to increase commercial activity, retain and create employment, and revitalize the downtown; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of the property already exempt under PA 146 of 2000 and under PA 198 of 1974 does not exceed 5% of the total taxable value of the unit; and

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

WHEREAS, the rehabilitation work described in the application had not commenced prior to the establishment of the District.



NOW, THEREFORE, BE IT RESOLVED that, based on the findings above made at a public hearing held April 15, 2024, the City Council of the City of Owosso authorizes the application for an Obsolete Property Rehabilitation Exemption Certificate for 300 W. Main St. for a period of twelve (12) years; and

ALSO, BE IT RESOLVED that the rehabilitation shall be completed within eighteen (18) months from the date of approval of said application, and

FURTHERMORE, BE IT RESOLVED that the application and resolution are authorized for submittal to the State Tax Commission for final review and authorization.

Motion supported by Councilmember Law.

Roll Call Vote.

AYES: Councilmember Pidek, Mayor Pro-Tem Osika, Councilmembers Haber, Fear, Law, Olson, and Mayor Teich.

NAYS: None.

Master Plan Implementation Goals: 1.19, 3.20, 5.13

### **CITIZEN COMMENTS AND QUESTIONS**

Tom Manke, 2910 W. M-21, thanked the Shooks for undertaking the project to rehabilitate the former Matthews Building.

Jeff Turner, 204 Oakwood Avenue, asked why tar was put down before repairs were made on Stewart Street, saying it seemed like a waste. City Manager Henne encouraged Mr. Turner to call the Engineering Office with his questions regarding the details of the Stewart Street project.

### **CONSENT AGENDA**

Motion by Councilmember Pidek to approve the Consent Agenda as follows:

**Return of Donated Items.** Authorize the return of three chairs and cemetery decorative items donated to the Owosso Historical Commission for use at the Gould House, 515 North Washington Street, to Rebecca McClear as follows:

#### **RESOLUTION NO. 56-2024**

#### **AUTHORIZING THE RETURN OF DONATED ITEMS TO REBECCA MCCLEAR**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, Owosso Historical Commission owns the Amos Gould House located at 515 N. Washington Street, Owosso, MI 48867; and

WHEREAS, the Owosso Historical Commission has decided the property is underused and maintenance costs are not sustainable; and

WHEREAS, the Owosso City Council has authorized the Owosso Historical Commission to sell the Amos Gould House; and

WHEREAS, Rebecca McClear donated items to be displayed in the Amos Gould House and they will no longer be used in that capacity; and

WHEREAS, Rebecca McClear has requested the items be returned to her possession and the Owosso Historical Commission would like to honor this request.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that the City of Owosso does hereby specifically agree to the return of the donated items, but not by way of limitation, as follows:

FIRST: the City of Owosso authorizes staff to coordinate the return of three (3) chairs and decorative cemetery items to Rebecca McClear.

Master Plan Implementation Goals: 3.20

**Downtown Owosso Farmers' Market Traffic Control Order.** Approve request from Josephine Brown, Market Manager of the Downtown Owosso Farmers Market, for street closures, as noted, every Saturday from May 4, 2024 to October 26, 2024 from 7:00 a.m. until 2:00 p.m. for the annual farmers' market and approve Traffic Control Order No. 1512 formalizing the request.

Master Plan Implementation Goals: 4.2, 4.6, 5.9, 5.12

**Street Closure Request - Open Streets Owosso.** Approve request from the Shiawassee Family YMCA for the closure of North Water Street from Exchange Street to Mason Street for the Open Streets Owosso – 2024 event on Saturday, June 29, 2024 from 9:00 a.m. to 2:00 p.m. and authorize Traffic Control Order No. 1513 formalizing the action.

Master Plan Implementation Goals: 1.17, 4.2, 4.6, 5.9, 5.12

**Emergency Repair Authorization - Fire Department Tower-1.** Authorize payment to Front Line Services, Inc. and Cummins Inc. for emergency repair and replacement of parts on Fire Department Tower 1 in the amount of \$2,780.43 as follows:

#### RESOLUTION NO. 57-2024

#### AUTHORIZING PAYMENT TO CUMMINS INC. FOR EMERGENCY REPAIR OF OWOSSO FIRE DEPARTMENT TOWER 1

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has a Fire Department vehicle, Tower 1, that required emergency repairs; and

WHEREAS, Sec 2-346(5) of the Code of Ordinances of the City of Owosso waives competitive bidding requirements when a purchase is of an emergent nature; and

WHEREAS, the City directed Cummins Inc. to proceed and perform the emergency repairs, which subsequently totaled \$2,780.43; and

WHEREAS, the Public Safety Director has reviewed the detailed billing from Cummins Inc. for the cost of emergency repairs and recommends payment in the amount of \$2,780.43 for work satisfactorily completed; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: it has heretofore determined that it was necessary and in the public interest to contract with Cummins Inc. for emergency repairs to Owosso Fire Department Tower 1.

SECOND: the Accounts Payable Department is authorized to submit payment to Cummins Inc. in the amount of \$2,780.43.

THIRD: the above expenses shall be paid from the Fire Department vehicle repair fund.

**Master Plan Implementation Goals: 3.2**

**Warrant No. 642.** Authorize Warrant No. 642 as follows:

<b>Vendor</b>	<b>Description</b>	<b>Fund</b>	<b>Amount</b>
Owosso Charter Twp	Payment pursuant to 2011 Water Agreement – 25% of retail sales for quarter ending 03-31-2024	Water	\$17,848.14
Caledonia Charter Twp	Payment pursuant to 2006 Water Agreement – 25% of retail sales for quarter ending 03-31-2024	Water	\$39,937.18

**Check Register – March 2024.** Affirm check disbursements totaling \$4,721,663.43 for March 2024.

Motion supported by Councilmember Law.

Roll Call Vote.

AYES: Mayor Pro-Tem Osika, Councilmembers Haber, Fear, Olson, Law, Pidek, and Mayor Teich.

NAYS: None.

**ITEMS OF BUSINESS**

**\*Demolition Authorization & Contract Approval – 1404 South Chipman Street**

Motion by Mayor Pro-Tem Osika authorizing demolition of the structure at 1404 South Chipman Street, approving bid award to SP Powells Sand and Soil, LLC in the amount of \$18,798.00, and further authorizing payment to the contractor upon satisfactory completion of the work or portion thereof as follows:

**RESOLUTION NO. 58-2024**

**AUTHORIZING THE EXECUTION OF A CONTRACT WITH  
SP POWELLS SAND AND SOIL, LLC FOR  
THE DEMOLITION OF THE STRUCTURE AT 1404 S CHIPMAN STREET**

WHEREAS, the home at 1404 S. Chipman Street had a house fire in February of 2022; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has determined that the remains of the house should be demolished to eliminate blight in the neighborhood and to spur residential redevelopment; and

WHEREAS, the City of Owosso presented this case to Shiawassee Circuit Court on May 25, 2023 and a judgment was entered allowing the immediate demolition of the buildings and assess the cost of such demolition to the real property; and

WHEREAS, the City of Owosso sought bids to demolish the structure at 1404 S. Chipman Street; a bid was received from SP Powells Sand and Soil, LLC and it is hereby determined that SP Powells Sand and Soil, LLC is qualified to provide such services and that it has submitted the lowest responsible and responsive bid.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to demolish the structure located at 1404 S. Chipman Street.
- SECOND: it has further determined that it is advisable, necessary and in the public interest to employ SP Powells Sand and Soil, LLC for said demolition.
- THIRD: the mayor and city clerk are instructed and authorized to sign the document substantially in the form attached, Contract for Demolition of 1404 S. Chipman Street with SP Powells Sand and Soil, LLC in the amount of \$18,798.00.
- FOURTH: the accounts payable department is authorized to pay SP Powells Sand and Soil, LLC for work satisfactorily completed on the project up to the bid amount.
- FIFTH: the above expenses shall be paid from the General Fund 101-720-818.000.

Motion supported by Councilmember Fear.

Roll Call Vote.

AYES: Councilmembers Olson, Haber, Fear, Pidek, Law, Mayor Pro-Tem Osika, and Mayor Teich.

NAYS: None.

Master Plan Implementation Goals: 1.1, 1.13, 2.6

### **COMMUNICATIONS**

Tanya S. Buckelew, Planning & Building Director. March 2024 Building Department Report.  
Tanya S. Buckelew, Planning & Building Director. March 2024 Code Violations Report.  
Tanya S. Buckelew, Planning & Building Director. March 2024 Inspections Report.  
Tanya S. Buckelew, Planning & Building Director. March 2024 Certificates Issued Report.  
Kevin D. Lenkart, Public Safety Director. March 2024 Police Report.  
Kevin D. Lenkart, Public Safety Director. March 2024 Fire Report.  
Brad A. Barrett, Finance Director. Revenue & Expenditure Report – February 2024.  
Owosso Historical Commission. Minutes of March 26, 2024 Special Meeting.  
Downtown Development Authority. Minutes of April 3, 2024.  
Owosso Historical Commission. Minutes of April 8, 2024.

### **CITIZEN COMMENTS AND QUESTIONS**

There were no citizen comments.

Mayor Pro-Tem Osika noted that she had the privilege of attending the One Book Shiawassee event at the Lebowsky Center over the weekend.

She also inquired about the status of the 30-minute time period set aside prior to each Council meeting for general Council discussion, noting that it never really took hold. Other Councilmembers agreed with her assessment.

Motion by Mayor Pro-Tem Osika to remove the 30-minute discussion period prior to each Council meeting.

Motion supported by Councilmember Law.

Roll Call Vote.

AYES: Councilmembers Pidek, Olson, Haber, Mayor Pro-Tem Osika, Councilmembers Fear, Law, and Mayor Teich.

NAYS: None.

City Manager Henne noted that there will be a special meeting of the Historical Commission to consider a revised offer for the Gould House tomorrow at 6:00 p.m.

Mayor Teich noted the Chocolate Walk will be held this Saturday, with 26 businesses participating and tickets being sold out.

There is lots going on in the community, the Chamber's Home Expo will be held this weekend at the High School and Murder on the Orient Express will be opening at the Lebowsky Center.

### **NEXT MEETING**

Monday, April 29, 2024 – Special Meeting  
Thursday, May 2, 2024 – Budget Work Session  
Monday, May 6, 2024 – Regular Meeting

### **BOARDS AND COMMISSIONS OPENINGS**

Building Board of Appeals – Alternate - term expires June 30, 2024  
Building Board of Appeals – Alternate - term expires June 30, 2025  
Zoning Board of Appeals – Alternate – term expires June 30, 2024  
Zoning Board of Appeals – Alternate – term expires June 30, 2025

### **ADJOURNMENT**

Motion by Councilmember Olson for adjournment at 8:04 p.m.

Motion supported by Councilmember Pidek and concurred in by unanimous vote.

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Robert J. Teich, Jr., Mayor

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Amy K. Kirkland, City Clerk

\*Due to their length, text of marked items is not included in the minutes. Full text of these documents is on file in the Clerk's Office.

**CITY OF OWOSSO  
SPECIAL MEETING OF THE CITY COUNCIL  
MINUTES OF APRIL 29, 2024  
7:30 P.M.  
VIRGINIA TEICH CITY COUNCIL CHAMBERS**

**PRESIDING OFFICER:** MAYOR ROBERT J. TEICH, JR.

**PLEDGE OF ALLEGIANCE:** MAYOR ROBERT J. TEICH, JR.

**PRESENT:** Mayor Robert J. Teich, Jr., Councilmembers Janae L. Fear, Jerome C. Haber, Daniel A. Law, Emily S. Olson, and Nicholas L. Pidek.

**ABSENT:** Mayor Pro-Tem Susan J. Osika.

**ITEMS OF DISCUSSION**

**Special Assessments – Policies & Procedures**

Council held an in-depth discussion of the current policies and procedures governing special assessments and potential options for change. City Manager Nathan R. Henne gave an overview of the overall condition of the City's streets, how special assessments have been determined in the past, how they are currently determined, and how various practices and policies affect the funding available for street work. Street work is currently funded through Act 51 monies and leveraged by grant and bond funds when available. He noted that funding availability and construction cost increases will continue to hamper the City's street repair efforts going forward, resulting in an increase in the number of streets falling into the poor category. The EGLE requirement to replace all lead service lines will place further pressure on rising costs.

The Council searched for ways to obtain more funding and leverage the dollars it already has. There was discussion regarding novel construction methods, how other communities pay for street repairs, allocating more general fund monies to street repair, how the City Charter limits the millage the City can levy, and increasing the corner lot discount. Sadly, they came to the conclusion that there is no substantial pool of money available to the City for street work and the City is already taking advantage of all the leverage mechanisms currently available to it. The best option to get more work done going forward would be to periodically request another street bond. Said request will have to be timed to ensure the water and sewer funds have enough money to perform the necessary utilities work on the streets targeted for reconstruction.

The Council went on to discuss adjusting the discount given to corner lots. Councilmember Law suggested increasing the discount from 50% to 60%, bringing the assessment more in line with the market value of a corner lot. The Council will take action to implement this change the next time they consider a special assessment for street work.

**Master Plan Implementation Goals: 1.26, 3.4, 5.5, 5.21**

**CITIZEN COMMENTS AND QUESTIONS**

There were no citizen comments.

**NEXT MEETING**

Thursday, May 2, 2024 – Budget Work Session, 6:00pm  
Monday, May 6, 2024 – Regular Meeting, 7:30pm

**BOARDS AND COMMISSIONS OPENINGS**

Building Board of Appeals – Alternate - term expires June 30, 2024

Building Board of Appeals – Alternate - term expires June 30, 2025

Zoning Board of Appeals – Alternate – term expires June 30, 2024

Zoning Board of Appeals – Alternate – term expires June 30, 2025

**ADJOURNMENT**

Motion by Councilmember Fear for adjournment at 9:01 p.m.

Motion supported by Councilmember Law and concurred in by unanimous vote.

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Robert J. Teich, Jr., Mayor

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Amy K. Kirkland, City Clerk



## MEMORANDUM

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**DATE:** May 6, 2024

**TO:** Mayor Teich and the Owosso City Council

**FROM:** Ryan E. Suchanek, Director of Public Services & Utilities

**SUBJECT:** Setting Public Hearing for Drinking Water State Revolving Fund (DWSRF) 5 Year Project Plan

### RECOMMENDATION:

Set a public hearing to receive citizen comment regarding the Michigan Department of Environment, Great Lakes, and Energy (EGLE) DWSRF 5 Year Project Plan to replace aging infrastructure and to maintain a constant supply of quality drinking water.

### BACKGROUND:

The City of Owosso will hold a public hearing on proposed improvements to replace aging infrastructure and plans to maintain a constant supply of quality drinking water, including its Water Treatment Plant, and infrastructure throughout the City, for the purpose of receiving comments from interested persons. The hearing will be held during the Owosso City Council meeting on Monday, May 20, 2024 starting at 7:30 P.M. in the City Hall Council Chambers, 301 West Main Street, Owosso, Michigan 48867.

The purpose of the proposed project plan is to address improvements to infrastructure to comply with regulatory requirements and increase reliability of service to residents and customers.

Total cost of the proposed project plan is estimated at \$81,440,000.00, to be paid from user charges during the 20 to 30 year life of the low interest loans. The project plan will include: replacing water mains, lead service line replacement, Water Treatment Plant Upgrades, design/construction engineering and planning. The proposed projects will occur within the WTP site and throughout the City.

City staff has prepared required project plan for the State of Michigan in cooperation with EGLE regulatory guidelines.

Attachment: Resolution

Submitted by: Ryan E. Suchanek, Director of Public Services & Utilities



**RESOLUTION NO.**

**SETTING A PUBLIC HEARING TO RECEIVE CITIZEN COMMENT REGARDING  
THE DWSRF 5 YEAR PROJECT PLAN TO REPLACE AGING INFRASTRUCTURE**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has been working to detail the next phase of infrastructure improvements at the Water Treatment Plant and in the distribution system; and

WHEREAS, these improvements are required to comply with regulatory requirements and to increase the reliability of service to residents and customers, and

WHEREAS, a 5 year project plan has been developed for replacement of water mains, lead service line replacement, WTP upgrades, design/construction engineering and planning, with an estimated cost of \$81,440,000.00; and

WHEREAS, the City is seeking funding for the project from EGLE's Drinking Water State Revolving Fund (DWSRF); and

WHEREAS, the DWSRF program requires that a hearing be held to receive public comment regarding the proposed project plan.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: a public hearing is set for Monday, May 20, 2024 at 7:30 p.m. in the City Hall Council Chambers to review the City's 5-Year Project Plan for the replacement of lines and lead service lines and upgrades to the Water Treatment Plant, as required by EGLE's Drinking Water State Revolving Fund program.

Project Plan to be distributed at the meeting on Monday, May 6, 2024.



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# ***MEMORANDUM***

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DATE: April 30, 2024

TO: OWOSSO CITY COUNCIL

FROM: Nathan Henne, City Manager

RE: Washington Park Development Project (Corner of N Washington St and Wesley Dr) - PILOT Ordinance – Schedule Public Hearing for May 20, 2024

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The Owosso Planning Commission has approved a site plan for 16 townhomes on 2.5 acres at the corner of N Washington St and Wesley Dr. This housing development project is linked via a brownfield plan to the Woodland Trails condominium development – a plan which was approved by the County and the City in early 2024. The Washington Park development has been awarded LIHTC tax credits.

**This agenda item will set the public hearing to receive comment on the required Payment in Lieu of Taxes (PILOT) ordinance for the Washington Park Development Project for May 20, 2024 at 7:30 P.M.**

## Zoning

The property is zoned Residential Multi Family and required site plan approval by the Planning Commission. That approval was granted at their April 2024 meeting.

## Payment in Lieu of Taxes (PILOT)

Concerning the PILOT, this is a standard request with housing projects that meet a public need for affordable housing. The project has been approved by the Michigan State Housing Development Authority for low income housing tax credits (LIHTC). These credits are the financial assistance that enable the provision of affordable rents.

This 1% PILOT Ordinance means that the owner will pay the city a sum that is calculated based upon the gross rents less utilities - instead of paying ad-valorem taxes.

The attached Estimated PILOT Calculation gives you an idea of the average tax assessment on a property with an SEV of \$50,000 and gives an example of a possible PILOT on the property with a max schedule of 45 years.

I recommend setting the public hearing for this PILOT ordinance for the Washington Park housing development project for May 20, 2024 at 7:30 P.M.



Master Plan Implementation Goals: 1.2, 1.4, 1.9, 1.11, 2.12, 5.11

Washington Park  
 Venture Washington LDHA LP  
 16 Townhome Units - Lease to Purchase

**Sample Tax Summary in Owosso**  
**\$50,000 Taxable Value (SEV)**

		<u>All Taxes</u>	<u>City Portion</u>
		50	
City Operating	12.6919	634.60	634.60
City Debt	2.0646	103.23	103.23
State Education	6.0000	300.00	-
County Operating	5.4220	271.10	-
PA 298	1.0000	50.00	50.00
Admin Fee		13.59	13.59
Shia MCF	1.9679	98.40	-
Seniors	0.5000	25.00	-
Veterans PA 214	0.1000	5.00	5.00
Veterans Voted	0.1956	9.78	9.78
MSU Extension	0.0760	3.80	-
SRES - 3	5.3644	268.22	-
School Oper	18.0000	-	-
School Sinking	1.9588	97.94	
Library	1.1798	58.99	58.99
School Debt	4.7000	235.00	-
Admin Fee	-	8.02	8.02
Total Estimate	<u>61.2210</u>	<u>2,182.66</u>	<u>883.21</u>

City Portion - 40.5%

**PILOT Calculation**

	<u>Calculation</u>	<u>Non-City</u>	<u>City Portion</u>
Total Gross Rents	165,480		
Less Vacancy	7% (11,584)		
Less Water & Sewer	(14,880)		
Net Collected Rents	<u>139,016</u>		
PILOT Percentage	<u>1%</u>		
PILOT Payment	<u>1,390</u>	<u>828</u>	<u>563</u>

**PILOT Projections**

		<b>Projected Rent Increase %</b>	<b>Total PILOT Amount</b>	<b>Non-City Portion</b>	<b>City Portion</b>	<b>Total Payments To Owosso</b>
<b>PILOT Approved</b>						
	2023					
	2024-2025					
					Development Time	
					Construction and Lease up Time	
<b>PILOT Starts</b>						
Year 1	12/31/2026	n/a	1,390	828	563	563
Year 2	12/31/2027	2.00%	1,418	844	574	1,136
Year 3	12/30/2028	2.00%	1,446	861	585	1,722
Year 4	12/30/2029	2.00%	1,475	878	597	2,319
Year 5	12/31/2030	2.00%	1,505	896	609	2,927
Year 6	12/31/2031	2.00%	1,535	914	621	3,548
Year 7	12/30/2032	2.00%	1,566	932	633	4,182
Year 8	12/30/2033	2.00%	1,597	951	646	4,828
Year 9	12/31/2034	2.00%	1,629	970	659	5,487
Year 10	12/31/2035	2.00%	1,661	989	672	6,159
Year 11	12/30/2036	2.00%	1,695	1,009	686	6,845
Year 12	12/30/2037	2.00%	1,728	1,029	699	7,545
Year 13	12/31/2038	2.00%	1,763	1,050	713	8,258
Year 14	12/31/2039	2.00%	1,798	1,071	728	8,986
Year 15	12/30/2040	2.00%	1,834	1,092	742	9,728
Year 16	12/30/2041	2.00%	1,871	1,114	757	10,485
Year 17	12/31/2042	2.00%	1,908	1,136	772	11,257
Year 18	12/31/2043	2.00%	1,947	1,159	788	12,045
Year 19	12/30/2044	2.00%	1,985	1,182	803	12,848
Year 20	12/30/2045	2.00%	2,025	1,206	819	13,668
Year 21	12/31/2046	2.00%	2,066	1,230	836	14,504
Year 22	12/31/2047	2.00%	2,107	1,254	853	15,356
Year 23	12/30/2048	2.00%	2,149	1,280	870	16,226
Year 24	12/30/2049	2.00%	2,192	1,305	887	17,113
Year 25	12/31/2050	2.00%	2,236	1,331	905	18,018
Year 26	12/31/2051	2.00%	2,281	1,358	923	18,941
Year 27	12/30/2052	2.00%	2,326	1,385	941	19,882
Year 28	12/30/2053	2.00%	2,373	1,413	960	20,842
Year 29	12/31/2054	2.00%	2,420	1,441	979	21,822
Year 30	12/31/2055	2.00%	2,469	1,470	999	22,821
Year 31	12/30/2056	2.00%	2,518	1,499	1,019	23,839
Year 32	12/30/2057	2.00%	2,568	1,529	1,039	24,879
Year 33	12/31/2058	2.00%	2,620	1,560	1,060	25,939
Year 34	12/31/2059	2.00%	2,672	1,591	1,081	27,020
Year 35	12/30/2060	2.00%	2,726	1,623	1,103	28,123
Year 36	12/30/2061	2.00%	2,780	1,655	1,125	29,248
Year 37	12/31/2062	2.00%	2,836	1,688	1,147	30,396
Year 38	12/31/2063	2.00%	2,892	1,722	1,170	31,566
Year 39	12/30/2064	2.00%	2,950	1,756	1,194	32,760
Year 40	12/30/2065	2.00%	3,009	1,792	1,218	33,978
Year 41	12/31/2066	2.00%	3,070	1,827	1,242	35,220
Year 42	12/31/2067	2.00%	3,131	1,864	1,267	36,487
Year 43	12/30/2068	2.00%	3,194	1,901	1,292	37,779
Year 44	12/30/2069	2.00%	3,257	1,939	1,318	39,097
Year 45	12/31/2070	2.00%	3,323	1,978	1,344	40,441

**RESOLUTION NO.**

**AUTHORIZING FIRST READING & SETTING A PUBLIC HEARING FOR THE PROPOSED ADDITION OF DIVISION 3, *WASHINGTON PARK*, TO CHAPTER 32, TAXATION, OF THE CODE OF ORDINANCES TO ESTABLISH A PILOT AGREEMENT FOR THE WASHINGTON PARK DEVELOPMENT**

WHEREAS, the Shiawassee County Land Bank Authority has recently agreed to sell the vacant land on North Washington Street to Venture, Inc. of Pontiac, Michigan; and

WHEREAS Venture, Inc. plans to convert the vacant land into a residential development with residential spaces catering to people with low incomes funded in part by low-income housing tax credits; and

WHEREAS, the City of Owosso agrees to forego property tax payments on the property to assist in the financial feasibility of the project; and

WHEREAS, the City of Owosso is authorized to establish a service charge in lieu of property taxes for such developments; and

WHEREAS, said service charges are instituted by the adoption of an ordinance; and

WHEREAS, it is the long-standing practice of the City Council to hold a public hearing to receive citizen comment regarding any and all proposed ordinance amendments.

NOW, THEREFORE, BE IT RESOLVED, THAT THE CITY OF OWOSSO ORDAINS THAT:

SECTION 1. ADDITION. That Division 3, *Washington Park*, be added to Article III, *Service Charge in Lieu of Taxes for Certain Housing Developments*, of Chapter 32, Taxation, of the Code of Ordinances of the City of Owosso as follows:

**ARTICLE III. - SERVICE CHARGE IN LIEU OF TAXES FOR CERTAIN HOUSING DEVELOPMENTS**

Secs. 32-57—32-59.-Reserved.

**DIVISION 3. – WASHINGTON PARK**

**Sec. 32-60. - Preamble.**

It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCL 125.1401 et seq.). The City is authorized by this Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses not to exceed the taxes that would be paid but for this Act.

It is further acknowledged that such housing for persons of low income is a public necessity, and as the City will be benefited and improved by such housing, the encouragement of the same by providing certain real estate tax exemption for such housing is a valid public purpose; further, that the continuance of the provisions of this article for tax exemption and the service charge in lieu of taxes during the periods contemplated in this article are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance on such ordinance and service charge.

The City further acknowledges that Venture, Inc., a nonprofit corporation (a sponsor), has offered subject to receipt of a mortgage loan from the authority, to erect, own and operate a housing development identified as Washington Park on certain property located at (see legal description on file with the City Clerk) in the City to serve persons of low income, and that the sponsor has offered to pay the City on account of the development an annual service charge for public services in lieu of all taxes.

The City further acknowledges that Venture, Inc., a nonprofit corporation, has offered subject to receipt of low income housing tax credits from the authority, to erect, own and operate a housing development to the City's required standards, identified as the Washington Park on certain property located at the southwest corner of Welsey Street and Washington Street in the City, hereinafter referred to as the "Site" and further described as:

COMMENCING 358 NORTH AND 33 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF SECTION 12 AND THE CENTERLINE OF NORTH WASHINGTON STREET; THENCE WEST 231 FEET; THENCE NORTH 6 FEET; THENCE WEST 133.7 FEET; THENCE NORTH 279 FEET; THENCE EAST 364.21 FEET; THENCE SOUTH 284 FEET TO THE POINT OF BEGINNING, PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 12, T7N-R2E.

Parcel Number: 050-535-000-001-00

to persons of low income, and that the sponsor has offered to pay the City on account of the development an annual service charge for public services in lieu of all taxes.

#### **Sec. 32-61. - Definitions.**

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

*Act* means the State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended.

*Annual shelter rents* means the total collections during an agreed annual period from all occupants of a housing development representing rents or occupancy charges exclusive of charges for gas, electricity, heat or other utilities furnished to the occupants.

*Authority* means the Michigan State Housing Development Authority.

*Contract rents* are as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to Section 8 of the U.S. Housing Act of 1937, as amended.

*Housing development* means a development which contains a significant element of housing for elderly persons of low income or persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the authority determines improve the quality of the development as it relates to housing for persons of low income.

*HUD* means the Department of Housing and Urban Development of the United States Government.

*Mortgage loan* means a loan to be made by the authority or Farmers Home Administration or the Department of Housing and Urban Development to a sponsor for the construction and permanent financing of a housing development or a mortgage loan insured by HUD or a federally aided mortgage

as otherwise defined by the Act.

*Persons of low income* means persons and families eligible to move into a housing development;

families and persons who cannot afford to pay the amounts at which private enterprise, without federally- aided mortgages or loans from the authority, is providing a substantial supply of decent, safe, and sanitary housing and who fall within income limitations set in this act or by the authority in its rules. Among low income or moderate income persons, preference shall be given to the elderly and those displaced by urban renewal, slum clearance, or other governmental action.

*Sponsor* means persons or entities which have applied to either the authority for a mortgage loan to finance a housing development or to another governmental entity or is a federally-aided mortgage, as otherwise defined by the Act.

*Utilities* means fuel, water, sanitary sewer service and/or electrical service which are paid by the housing development.

**Sec. 32-62. - Class of housing developments.**

It is determined that the class of housing developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be multiple dwellings for persons of low income which are financed or assisted by the authority or which have a federally aided mortgage, as defined in the Act. It is determined that Washington Park is of this class.

**Sec. 32-63. - Establishment of annual service charge for Washington Park.**

The housing development identified as Washington Park and the property on which it shall be constructed shall be exempt from all property taxes from and after the commencement of construction. The City, acknowledging that the sponsor and the authority have established the economic feasibility of the housing development in reliance upon the enactment and continuing effect of this article and the qualification of the housing development for exemption from all property taxes and a payment in lieu of taxes as established herein, and in consideration of the sponsor's offer, subject to receipt of a mortgage loan from the authority, to construct, own and operate the housing development, hereby agrees to accept payment of an annual service charge for public services in lieu of all property taxes. The annual service charges shall be equal to ONE (1) percent of the difference between contract rents actually collected and utilities.

**Sec. 32-64. - Payment of service charge.**

The service charge in lieu of taxes as determined under this article shall be payable in the same manner as general property taxes are payable to the City except that the annual payment shall be paid on or before March 31 of each year.

**Sec. 32-65. - Duration.**

The tax exempt status of a housing development approved for such status by the City council shall remain in effect and shall not terminate so long as the mortgage loan for such housing development remains outstanding and unpaid, as long as the property is subject to restrictive rents in compliance with the low income housing tax credit program administered by MSHDA, or for such period as the authority or other governmental entity has any interest in the property; provided, the construction of such housing development commences within two (2) years from the effective date the City council approves the housing development for tax exempt status as provided in this article.

**Sec. 32-66. - Contractual effect.**

Notwithstanding the provisions of section 15a(5) of the Act (MCL 125.1415a(5)), to the contrary, a contract between the City and the sponsor with the authority as third part beneficiary thereunder, to provide tax exemption and accept payments in lieu thereof as previously described is effected by enactment of this article.



Secs. 32-67 – 32-69. - Reserved

SECTION 2. EFFECTIVE DATE. This amendment shall become effective twenty days after passage.

SECTION 3. AVAILABILITY. This ordinance may be purchased or inspected in the city clerk's office, Monday through Friday between the hours of 9:00 a.m. and 5:00 p.m.



301 W. MAIN • OWOSSO, MICHIGAN 48867-2958 • (989) 725-0599 • FAX (989) 723-8854

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# *MEMORANDUM*

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DATE: April 22, 2024  
TO: City Council  
FROM: Kevin Lenkart  
Director of Public Safety  
RE: Traffic Control Order # 1514

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The John Hankerd for Mr. Owosso 2024 campaign is requesting a road closure for a 5K race.

LOCATION:

Hickory Street, from Jerome to Comstock  
Comstock Street, from Hickory to Oakwood  
Oakwood Avenue, from Comstock to south end

DATE:

May 31, 2024

TIME:

5:30 p.m. to 7:00 p.m. \*\* Start of race is at 7:00.

The Public Safety Department has issued Traffic Control Order #1514 in accordance with the Rules for the Issuance of Certain Traffic Control Orders. Staff recommends approval of the application, waiver of the insurance requirement, and further authorization of a traffic control order formalizing the action.

**CITY OF OWOSSO**

**TRAFFIC CONTROL ORDER**

*(SECTION 2.53 UNIFORM TRAFFIC CODE)*

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ORDER NO.:	DATE:	TIME:
1514	4-22-24	10:05 am

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REQUESTED BY:  
Kevin Lenkart – Director of Public Safety

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TYPE OF CONTROL:  
Street Closure

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LOCATION OF CONTROL:  
  
Hickory Street, from Jerome to Comstock  
Comstock Street, from Hickory to Oakwood  
Oakwood Avenue, from Comstock to south end

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EVENT:  
  
John Hankerd for Mr. Owosso  
DATE: May 31<sup>st</sup>, 2024  
TIME: 5:30p.m. to 7:00 p.m.

---

APPROVED BY COUNCIL  
  
\_\_\_\_\_, 20 \_\_\_\_

---

REMARKS:



APPLICATION FOR USE OF  
CITY STREETS & PARKING LOTS  
FOR SPECIAL EVENTS

202 S. WATER STREET • OWOSSO, MICHIGAN 48867-2958 • (989) 725-0580 • FAX 725-0528

This application, plus all required documentation and fees shall be submitted to the Public Safety Department at least thirty (30) days and not more than one hundred twenty (120) days prior to the first day of the requested event, with 2 exceptions:

1. Applicants requiring the issuance of a conditional use permit as required by Sec. 38-504(4)(b), shall submit a complete application at least ninety (90) days prior to the event.
2. Applicants requesting the use of a state trunkline shall submit a complete application at least forty-five (45) days prior to the event.

Event Name: John Hankerd for Mr Owosso 2024 5k

Applicant Name: John Hankerd Date: 04/10/2024

(Individual or Group Name)

Primary Contact: John Hankerd Title: \_\_\_\_\_

Address: 3995 N Carland Rd, Elsie

Phone: 989-277-9003 Email: \_\_\_\_\_

Requested Date(s): May 31, 2024 Requested Hours: 5pm-7pm

(Including set-up and clean-up)

Area Requested (Parking Lot - Parade Route): Beginning at the James Miner Walkway trailhead at Caledonia St, moving west and then north along trail, west on Grover Street, to James Miner Trail along the Shiawassee River, north on Hickory St, east on Comstock St, south on Oakwood Ave and return on James Miner Trail to beginning point

Detailed description of the use for which the request is made: 5k run

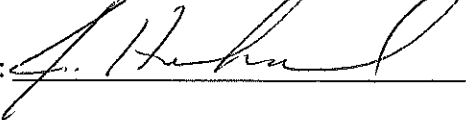
Please attach the following items and mark the corresponding checkbox indicating their inclusion. See back for detailed descriptions of each item:

- Executed Hold Harmless Agreement
  - Map of the Event Area with Event location highlighted
  - Rules or policies applicable to persons participating in proposed event
  - Proof of Insurance
- or
- Request for Insurance Waiver
  - Application Fee

Continued on back...

**INDEMNIFICATION AND HOLD HARMLESS AGREEMENT.** In consideration of the granting of permission by the City of Owosso to the Applicant for the use of facilities set forth above, Applicant shall indemnify, defend and hold harmless the City of Owosso, their officials, employees, agents, professionals and volunteers, collectively ("CITY") from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees (including attorneys' fees and related costs) and/or other expenses or liabilities of any nature whatsoever including, without limitation, the investigation and defense of any claims, arising out of or resulting from the conduct of the activities for which this application is made, and for the use of the facilities and any other facilities which are employed by the Applicant, or their guests, during the period for which the facilities requested are used, provided that any such claim, damage, loss, or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury or to destruction of tangible property including the loss of the use resulting there from, and (b) is caused in whole or in part by any negligent act or omission of the Applicant, or anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether it is caused in part by a party indemnified hereunder.

The Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct. Applicant agrees to observe all City ordinances, laws and/or conditions imposed.

Applicant Signature:  Date: 4/10/24

**Information Regarding Required Documents**

**Map of the Event Area** – Map showing the general area where the event will be located. The exact event location /event route **must** be highlighted and the locations requiring barricades for the requested street/lot closure must be clearly marked.

**Rules or policies** - Rules and policies applicable to events and activities organized in such a manner as to constitute an invitation to members of the general public to participate in the event or activity shall comply with all applicable local, state and federal laws and regulations and shall include, at a minimum, a process for appealing decisions that have the effect of denying participation or imposing limitations on participation beyond those generally applicable to all other participants.

**Proof of Insurance** – A Certificate of Insurance and Endorsement acceptable to the City evidencing General Liability insurance for the event in the minimum amount of \$1,000,000 per occurrence. Coverage shall be endorsed to name the City of Owosso as additional insured and be primary and non-contributory to any other insurance the City has.

or

**Request for Insurance Waiver** - The City Council **may** waive the insurance requirement if it determines that insurance coverage is unavailable or cannot be obtained at a reasonable cost and the event or activity is in the public interest or fulfills a legitimate and recognized public purpose. Check box if you are requesting waiver of insurance.

*Applicants must indicate whether they are providing proof of insurance or requesting an insurance waiver. Request for a waiver in no way guarantees a waiver will be granted.*

**Application Fee** – Fee set by resolution of City Council to offset a portion of the costs related to the processing of special events applications.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> \$30 Application (30-120 days prior to 1 <sup>st</sup> day of event)  | <input type="checkbox"/> Additional: _____ |
| <input type="checkbox"/> \$50 Additional MDOT Closure (M-21, M-71, M-52)                                  | <input type="checkbox"/> Additional: _____ |
| <input type="checkbox"/> \$15 Additional-Expedited Fee (14-29 days prior to 1 <sup>st</sup> day of event) | <input type="checkbox"/> Additional: _____ |

\$ 30.00 **Total Due at Time of Application. Please make check payable to: City of Owosso.**

.....  
Do Not Write Below This Line - For Officials Use Only

Approved  Not Approved  Date: \_\_\_\_\_ Traffic Control Order Number \_\_\_\_\_

Copy of Rules & Regulations provided to Applicant

Cc: DDA – Director; WCIA – Chairperson





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# *MEMORANDUM*

---

DATE: April 24,2024  
TO: City Council  
FROM: Kevin Lenkart  
Director of Public Safety  
RE: Traffic Control Order # 1515

---

The Curwood Festival requests approval of Traffic Control Order# 1515. This will allow for the closure of certain City parking lots and streets related to the Curwood Festival.

The Public Safety Department has issued Traffic Control Order# 1515 in accordance with the Rules for the Issuance of Certain Traffic Control Orders.

Attached is a list of street and parking lot closures.

The closure of Water Street between Main and Ball from Wednesday, June 5, 2024, at 9:00 am until Monday June 10, 2024, at 6:00 am.

The closure of Water Street from Main to Exchange Street on Wednesday June 5, 2024, at 9:00 am until Monday, June 10, 2024, at 6:00 am.

The closure of Water Street from Exchange to Mason on Friday, June 7, 2024, at 4:00 pm until Monday, June 10, 2024, at 6:00 am.

The closure of Exchange Street parking lot (Lot #5) from 6:00 pm Thursday, June 6, 2024, through Sunday, June 9, 2024, at 10:00 pm.

The closure of the entire Armory parking lot (Lot #4) from Wednesday, June 5, 2024, at 6:00 am until the completion of festival activities on Sunday, June 9, 2024.

The closure of the public safety parking lot (Lot #8) on Wednesday, June 5, 2024, at 7:00 am through Monday, June 10, 2024, at 6:00 am.

The closure of the public parking lot Jerome Street (Lot #10) on Friday, June 7, 2024, at 9:00 am through Friday, June 7, at 1:00 pm.

Necessary closures for the Children's parade are as follows: Barricades needed for the Children's parade by 6:00 pm Friday, June 7, 2024. For the line up area Dewey from Oliver to King St, Queen from Dewey to Randolph for line up. The parade route starts at the corner of Dewey and Oliver, then the route follows Oliver St to Washington St., down Washington St., over to Exchange to Ball St., up Ball St. ending at Williams St. Rain date for the children's parade is Sunday, June 9, 2024.

Necessary closures for the Heritage Parade which takes place on Saturday, June 8, 2024, at 2:00 pm on M-21 from Gould Street to Chipman Street. Detour route will be well marked/signed to continue smooth traffic flow around the parade. Barricades are needed for the parade line-up on Gould Street at Grover, Comstock and Jerome Streets, and Comstock and Hickory Streets.

The closure of M-52 from Stewart to Oliver Streets on Saturday, June 8, 2024, for the duration of the parade.

The closure of the lot on the corner of Curwood Castle Drive and Bradley Streets on Wednesday evening, June 5, 2024, for parking through Sunday, June 9, 2024.

Other closures as needed for the 5/10K walk/run on Saturday, June 8, 2024, which will be temporary for the duration of those specific events.



**CITY OF OWOSSO**

**TRAFFIC CONTROL ORDER**

*(SECTION 2.53 UNIFORM TRAFFIC CODE)*

ORDER NO.	DATE	TIME
1515	4/24/24	1:10 pm
REQUESTED BY		
Kevin Lenkart – Director of Public Safety		
TYPE OF CONTROL		
Street and Lot Closures		
LOCATION OF CONTROL		
See attached		
EVENT:		
<b>Curwood Festival 2024</b>		
June 5 – June 10, 2024		
APPROVED BY COUNCIL		
_____, 20____		

REMARKS

- The closure of Water Street between Main and Ball from Wednesday, June 5, 2024, at 9:00 am until Monday June 10, 2024, at 6:00 am.
- The closure of Water Street from Main to Exchange Street on Wednesday June 5, 2024, at 9:00 am until Monday, June 10, 2024, at 6:00 am.
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- Necessary closures for the Children's parade are as follows: Barricades needed for the Children's parade by 6:00 pm Friday, June 7, 2024. For the line up area Dewey from Oliver to King St, Queen from Dewey to Randolph for line up. The parade route starts at the corner of Dewey and Oliver, then the route follows Oliver St to Washington St., down Washington St., over to Exchange to Ball St., up Ball St. ending at Williams St. Rain date for the children's parade is Sunday, June 9, 2024.

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- The closure of the lot on the corner of Curwood Castle Drive and Bradley Streets on Wednesday evening, June 5, 2024, for parking through Sunday, June 9, 2024.
- Other closures as needed for the 5/10K walk/run on Saturday, June 8, 2024, which will be temporary for the duration of those specific events.



APPLICATION FOR USE OF  
CITY STREETS & PARKING LOTS  
FOR SPECIAL EVENTS

202 S. WATER STREET - OWOSSO, MICHIGAN 48867-2958 - (989) 725-0580 - FAX 725-0528

This application, plus all required documentation and fees shall be submitted to the Public Safety Department at least thirty (30) days and not more than one hundred twenty (120) days prior to the first day of the requested event, with 2 exceptions:

1. Applicants requiring the issuance of a conditional use permit as required by Sec. 38-504(4)(b), shall submit a complete application at least ninety (90) days prior to the event.
2. Applicants requesting the use of a state trunkline shall submit a complete application at least forty-five (45) days prior to the event.

Event Name: Curwood Festival

Applicant Name: Shelly Collison Date: 4-19-24  
(Individual or Group Name)

Primary Contact: Shelly Collison Title: Office Manager

Address: 212 S. Washington St., Owosso, MI 48848

Phone: 989-723-2161 Email: office@curwoodfestival.com

Requested Date(s): June 5th-10th. Requested Hours: Varies per day  
(Including set-up and clean-up)

Area Requested (Parking Lot - Parade Route): see attached.

Detailed description of the use for which the request is made: see attached

Please attach the following items and mark the corresponding checkbox indicating their inclusion. See back for detailed descriptions of each item:

- Executed Hold Harmless Agreement
- Map of the Event Area with Event location highlighted
- Rules or policies applicable to persons participating in proposed event
- Proof of Insurance
- or
- Request for Insurance Waiver
- Application Fee

Continued on back...

**INDEMNIFICATION AND HOLD HARMLESS AGREEMENT.** In consideration of the granting of permission by the City of Owosso to the Applicant for the use of facilities set forth above, Applicant shall indemnify, defend and hold harmless the City of Owosso, their officials, employees, agents, professionals and volunteers, collectively ("CITY") from and against any and all claims, losses, penalties, damages, settlements, costs, charges, professional fees (including attorneys' fees and related costs) and/or other expenses or liabilities of any nature whatsoever including, without limitation, the investigation and defense of any claims, arising out of or resulting from the conduct of the activities for which this application is made, and for the use of the facilities and any other facilities which are employed by the Applicant, or their guests, during the period for which the facilities requested are used, provided that any such claim, damage, loss, or expense (a) is attributable to bodily injury, sickness, disease or death, or to injury or to destruction of tangible property including the loss of the use resulting there from, and (b) is caused in whole or in part by any negligent act or omission of the Applicant, or anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether it is caused in part by a party indemnified hereunder.

The Applicant certifies that s/he has read and examined this application and that all information contained herein is true and correct. Applicant agrees to observe all City ordinances, laws and/or conditions imposed.

Applicant Signature: Michelle Collier Date: 4-19-24

**Information Regarding Required Documents**

Map of the Event Area – Map showing the general area where the event will be located. The exact event location /event route must be highlighted and the locations requiring barricades for the requested street/lot closure must be clearly marked.

Rules or policies - Rules and policies applicable to events and activities organized in such a manner as to constitute an invitation to members of the general public to participate in the event or activity shall comply with all applicable local, state and federal laws and regulations and shall include, at a minimum, a process for appealing decisions that have the effect of denying participation or imposing limitations on participation beyond those generally applicable to all other participants.

Proof of Insurance – A Certificate of Insurance and Endorsement acceptable to the City evidencing General Liability insurance for the event in the minimum amount of \$1,000,000 per occurrence. Coverage shall be endorsed to name the City of Owosso as additional insured and be primary and non-contributory to any other insurance the City has.

or

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Application Fee – Fee set by resolution of City Council to offset a portion of the costs related to the processing of special events applications.

- \$30 Application (30-120 days prior to 1<sup>st</sup> day of event)  Additional: Tent Inspection Fee \$125.00
- \$50 Additional MDOT Closure (M-21, M-71, M-52)  Additional: \_\_\_\_\_
- \$15 Additional-Expedited Fee (14-29 days prior to 1<sup>st</sup> day of event)  Additional: \_\_\_\_\_

\$ 205.00 **Total Due at Time of Application. Please make check payable to: City of Owosso.**

.....  
Do Not Write Below This Line - For Officials Use Only

Approved  Not Approved  Date: \_\_\_\_\_ Traffic Control Order Number \_\_\_\_\_

Copy of Rules & Regulations provided to Applicant

Cc: DDA – Director; WCIA – Chairperson

# 2024 City of Owosso Traffic Control Order

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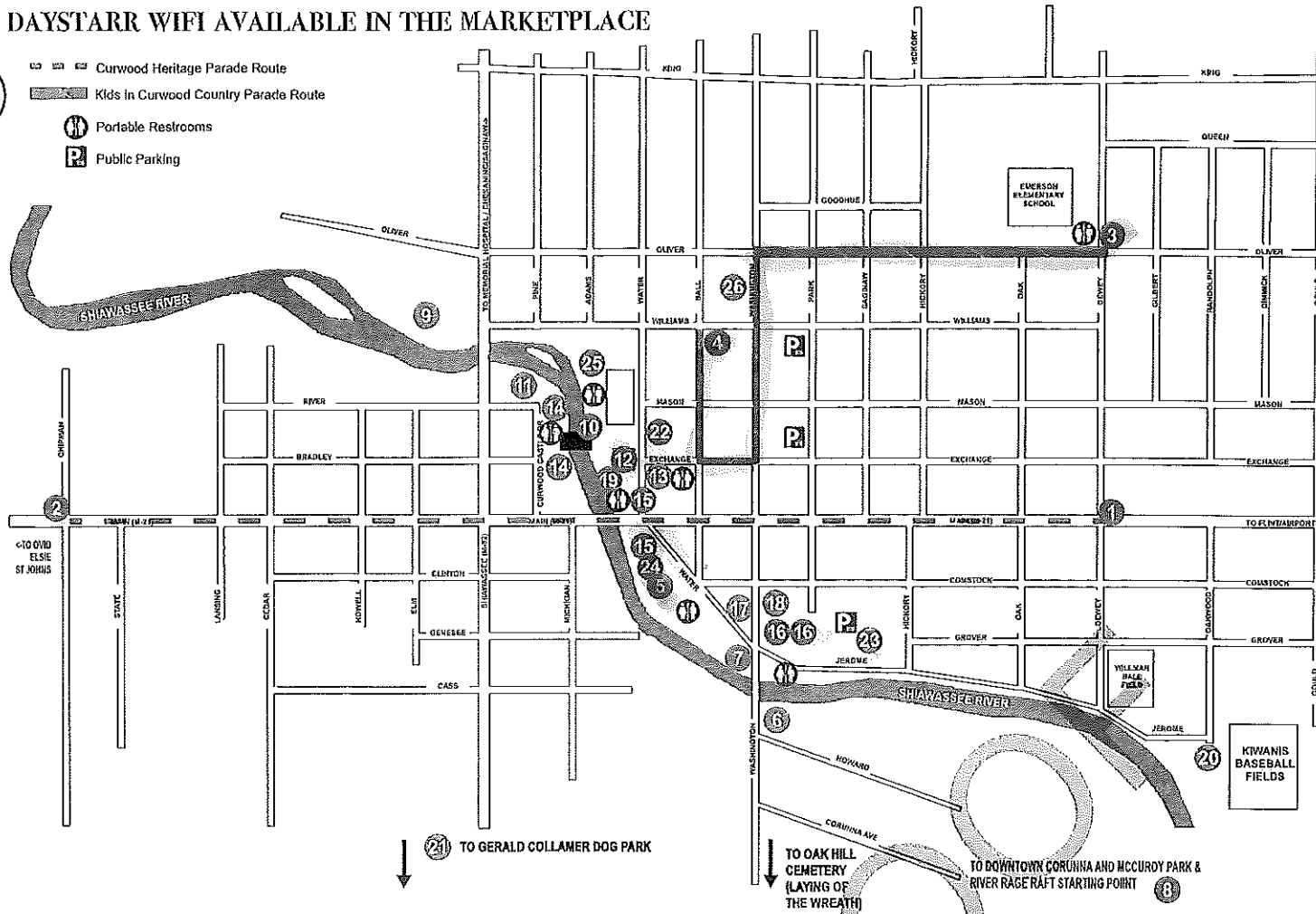
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Other closures as needed for the 5/10K walk/run on Saturday, June 8, 2024, which will be temporary for the duration of those specific events.

# FREE DAYSTARR WIFI AVAILABLE IN THE MARKETPLACE



- Curwood Heritage Parade Route
- Kids in Curwood Country Parade Route
- Portable Restrooms
- Public Parking



<b>MAP KEY</b>	1. Curwood Heritage Parade Start	5. Curwood Lounge	11. Curwood Castle	16. Curwood Beer Tent / Wine & Cheese Party / Bloody Mary Bar (Sideline Sports Bar & Parking Lot)	22. 3-on-3 Basketball Tournaments (Water St. near Chamber Office)
	2. Curwood Heritage Parade End / Dispersal	6. Steam Railroading Institute Home of the World-Famous Steam Engine Pere Marquette 1225	12. Chamber of Commerce / Marketplace / Armory Parking Lot	17. Curwood Festival Office	23. Back to The Bricks Car Promo (Jerome St. Public Parking Lot)
	3. Kids in Curwood Country Parade Start	7. 1 Mile Run, 5K/10K, Half Mar.	13. Marketplace	18. Gornhole Tournament at Capital Sports Fieldhouse	24. Escape Room (Behind Fire Station)
	4. Kids in Curwood Country Parade End / Dispersal (First Congregational Church)	8. McCurdy Park / River Race Start	14. Curwood Castle, Shiuwassee Arts Center / Woodard Paymaster Building	19. Farmers Market	25. Mitchell Amphitheatre
	4. Flapjack Brunch	9. River Race Dispersal	15. Carnival Rides and Games	20. Youth Fishing Derby	26. St. Johns UCC
		10. Heritage Footbridge		21. Curwood Dog of the Year Contest (Gerald Collamer Dog Park)	







## MEMORANDUM

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301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

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**DATE:** April 25, 2024  
**TO:** City Council  
**FROM:** Amy Fuller, Assistant City Manager  
**SUBJECT:** Emergency Purchase - Boiler for Curwood Castle

**RECOMMENDATION:**

Concurrence on payment to Williams Heating - Cooling, Inc. in the amount of \$13,980.00 for the emergency purchase and installation of a boiler for Curwood Castle.

**BACKGROUND:**

The boiler for Curwood Castle broke the week of March 25, 2024 and it was determined it could not be repaired. The Castle was scheduled to open for visitors on April 2, 2024 but had to remain closed due to low weather temperatures. Curwood Castle is the city's premiere historic tourist attraction and a vital source of funding for the work of the Owosso Historical Commission. With spring weather being unpredictable both staff and the Owosso Historical Commission felt it was imperative to replace the boiler as soon as possible so that the Castle could be open for the season.

Staff reached out to twelve heating and cooling companies for quotes for a new boiler. Two companies provided quotes, Williams Heating - Cooling, Inc. and Branro Enterprises. Staff selected the lowest quote of \$13,980.00 from Williams Heating - Cooling, Inc. The boiler is in stock and is expected to be installed as soon as possible.

**FISCAL IMPACTS:**

Costs from Williams Heating - Cooling, Inc. are chargeable to the Owosso Historical Commission account 297-798-930.000, in the amount of \$13,980. The Historical Commission has the sufficient fund balance to cover this unbudgeted expense.

Master Plan Goals 4.1, 4.16, 4.26

**RESOLUTION NO.**

**AUTHORIZING PAYMENT TO WILLIAMS HEATING – COOLING, INC.  
FOR THE EMERGENCY PURCHASE AND INSTALLATION OF A BOILER  
AT CURWOOD CASTLE**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, opens Curwood Castle to visitors each year in early April; and

WHEREAS, the boiler for Curwood Castle failed in late March and required immediate replacement; and

WHEREAS, Williams Heating – Cooling, Inc. provided the lowest quote for installing a new boiler.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: it concurs that it was necessary to purchase and install a boiler for Curwood Castle on an emergency basis from Williams Heating – Cooling, Inc. in the amount of \$13,980.00.
- SECOND: the accounts payable department is authorized to submit payment to Williams Heating – Cooling, Inc. for services up to the amount of \$13,980.00.
- THIRD: the above expenses shall be paid from the Owosso Historical Commission fund balance.

# PROPOSAL



541 North Ovid Street Elsie, MI 48831 | <http://www.williamsheatingcoolingmi.com> | Ph. (989) 862-5400 Fax. (989) 862-4013

<b>PROPOSAL SUBMITTED TO:</b> Curwood Castle / Thomas Wheeler	<b>PHONE</b> 989-725-0556	<b>Date</b> 4/4/2024
<b>STREET</b> 224 Curwood Castle Dr.	<b>JOB NAME</b>	
<b>CITY &amp; ZIP</b> Owosso MI 48867	<b>JOB LOCATION</b>	
<b>ARCHITECT</b> Brent J. Brya	<b>CELL #</b>	<b>EMAIL</b> <a href="mailto:thomas.wheeler@ci.owosso.mi.us">thomas.wheeler@ci.owosso.mi.us</a>

We hereby submit specifications and estimates for:  
Installation of Dunkirk WPSB series 84% efficient Boiler

To include:	New circulating pump with service valves All CSD-1 Code upgrades Emergency shut-off at entrance Resettable Low water cut-of Autofill Resettable Auxiliary limit Spiravent and bladder tank Flue pipe All labor and material necessary to change boiler State of Michigan permit	\$13,980.00
-------------	--	-------------

1 year parts and labor warranty included on Boiler

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

**We Propose** hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

dollars (\$ \_\_\_\_\_).

**Payment to be made as follows:** 1/2 down to start with the balance due when job is complete.

Authorized  
Signature \_\_\_\_\_

Note: This proposal may be withdrawn by us if not accepted within 60 days.

Acceptance of Proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_ Date of Acceptance \_\_\_\_\_



## MEMORANDUM

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301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

---

DATE: May 6, 2024

TO: Mayor Teich and Owosso City Council

FROM: Ryan E. Suchanek, Director of Public Services & Utilities

SUBJECT: WWTP – Dump Truck  
Freightliner Cab & Chassis Change Order  
– State of Michigan MiDeal Contract # 071B6600119

### RECOMMENDATION:

Approval of change order for the purchase of a 2025 Freightliner 108SD Plus Tandem Truck instead of a 2024 from D&K Truck of Lansing, Michigan, in the amount of \$6,358.00.

### BACKGROUND:

The truck is used for hauling bio solids to the landfill and miscellaneous other loads from the WWTP drying beds. This will be replacing the truck and box purchased in 2009, which has 96,000 miles on it. This is the scheduled replacement of a truck that is worn out, rusted, and has expended its useful life. The useful and safe service life of this vehicle has expired and is no longer economical to maintain.

On September 5, 2023, City Council previously approved the purchase of a new dump truck for the Wastewater Treatment Plant, utilizing State of Michigan MiDeal Contract # 071B6600119. However, there was a miscommunication between D and K Truck Company and City staff. Model year 2024 are all sold out, which is what the original quote was for. There is a price increase on the 2025 models, of \$6,358.00 over the 2024 models, once again using the State of Michigan contract.

### FISCAL IMPACTS:

This truck was included in the fiscal year 2023/24 budget. Funds will be expended from the Capital Outlay Account 599-901-977.000 in amount of:

\$ 97,294.00 for the cab & chassis  
\$ 6,358.00 C.O. '25 cab & chassis  
\$ 56,410.00 for the dump body  
**\$160,062.00** Total for new dump truck

Attachments: (1) Resolution  
(2) D&K Truck MiDeal Updated 2025 Quote

**RESOLUTION NO.**

**AUTHORIZING CHANGE ORDER NO. 1 TO PURCHASE ORDER NO. 45224 WITH  
D. & K. TRUCK COMPANY FOR THE PURCHASE OF A DUMP BODY**

WHEREAS, the Council of the City of Owosso, Shiawassee County, Michigan, approved Purchase Order No. 45224 for the purchase of one 2024 Freightliner 108SD Plus Tandem Dump Body from D. & K. Truck Company; and

WHEREAS, there are no more 2024 model dump bodies available for sale and the City must amend its request; and

WHEREAS, Purchase Order No. 45224 must be amended to reflect a change in the model year to 2025 and an increase in the price of \$6,358.00.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to amend Purchase Order No. 45224 as detailed above.

SECOND: the accounts payable department is authorized to submit payment to D. & K. Truck Company in the amount of \$97,294.00, plus \$6,358.00 for Change Order No. 1, for a total of \$103,652.00 and expense from account 599-901-977.000.

**CHANGE ORDER**

No. 1

OWNER: City of Owosso

CONTRACTOR: D. & K. Truck Company

CONTRACT NAME: 2025 Freightliner 108SD Plus Conventional Chassis

OWNER's P.O. NO. 45224

The Contract is modified as follows upon execution of this Change Order:  
Description: Price increase for purchase of 2025 model year; 2024 model was originally quoted

Attachments: New Quotation dated 03/24/2024

<b>CHANGE IN CONTRACT PRICE</b>
Original Contract Price \$ <u>97,294.00</u>
Increase (Decrease) from previously approved Change Orders No. _____ to _____: \$ _____
Contract Price prior to this Change Order: \$ <u>97,294.00</u>
Increase (Decrease) of this Change Order: \$ <u>6,358.00</u>
Contract Price incorporating this Change Order: \$ <u>103,652.00</u>

<b>CHANGE IN CONTRACT TIMES</b>
Original Contract Times: Substantial Completion: _____ Ready for Final Payment: _____ (days or dates)
Increase (Decrease) from previously approved Change Orders No. _____ to _____: Substantial Completion: _____ Ready for Final Payment: _____ (days)
Contract Times prior to this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ (days or dates)
Increase (Decrease) of this Change Order: Substantial Completion: _____ Ready for Final Payment: _____ (days)
Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for Final Payment: _____ (days or dates)

RECOMMENDED:

By: \_\_\_\_\_  
Ryan Suchanek  
DIRECTOR (Authorized Signature)  
Title: Public Utilities  
Date: \_\_\_\_\_

APPROVED:

By: \_\_\_\_\_  
Robert J. Teich, Jr.  
OWNER (Authorized Signature)  
Title: Mayor  
Date: \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_  
CONTRACTOR (Authorized Signature)  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
Amy K. Kirkland, Clerk  
Date: \_\_\_\_\_

**Prepared for:**  
Dan Humphreys  
Owosso City Of  
522 Milwaukee

Owosso, MI 48867  
Phone: 989-725-0556

**Prepared by:**  
Mike Denno  
D and K TRUCK COMPANY  
3020 Snow Rd  
LANSING, MI 48917  
Phone: 517-449-2329  
Mobile:  
E-Mail: mdenno@dktruck.com

*A proposal for*  
**Owosso City Of**

*Prepared by*  
**D and K TRUCK COMPANY**  
*Mike Denno*

*Mar 24, 2024*

**Freightliner 108SD Plus**



Components shown may not reflect all spec'd options and are not to scale



**Prepared for:**  
 Dan Humphreys  
 Owosso City Of  
 522 Milkaukee  
  
 Owosso, MI 48867  
 Phone: 989-725-0556

**Prepared by:**  
 Mike Denno  
 D and K TRUCK COMPANY  
 3020 Snow Rd  
 LANSING, MI 48917  
 Phone: 517-449-2329  
 Mobile:  
 E-Mail: mdenno@dktruck.com

## Q U O T A T I O N

### 108SD PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK  
 CUM L9 270 HP @ 2200 RPM; 2200 GOV RPM, 860 LB-FT  
 @ 1200 RPM  
 ALLISON 3000 RDS AUTOMATIC TRANSMISSION WITH  
 PTO PROVISION  
 CUMMINS-MERITOR MT-40-14X 40,000# R-SERIES  
 TANDEM REAR AXLE  
  
 TUFTRAC GEN2 40,000# REAR SPRING SUSPENSION

DETROIT DA-F-14.7-3 14,700# FF1 71.5 KPI/3.74 DROP  
 SINGLE FRONT AXLE  
 14,600# TAPERLEAF FRONT SUSPENSION  
 108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL  
 CAB  
 4875MM (192 INCH) WHEELBASE  
 NO FIFTH WHEEL  
 7/16X3-9/16X11-1/8 INCH STEEL FRAME  
 (11.11MMX282.6MM/0.437X11.13 INCH) 120KSI  
 2275MM (90 INCH) REAR FRAME OVERHANG

			<b>PER UNIT</b>		<b>TOTAL</b>
VEHICLE PRICE	<b>TOTAL # OF UNITS (1)</b>	\$	102,877	\$	102,877
EXTENDED WARRANTY		\$	0	\$	0
DEALER INSTALLED OPTIONS		\$	500	\$	500
<b>CUSTOMER PRICE BEFORE TAX</b>		<b>\$</b>	<b>103,377</b>	<b>\$</b>	<b>103,377</b>

### TAXES AND FEES

TAXES AND FEES		\$	275	\$	275
OTHER CHARGES		\$	0	\$	0

### TRADE-IN

<b>TRADE-IN ALLOWANCE</b>		\$	(0)	\$	(0)
---------------------------	--	----	-----	----	-----

<b>BALANCE DUE</b>		<b>(LOCAL CURRENCY) \$</b>	<b>103,652</b>	<b>\$</b>	<b>103,652</b>
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APPROVAL:  
 Please indicate your acceptance of this quotation by signing below:

Customer: X \_\_\_\_\_ Date: \_\_\_ / \_\_\_ / \_\_\_.





**Prepared for:**  
Dan Humphreys  
Owosso City Of  
522 Milkauke  
  
Owosso, MI 48867  
Phone: 989-725-0556

**Prepared by:**  
Mike Denno  
D and K TRUCK COMPANY  
3020 Snow Rd  
LANSING, MI 48917  
Phone: 517-449-2329  
Mobile:  
E-Mail: mdenno@dktruck.com

## QUOTATION DETAILS

### TAXES AND FEES

Title	\$	15	\$	15
Doc Fee	\$	260	\$	260

### Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at [Information@dtffoffers.com](mailto:Information@dtffoffers.com).

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at [www.daimler-truckfinancial.com](http://www.daimler-truckfinancial.com).





## MEMORANDUM

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301 W MAIN ST • OWOSSO, MICHIGAN 48867-2958 • WWW.CI.OWOSSO.MI.US

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**DATE:** May 6, 2024

**TO:** Mayor Teich and the Owosso City Council

**FROM:** Ryan E. Suchanek, Director of Public Services & Utilities

**SUBJECT:** Professional Engineering Services Fishbeck-WWTP Solids Handling Project Amendment #2

### RECOMMENDATION:

Approval of increased payment for engineering work by Fishbeck (Lansing, MI) for the WWTP Solids Handling project in the amount of \$10,000.00.

### BACKGROUND:

On September 8, 2020 City Council approved an agreement between the City of Owosso and C2ae of Lansing, Michigan for \$145,000.00 to provide engineering design and construction administration services for the replacement of the solids handling process equipment at the wastewater treatment plant.

After the engineering design services were completed City Council terminated the contract with C2ae, then entered into agreement with Fishbeck to provide professional engineering services for the remaining bidding and construction portions of the contract. The proposal from Fishbeck for bidding and construction was \$79,000.00, with a contingency of \$5,000.00 in case there was a need for amendments to the construction drawings, for a total of \$84,000.00.

On October 2, 2023, City Council approved Change Order #1 which included the following additional work identified during the demolition/construction phases:

- Shoring of the of the columns
- Repair of the deteriorated columns
- Additional framing required on roof parapet

This additional work required engineering services in the amount of \$20,000.00.

More recently, additional unforeseen work and effort was required which included:

- Additional effort to help the contractor coordinate all equipment and electrical connections throughout the dewatering process.

- Develop electrical one-lines, riser diagrams, and VFD connection drawings.
- Attend four meetings to coordinate make-up air system with contractor and supplier.

This additional work also needed to be engineered, resulting in an increase to the contract of \$10,000.00.

**FISCAL IMPACTS:**

Capital improvements engineering services will be funded from and chargeable to account 599-901-977.000.

**Document originated by:**

Ryan E. Suchanek, Director of Public Services & Utilities

Attachments: (1) Fishbeck Amendment Proposal  
(2) Resolution

**RESOLUTION NO.**

**AUTHORIZING AMENDMENT NO. 2  
TO THE**

**WWTP SOLIDS HANDLING PROJECT ENGINEERING SERVICES AGREEMENT**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, approved a contract with Fishbeck, on October 4, 2021 for the engineering of improvements to the solids/sludge handling process equipment system, known as the Wastewater Treatment Plant (WWTP) Solids Handling project, an approved 2022 SRF planned project; and

WHEREAS, the project is now underway and an amendment is necessary to reconcile engineering work required.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to amend the Wastewater Treatment Plant (WWTP) Solids Handling Project Engineering Services Agreement with Fishbeck increasing the contract for services to assist with the electrical system of the dewatering process and to coordinate work on the make-up air system.
- SECOND: the Mayor and City Clerk are instructed and authorized to sign the document substantially in form attached as Amendment No. 2 to the Contract for Services between the City of Owosso and Fishbeck in the amount of \$10,000.00; an increase revising the total current contract amount from \$104,000.00 to \$114,000.00.
- THIRD: the Accounts Payable department is authorized to pay Fishbeck for work satisfactorily completed up to the revised contract amount of \$114,000.00.
- FOURTH: the above expenses shall be paid from account no. 599-901-977.000-CWSRF5710.01.

April 19, 2024  
Project No. 211549

Ryan Suchanek  
Public Utilities Director  
City of Owosso  
301 West Main Street  
Owosso, MI 48867

**Additional Scope of Services – Solids Handling Improvements Project Construction  
Amendment 2**

The following items have been added to the project, as discussed.

- Additional effort to help the contractor coordinate all equipment and electrical connections throughout the dewatering process.
- Develop electrical one-lines, riser diagrams, and VFD connection drawings.
- Attend four meetings to coordinate make-up air system with contractor and supplier.

**Professional Services Fees**

Our fees to complete the services as described are as follows:

Task	Base Contract	Amendment 1	Amendment 2	Total
Base Contract	\$79,000	\$20,000		\$99,000
Drawing amendments	\$5,000			\$5,000
Electrical Services			\$10,000	\$10,000
Total	\$84,000	\$20,000		\$114,000
<b>Project Total (Base Contract plus Amendments 1 and 2)</b>				<b>\$114,000</b>

Attached is Amendment 2 to our Professional Services Agreement for the described services. If you concur with our scope of services, please sign in the spaces provided and return the executed amendment to the attention of Jody Libka ([jlibka@fishbeck.com](mailto:jlibka@fishbeck.com)). This proposal is made subject to Terms and Conditions of the original Professional Services contract. Invoices will be submitted every four weeks and payment is due upon receipt.

If you have any questions or require additional information, please contact me at 517.896.9792 or [bvanzee@fishbeck.com](mailto:bvanzee@fishbeck.com).

Sincerely,



**Brian Van Zee**  
Senior Water & Wastewater Engineer

Attachment  
By email

## Professional Services Agreement Amendment 2

Between Fishbeck and City of Owosso  
Dated September 27, 2021  
For Solids Handling Improvements Project Construction  
Project No. 211549

The Scope/Budget for this project is modified as follows:

### SECTION 1 – ADDITIONAL SCOPE OF SERVICES

1.1.3 Add to Basic Services: Additional services as outlined in the April 19, 2024, letter.

### SECTION 6 – ADDITIONAL PAYMENTS TO ENGINEER

6.1.1 – Add the following:

Task	Amendment 2
Electrical Services	On the basis of Current Hourly Rates plus Reimbursable Expenses against an estimated budget of \$10,000

All Terms and Conditions shall remain unchanged.

APPROVED FOR:

City of Owosso

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ACCEPTED FOR:

Fishbeck

BY:  \_\_\_\_\_

TITLE: Senior Vice President

DATE: April 19, 2024

ATTEST:

By: \_\_\_\_\_  
Amy K. Kirkland

Title: City Clerk

Date: \_\_\_\_\_

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
Bank 1 GENERAL FUND (POOLED CASH)					
04/12/2024	10378 (A)	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	FEBRUARY 2024 PURCHASES	35.74
			AMAZON CAPITAL SERVICES	FEBRUARY 2024 PURCHASES	10.99
			AMAZON CAPITAL SERVICES	MARCH 2024 PURCHASES	54.43
			AMAZON CAPITAL SERVICES	MARCH 2024 PURCHASES	172.74
			AMAZON CAPITAL SERVICES	MARCH 2024 PURCHASES	115.99
					<u>389.89</u>
04/12/2024	10379 (A)	B S & A SOFTWARE	B S & A SOFTWARE	BUILDING DEPARTMENT TRAINING ON 01/1	550.00
04/12/2024	10380 (A)	BOUND TREE MEDICAL LLC	BOUND TREE MEDICAL LLC	EMS SUPPLIES	964.84
04/12/2024	10381 (A)	BRANRO ENTERPRISES	BRANRO ENTERPRISES	AS BUILT MECHANICAL DRAWINGS FOR CIT	4,975.00
04/12/2024	10382 (A)	C D W GOVERNMENT, INC.	C D W GOVERNMENT, INC.	OFFICE 365 LICENSES	198.57
04/12/2024	10383 (A)	CINTAS CORPORATION #308	CINTAS CORPORATION #308	FLOOR MATS PER SERVICE AGREEMENT (US	38.32
04/12/2024	10384 (A)	CONSUMERS ENERGY	CONSUMERS ENERGY	CITY OF OWOSSO ACCOUNTS	65,628.60
04/12/2024	10385 (A)	D & K TRUCK COMPANY INC	D & K TRUCK COMPANY INC	PART FOR #339	224.24
04/12/2024	10386 (A)	DALTON ELEVATOR LLC	DALTON ELEVATOR LLC	CYLINDER RENTAL/OXYGEN/SUPPLIES-ESTI	440.24
04/12/2024	10387 (A)	DBI BUSINESS INTERIORS	DBI BUSINESS INTERIORS	ALERA EXECUTIVE CHAIR FOR BUILDING I	230.00
04/12/2024	10388 (A)	DELL MARKETING LP	DELL MARKETING LP	PC FOR ASSESSORS OFFICE	2,313.78
04/12/2024	10389 (A)	ETNA SUPPLY COMPANY	ETNA SUPPLY COMPANY	REPAIR CLAMPS & STOCK PIPE	1,912.00
			ETNA SUPPLY COMPANY	WATER INVENTORY AND PARTS-PURCHASE N	1,425.00
					<u>3,337.00</u>
04/12/2024	10390 (A)	FERGUSON ENTERPRISES LLC	FERGUSON ENTERPRISES LLC	WATER INVENTORY-PURCHASE NOT TO EXCE	1,209.60
			FERGUSON ENTERPRISES LLC	COMMERICAL WATER SERVICE PARTS BID 8	4,890.00
			FERGUSON ENTERPRISES LLC	COMMERICAL WATER SERVICE PARTS BID 8	572.00
			FERGUSON ENTERPRISES LLC	PARTS FOR 300 W. MAIN ST.	2,948.00
			FERGUSON ENTERPRISES LLC	PARTS FOR 300 W. MAIN ST.	56.00
			FERGUSON ENTERPRISES LLC	JULY PARTS RESTOCK	291.08
			FERGUSON ENTERPRISES LLC	CC6 REPAIR CLAMPS INVENTORY	788.13
			FERGUSON ENTERPRISES LLC	DPW INVENTORY	1,366.80
					<u>12,121.61</u>
04/12/2024	10391 (A)	FRONT LINE SERVICES INC	FRONT LINE SERVICES INC	REPAIR TOWER 1	675.00
04/12/2024	10392 (A)	GLOBAL ENVIRONMENTAL CONSULTING	GLOBAL ENVIRONMENTAL CONSULTING	WHOLE EFFLUENT TOXICITY TESTING - MA	500.00
04/12/2024	10393 (A)	GOULD LAW PC	GOULD LAW PC	LEGAL SERVICES 03/12/2024 - 04/08/2C	9,232.71
04/12/2024	10394 (A)	GOYETTE MECHANICAL	GOYETTE MECHANICAL	MAINTENANCE CONTRACT FOR BOILER IN F	165.00
			GOYETTE MECHANICAL	MAINTENANCE CONTRACT FOR BOILER IN F	165.00
					<u>330.00</u>
04/12/2024	10395 (A)	HYDROTEX PARTNERS, LTD	HYDROTEX PARTNERS, LTD	GREASE	465.25
04/12/2024	10396 (A)	J & H OIL COMPANY	J & H OIL COMPANY	GAS AND FUEL 03/16/2024 - 03/31/2024	5,765.14
04/12/2024	10397 (A)	JON STUART HARRIS	JON STUART HARRIS	ELECTRICAL PLAN REVIEWS MAR. 2024	75.00
			JON STUART HARRIS	ELECTRICAL INSPECTIONS & WORKERS COM	1,045.88
					<u>1,120.88</u>
04/12/2024	10398 (A)	LANSING UNIFORM CO.	LANSING UNIFORM CO.	UNIFORMS	3,105.85
			LANSING UNIFORM CO.	UNIFORMS	199.90
					<u>3,305.75</u>
04/12/2024	10399 (A)	LOGICALIS INC	LOGICALIS INC	IT NETWORK ENGINEERING SERVICES QUOTI	9,948.75

CHECK REGISTER FOR CITY OF OWOSSO  
 CHECK DATE FROM 04/01/2024 - 04/30/2024

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
			LOGICALIS INC	IT NETWORK ENGINEERING SERVICES QUOT	7,901.25
					<u>17,850.00</u>
04/12/2024	10400 (A)	LUDINGTON ELECTRIC, INC.	LUDINGTON ELECTRIC, INC.	HARDWIRE DPW TIRE CHANGER	193.72
04/12/2024	10401 (A)	LUNGHAMER FORD OF OWOSSO	LUNGHAMER FORD OF OWOSSO	REPAIR MEDIC 1, MEDIC 5, & SQUAD 1	75.88
			LUNGHAMER FORD OF OWOSSO	REPAIR MEDIC 1, MEDIC 5, & SQUAD 1	170.84
			LUNGHAMER FORD OF OWOSSO	REPAIR MEDIC 1, MEDIC 5, & SQUAD 1	77.95
			LUNGHAMER FORD OF OWOSSO	SERVICE ON OPD 16-06	389.89
			LUNGHAMER FORD OF OWOSSO	BRAKE REPAIR ON MEDIC 5 VIN#2885	1,928.36
					<u>2,642.92</u>
04/12/2024	10402 (A)	MACQUEEN EMERGENCY GROUP	MACQUEEN EMERGENCY GROUP	OFD HELMETS AND UNIFORM SUPPLIES	818.46
			MACQUEEN EMERGENCY GROUP	OFD HELMETS AND UNIFORM SUPPLIES	131.16
					<u>949.62</u>
04/12/2024	10403 (A)	MEMORIAL HEALTHCARE CENTER	MEMORIAL HEALTHCARE CENTER	PRE-EMPLOYMENT DRUG SCREENS	276.00
04/12/2024	10404 (A)	MERLE BOES INC	MERLE BOES INC	SHELL GADUS GREASE FOR SCREWPUMPS	1,181.64
04/12/2024	10405 (A)	MEYER ELECTRIC INC	MEYER ELECTRIC INC	MAIN TRANSFORMER OIL TESTING	830.00
			MEYER ELECTRIC INC	ELECTRICAL WORK ON VARIOUS PUMPS AT	520.00
					<u>1,350.00</u>
04/12/2024	10406 (A)	MUNICIPAL EMPLOYEES RETIREMENT	MUNICIPAL EMPLOYEES RETIREMENT	EMPLOYER CONTRIBUTIONS MAR. 2024	65,400.00
04/12/2024	10407 (A)	NAPA AUTO PARTS	NAPA AUTO PARTS	PARTS/SUPPLIES-INVOICE TO BE SIGNED	508.87
04/12/2024	10408 (A)	NATIONAL VISION ADMINISTRATORS	NATIONAL VISION ADMINISTRATORS	VISION INSURANCE PREMIUM - APRIL 202	544.60
04/12/2024	10409 (A)	PHP MEDICARE	PHP MEDICARE	PHP MEDICARE PAYMENT MAY 2024	88.00
04/12/2024	10410 (A)	PVS TECHNOLOGIES, INC.	PVS TECHNOLOGIES, INC.	15 BAGS OF SODIUM FLUORIDE GRANULAR	1,860.00
			PVS TECHNOLOGIES, INC.	FERRIC CHLORIDE PER LANSING BOARD OF	10,207.40
					<u>12,067.40</u>
04/12/2024	10411 (A)	QUADIENT FINANCE USA INC	QUADIENT FINANCE USA INC	POSTAGE CHARGES FEB. 2024	2,000.00
04/12/2024	10412 (A)	REPUBLIC SERVICES INC	REPUBLIC SERVICES INC	REFUSE SERVICE 7/1/23-6/30/24 PER BI	407.47
04/12/2024	10413 (A)	S L H METALS INC	S L H METALS INC	STEEL FOR VALVE KEYS	109.50
04/12/2024	10414 (A)	SAFEBUILT LLC LOCKBOX #88135	SAFEBUILT LLC LOCKBOX #88135	ANNUAL CONTRACT FYE 6-30-2024	10,788.08
04/12/2024	10415 (A)	SHIAWASSEE DISTRICT LIBRARY	SHIAWASSEE DISTRICT LIBRARY	DELINQUENT PERSONAL PROPERTY TAX COI	1.18
04/12/2024	10416 (A)	SMITH SAND & GRAVEL INC	SMITH SAND & GRAVEL INC	CLASS II BACK FILL SAND - FYE 6-30-2	723.36
04/12/2024	10417 (A)	STAPLES BUSINESS CREDIT	STAPLES BUSINESS CREDIT	FEBRUARY 2024 PURCHASES	290.52
			STAPLES BUSINESS CREDIT	MARCH 2024 PURCHASES	624.19
					<u>914.71</u>
04/12/2024	10418 (A)	TAYLOR AND MORGAN CPA PC	TAYLOR AND MORGAN CPA PC	ACCOUNTANT SERVICES JANUARY 2024-DEC	1,225.00
04/12/2024	10419 (A)	THE ACCUMED GROUP	THE ACCUMED GROUP	BILLING SERVICE FEE MAR. 2024	4,750.88
04/12/2024	10420 (A)	THE ARGUS-PRESS	THE ARGUS-PRESS	LEGAL PRINTING SERVICES 2 YEARS	712.85
04/12/2024	10421 (A)	VERIZON WIRELESS	VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: F	504.45
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: C	86.56
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES H.	40.66
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: F	612.66
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: E	88.58
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: E	43.28
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: F	88.94
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: I	159.54
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: W	107.51
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: W	133.80
			VERIZON WIRELESS	VERIZON WIRELESS CELLULAR CHARGES: I	43.28



Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
					<u>1,909.26</u>
04/12/2024	10422 (A)	WASTE MANAGEMENT OF MICHIGAN	IWASTE MANAGEMENT OF MICHIGAN	IWASTE MANAGEMENT SERVICES	6,932.97
			WASTE MANAGEMENT OF MICHIGAN	ICUST ID 29-80730-03008 WASTE MANAGEM	32.05
					<u>6,965.02</u>
04/12/2024	10423 (A)	WITMER PUBLIC SAFETY GROUP INC	WITMER PUBLIC SAFETY GROUP INC	GLOVES FOR OFD	250.64
04/12/2024	10424 (E)	HUNTINGTON NATONAL BANK -CREDI	HUNTINGTON NATONAL BANK -CREDI	CITY CREDIT CARD PURCHASES	2,357.81
04/12/2024	10425 (E)	MAILCHIMP	MAILCHIMP	EMAIL SERVICE - ESSENTIALS PLAN	17.00
04/26/2024	10426 (A)	ALS LABORATORY GROUP	ALS LABORATORY GROUP	WASTEWATER ANALYSES-6-30-2024-ESTIMA	100.00
04/26/2024	10427 (A)	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	MARCH 2024 PURCHASES	202.98
			AMAZON CAPITAL SERVICES	APRIL 2024 MONTHLY PURCHASES	169.95
			AMAZON CAPITAL SERVICES	APRIL 2024 MONTHLY PURCHASES	79.78
			AMAZON CAPITAL SERVICES	APRIL 2024 MONTHLY PURCHASES	86.98
					<u>539.69</u>
04/26/2024	10428 (A)	AXON ENTERPRISE INC	AXON ENTERPRISE INC	TASER BATTERY	110.00
04/26/2024	10429 (A)	BOUND TREE MEDICAL LLC	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES WITH PAST CREDIT AF	2.57
04/26/2024	10430 (A)	CINTAS CORPORATION #308	CINTAS CORPORATION #308	FLOOR MATS PER SERVICE AGREEMENT (US	38.32
04/26/2024	10431 (A)	CMP DISTRIBUTORS INC	CMP DISTRIBUTORS INC	GEAR OF 303/308 EXTERNAL VESTS	152.20
04/26/2024	10432 (A)	COMMUNITY IMAGE BUILDERS	COMMUNITY IMAGE BUILDERS	P2024-002	1,500.00
			COMMUNITY IMAGE BUILDERS	PLANNING, ZONING & DEVELOPMENT ADVIS	888.00
					<u>2,388.00</u>
04/26/2024	10433 (A)	DELL MARKETING LP	DELL MARKETING LP	ENGINEERING GRAPHICAL WORKSTATIONS	3,827.74
04/26/2024	10434 (A)	DETROIT SALT COMPANY LLC	DETROIT SALT COMPANY LLC	FY 23/24 ROAD SALT-SEASONAL FILL PEF	3,364.00
			DETROIT SALT COMPANY LLC	FY 23/24 ROAD SALT-SEASONAL FILL PEF	6,474.19
			DETROIT SALT COMPANY LLC	FY 23/24 ROAD SALT-SEASONAL FILL PEF	12,816.67
					<u>22,654.86</u>
04/26/2024	10435 (A)	ENG INC	ENG INC	STEWART STREET PRE ENGINEERING WATEF	1,725.26
			ENG INC	ENGINEERING SERVICE SFOR 2024 DWRSF	107.50
					<u>1,832.76</u>
04/26/2024	10436 (A)	FISHBECK, THOMPSON, CARR & HUE	FISHBECK, THOMPSON, CARR & HUE	WTP FILTERS IMPROVEMENT PROJECT DWRF	1,775.00
			FISHBECK, THOMPSON, CARR & HUE	DWRF 5 YEAR PROJECT PLAN 2024-2029	27,599.00
					<u>29,374.00</u>
04/26/2024	10437 (A)	GILBERT'S DO IT BEST HARDWARE	GILBERT'S DO IT BEST HARDWARE	MARCH 2024 PURCHASES	760.66
04/26/2024	10438 (A)	GRAYMONT WESTERN LIME INC	GRAYMONT WESTERN LIME INC	BWL BID 7-1-2023 FOR LIME	7,998.00
04/26/2024	10439 (A)	GREEN TECH SYSTEMS LLC	GREEN TECH SYSTEMS LLC	2022-2024 WATER LINE REPLACEMENT PRC	106,537.35
04/26/2024	10440 (A)	GROUP RESOURCES	GROUP RESOURCES	MAY 2024 FSA ADMIN	104.50
04/26/2024	10441 (A)	HI QUALITY GLASS, INC	HI QUALITY GLASS, INC	GLASS FOR LIBRARY	93.20
04/26/2024	10442 (A)	HUTSON INC OF MICHIGAN	HUTSON INC OF MICHIGAN	ROUTINE PARTS/SUPPLIES-INDIVIDUAL PU	1,254.56
04/26/2024	10443 (A)	J & H OIL COMPANY	J & H OIL COMPANY	GAS AND FUEL 04/01/2024 - 04/15/2024	5,650.45
04/26/2024	10444 (A)	JCI JONES CHEMICALS INC	JCI JONES CHEMICALS INC	SODIUM HYPOCHLORITE BWL FYE6-30-2024	7,234.65
			JCI JONES CHEMICALS INC	SODIUM HYPOCHLORITE BWL FYE6-30-2024	2,070.00
					<u>9,304.65</u>
04/26/2024	10445 (A)	LUNGHAMER FORD OF OWOSSO	LUNGHAMER FORD OF OWOSSO	FORD ESCAPES (4) MIDEAL 071B7700180/	90,723.00

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
			LUNGHAMER FORD OF OWOSSO	FORD ESCAPES (4) MIDEAL 071B7700180/	30,541.00
					<u>121,264.00</u>
04/26/2024	10446 (A)	MCMaster-CARR SUPPLY CO	MCMaster-CARR SUPPLY CO MCMaster-CARR SUPPLY CO	ROLLING PLATFORM FOR DEWATERED SOLII MISCELLANEOUS REPAIR PARTS	984.89 191.76
					<u>1,176.65</u>
04/26/2024	10447 (A)	MCNAUGHTON-MCKAY ELECTRIC COME	MCNAUGHTON-MCKAY ELECTRIC COME	PUMP FUSES/WALL ANCHORS	154.35
04/26/2024	10448 (A)	MERIT LABORATORIES INC	MERIT LABORATORIES INC MERIT LABORATORIES INC MERIT LABORATORIES INC MERIT LABORATORIES INC MERIT LABORATORIES INC	WASTEWATER METALS ANALYSES WASTEWATER METALS ANALYSES WASTEWATER METALS ANALYSES FYE 6/30/2024 WATER TESTS AND LSLR W FYE 6/30/2024 WATER TESTS AND LSLR W	105.00 10.00 118.00 48.00 48.00
					<u>329.00</u>
04/26/2024	10449 (A)	NEOGEN CORPORATION	NEOGEN CORPORATION NEOGEN CORPORATION	COLITAG FOR WTP COLITAG AND QC TESTING KIT	1,257.24 267.80
					<u>1,525.04</u>
04/26/2024	10450 (A)	NORTHERN CONSULTANTS INC.	NORTHERN CONSULTANTS INC.	CDBG PROGRAM GRANT ADMINISTRATOR - 1	2,035.00
04/26/2024	10451 (A)	OHM ADVISORS	OHM ADVISORS	WELL HOUSE CONSTRUCTION OBSERVATION	20,755.25
04/26/2024	10452 (A)	PENN VALLEY PUMP CO. INC	PENN VALLEY PUMP CO. INC	PENN VALLEY PUMP DOUBLE DISC PUMP FC	29,000.00
04/26/2024	10453 (A)	PHP INSURANCE COMPANY	PHP INSURANCE COMPANY	HEALTH INSURANCE PREMIUM	105,044.49
04/26/2024	10454 (A)	PRINTING SYSTEMS, INC.	PRINTING SYSTEMS, INC.	FEB AV APPS/PERM BALLOT POSTCARD/EV	120.15
04/26/2024	10455 (A)	PROFESSIONAL PUMP, INC.	PROFESSIONAL PUMP, INC.	EMERGENCY REPAIR OF T-1 PUMP PER QUC	19,820.00
04/26/2024	10456 (A)	QUADIENT INC	QUADIENT INC	STANDARD MAINTENANCE FEE FOR MAIL FC	2,082.94
04/26/2024	10457 (A)	RCL CONSTRUCTION CO INC	RCL CONSTRUCTION CO INC RCL CONSTRUCTION CO INC	WWTP IMPROVEMENTS PHASE 1 - CWRP PRC WWTP IMPROVEMENTS PHASE 1 - CWRP PRC	841,857.58 856,506.27
					<u>1,698,363.85</u>
04/26/2024	10458 (A)	RUTHY'S LAUNDRY CENTER	RUTHY'S LAUNDRY CENTER	DRY CLEANING SERVICES FOR PUBLIC SAF	442.75
04/26/2024	10459 (A)	SORENSEN GROSS COMPANY	SORENSEN GROSS COMPANY	PALMER 3A AND JUNIPER 1 WELL HOUSE C	61,291.78
04/26/2024	10460 (A)	SPICER GROUP, INC.	SPICER GROUP, INC.	2024 BRIDGE MAINTENANCE PROJECTS DES	470.00
04/26/2024	10461 (A)	TETRA TECH INC	TETRA TECH INC	DEVELOPMENT OF A WATER TREATMENT PLA	900.00
04/26/2024	10462 (A)	UNITED PARCEL SERVICE	UNITED PARCEL SERVICE	SHIPPING FOR WWTP & ENGINEERING	22.16
04/26/2024	10463 (A)	US BANCORP GOVERNMENT LEASING	US BANCORP GOVERNMENT LEASING	077-0019784-002 METERS CONTRACT PAYM	150,919.06
04/26/2024	10464 (A)	USA BLUE BOOK	USA BLUE BOOK	0A2134, INV00291603, INV00316836	2,544.52
04/26/2024	10465 (A)	VERIZON WIRELESS	VERIZON WIRELESS	M2M CELLULAR CHARGES	125.14
04/26/2024	10466 (E)	MAILCHIMP	MAILCHIMP	EMAIL SERVICE - ESSENTIALS PLAN	13.00
04/26/2024	10467 (E)	USDA RURAL DEVELOPMENT	USDA RURAL DEVELOPMENT	USDA RURAL DEVELOPMENT LOAN PAYMENT	30,667.50
04/12/2024	137086	ALLSTAR TOWING & REPAIR	ALLSTAR TOWING & REPAIR ALLSTAR TOWING & REPAIR ALLSTAR TOWING & REPAIR ALLSTAR TOWING & REPAIR	BRAKE PADS/SWAY BARS/ROTORS OPD 082C RADIATOR REPLACEMENT TO OPD#17-05 WATERPUMP REPLACEMENT ON OPD#21-03 TOW 21-03 TO ALL STAR/TOW TO AUTOCRA	1,280.00 555.00 682.00 150.00
					<u>2,667.00</u>
04/12/2024	137087	AMERICAN TRAINING INSTITUTE	AMERICAN TRAINING INSTITUTE	EDUCATION - ACLS RENEWAL FOR OFD - E	175.00
04/12/2024	137088	AMY K KIRKLAND	AMY K KIRKLAND	MEALS FOR AVCB WORKERS 02/27/2024 EI	148.82
04/12/2024	137089	CITY OF CORUNNA	CITY OF CORUNNA	ANNUAL CONTRIBUTION FOR SHAWASSEE RI	2,000.00
04/12/2024	137090	D & D TRUCK & TRAILER PARTS	D & D TRUCK & TRAILER PARTS	PARTS/SUPPLIES-INDIVIDUAL PURCHASE N	992.36
04/12/2024	137091	DENISON SHANE	DENISON SHANE	UB refund for account: 1353000015	210.49
04/12/2024	137092	FIRST CLASS TIRE SHREDDERS	FIRST CLASS TIRE SHREDDERS	OLD TIRE DISPOSAL	490.00
04/12/2024	137093	H K ALLEN PAPER CO	H K ALLEN PAPER CO	ROUTINE PURCHASES NOT TO EXCEED \$20C	769.00
04/12/2024	137094	H2O COMPLIANCE SERVICES INC	H2O COMPLIANCE SERVICES INC	H2O CROSS CONNECTION CONTROL PROGRAM	767.81

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
04/12/2024	137095	HARRIS ELECTRIC LLC	HARRIS ELECTRIC LLC	ELECTICAL WORK IN IT SERVER ROOM	395.75
04/12/2024	137096	HODGE GLASS SERVICE INC	HODGE GLASS SERVICE INC	GLASS FOR LIBRARY	93.20 V
		Void Reason: WRONG VENDOR			
04/12/2024	137097	HOME DEPOT CREDIT SERVICES	HOME DEPOT CREDIT SERVICES	MARCH 2024 PURCHASES	1,836.98
04/12/2024	137098	IDEAL CALIBRATIONS	IDEAL CALIBRATIONS	COMPRESSED GASSES (NITROGEN, OXYGEN)	263.00
04/12/2024	137099	J & M FREEMAN NO. 2, LLC	J & M FREEMAN NO. 2, LLC	2023 Win Tax Refund 050-673-002-005-	10.00
04/12/2024	137100	JOSH JONES	JOSH JONES	WATER SERVICE LINE REPLACEMENT REIME	6,000.00
04/12/2024	137101	JUDY ELAINE CRAIG	JUDY ELAINE CRAIG	MAIL COURIER SERVICE	180.00
04/12/2024	137102	KELLY'S REFUSE	KELLY'S REFUSE	MONTHLY DOWNTOWN REFUSE PICKUP	832.50
04/12/2024	137103	KENT COMMUNICATIONS INC	KENT COMMUNICATIONS INC	MARCH 31, 2024 UTILITY BILLING WITH	2,518.30
			KENT COMMUNICATIONS INC	2024 SUMMER TAX BILL PRINTING & POST	3,092.70
					<u>5,611.00</u>
04/12/2024	137104	KNOWLTON BRANDON	KNOWLTON BRANDON	UB refund for account: 3591570003	72.14
04/12/2024	137105	LAPLINK SOFTWARE INC.	LAPLINK SOFTWARE INC.	SOFTWARE FOR IT - PCMOVER ENTERPRISE	153.00
04/12/2024	137106	LEXISNEXIS RISK COPLOGIC SOLUT	LEXISNEXIS RISK COPLOGIC SOLUT	SOFTWARE SUPPORT AND MAINTENANCE 3/1	858.60
04/12/2024	137107	MICHIGAN CAT DEPT# 77576	MICHIGAN CAT DEPT# 77576	RENTAL OF EQUIP NEEDED FOR RECARB T	2,319.00
04/12/2024	137108	MICHIGAN CO INC	MICHIGAN CO INC	SHOP TOWELS	199.01
04/12/2024	137109	MOHAWK LIFTS LLC	MOHAWK LIFTS LLC	TABLETOP CLAMPING TYPE TIRE CHANGER	11,773.93
04/12/2024	137110	NASH NURSERIES LLC	NASH NURSERIES LLC	TREES FOR SOCCER FIELDS - HUGH PARKE	1,575.00
04/12/2024	137111	NASH NURSERIES LLC	NASH NURSERIES LLC	ARBOR DAY TREES	262.43
04/12/2024	137112	NICHOLAS L PIDEK	NICHOLAS L PIDEK	WATER SERVICE LINE REPLACEMENT REIME	4,000.00 V
		Void Reason: NEEDS TO BE ISSUED TO PIDEK PROPERTIES LLC			
04/12/2024	137113	OWOSSO MASTER TENANT	OWOSSO MASTER TENANT	CONFERENCE ROOM RENTAL - COMMUNITY F	200.00
04/12/2024	137114	OWOSSO PUBLIC SCHOOLS	OWOSSO PUBLIC SCHOOLS	DELINQUENT PERSONAL PROPERTY TAX COI	12.76
04/12/2024	137115	SHATTUCK SPECIALTY ADVERTISING	SHATTUCK SPECIALTY ADVERTISING	BUSINESS OF THE MONTH A-FRAME	199.00
04/12/2024	137116	SHIAWASSEE COUNTY TREASURER	SHIAWASSEE COUNTY TREASURER	DELINQUENT PERSONAL PROPERTY TAX COI	14.48
04/12/2024	137117	SPARTAN STORES LLC	SPARTAN STORES LLC	FIRST AIDE KIT SUPPLIES FOR WWTP	45.98
04/12/2024	137118	STATE OF MICHIGAN	STATE OF MICHIGAN	SOR REGISTRATION FEE MAR. 2024	360.00
04/12/2024	137119	STATE OF MICHIGAN	STATE OF MICHIGAN	CHLORINATION & FLUORIDATION MATH - C	45.00
			STATE OF MICHIGAN	CHLORINATION & FLUORIDATION MATH - C	45.00
			STATE OF MICHIGAN	CHLORINATION & FLUORIDATION MATH - E	45.00
					<u>135.00</u>
04/12/2024	137120	STATE OF MICHIGAN	STATE OF MICHIGAN	QUALITY ASSURANCE ASSESSMENT QUARTEF	1,866.67
04/12/2024	137121	TRACTOR SUPPLY CREDIT PLAN	TRACTOR SUPPLY CREDIT PLAN	SUPPLIES FOR WTP	34.97
04/12/2024	137122	WILLIAMS HEATING-COOLING	WILLIAMS HEATING-COOLING	CURWOOD CASTLE BOILER DOWN PAYMENT	6,990.00
04/12/2024	137123	WIN'S ELECTRICAL SUPPLY OF OWC	WIN'S ELECTRICAL SUPPLY OF OWC	SUPPLIES-INVOICE TO BE SIGNED BY AUT	309.12
04/12/2024	137124	ZALESKI PROPERTIES, LLC	ZALESKI PROPERTIES, LLC	BD Payment Refund	150.00
04/26/2024	137125	ALDERMANS, INC.	ALDERMANS, INC.	ANTI-FREEZE FOR WWTP GENERATOR	245.75
04/26/2024	137126	ARBOR PROFESSIONAL SOLUTIONS	ARBOR PROFESSIONAL SOLUTIONS	MARCH. 2024 COLLECTIONS SERVICES FEE	261.72
04/26/2024	137127	AUTO CRAFTERS	AUTO CRAFTERS	REPAIR OPD #2103 VIN #8110 (AUTO INS	4,696.67
04/26/2024	137128	BETH KUIPER	BETH KUIPER	REIMBURSEMENT FOR GARLAND FOR MAIN ST	65.78
04/26/2024	137129	CALEDONIA CHARTER TOWNSHIP	CALEDONIA CHARTER TOWNSHIP	CALDONIA UTILITY FUND PAYMENT QUARTE	39,937.18
04/26/2024	137130	CORUNNA MILLS FEED LLC	CORUNNA MILLS FEED LLC	GRASS SEED	180.00
04/26/2024	137131	COUNTYLINE POWER, LLC	COUNTYLINE POWER, LLC	WATER TREATMENT PLANT SCADA UPGRADE	162,221.22
			COUNTYLINE POWER, LLC	WATER TREATMENT PLANT SCADA UPGRADE	30,095.91
					<u>192,317.13</u>
04/26/2024	137132	CUMMINS SALES AND SERVICE	CUMMINS SALES AND SERVICE	EMERGENCY REPAIR OF TOWER 1, CREDIT	2,661.02
04/26/2024	137133	DAYSTARR COMMUNICATIONS	DAYSTARR COMMUNICATIONS	CITY OF OWOSSO PHONE & INTERNET	1,175.40
04/26/2024	137134	DAYSTARR COMMUNICATIONS	DAYSTARR COMMUNICATIONS	CITY OF OWOSSO CASTLE PHONE & INTERN	77.47
04/26/2024	137135	FREDRICKSON SUPPLY	FREDRICKSON SUPPLY	#438 PARTS	3,513.83
04/26/2024	137136	GREG BRODUER	GREG BRODUER	WATER SERVICE LINE REIMBURSEMENT 11C	2,250.00
04/26/2024	137137	HAVILAND	HAVILAND	HAVAFLOK 560 POLYMER FOR SLUDGE DEWA	5,293.00
04/26/2024	137138	IMS ALLIANCE	IMS ALLIANCE	IMS TAGS FOR FIRE DEPT	35.05

Check Date	Check	Vendor Name	Invoice Vendor	Description	Amount
04/26/2024	137139	INDEPENDENT NEWSPAPERS	INDEPENDENT NEWSPAPERS	HOME TOUR ADVERTISING	500.00
04/26/2024	137140	MICHIGAN ASSOCIATION OF CHIEFS	MICHIGAN ASSOCIATION OF CHIEFS	2024 MARCH POLICE EXECUTIVES SCHOOL	1,195.00
04/26/2024	137141	MICHIGAN MUNICIPAL LEAGUE (UIA)	MICHIGAN MUNICIPAL LEAGUE (UIA)	UNEMPLOYMENT QUARTERLY PAYMENT	588.29
04/26/2024	137142	NORTH AMERICAN OVERHEAD DOOR	NORTH AMERICAN OVERHEAD DOOR	IGARAGE DOOR REC	64.00
04/26/2024	137143	OWOSSO CHARTER TOWNSHIP	OWOSSO CHARTER TOWNSHIP	WATER AGREEMENT QTR ENDING 03/31/202	17,848.14
04/26/2024	137144	OWOSSO NORTH STORAGE	OWOSSO NORTH STORAGE	STORAGE UNIT FOR OHC	160.00
04/26/2024	137145	OWOSSO-WATER FUND	OWOSSO-WATER FUND	QUARTERLY WATER BILLS DEC. 2023 - MAR	5,557.55
04/26/2024	137146	PIDEK PROPERTIES, LLC	PIDEK PROPERTIES, LLC	WATER SERVICE LINE REPLACEMENT REIME	4,000.00
04/26/2024	137147	RICOH USA	RICOH USA	PRINTING EXPENSES DEC. 2023 - MARCH	1,017.46
04/26/2024	137148	STEVENS REALTY, LLC	STEVENS REALTY, LLC	BD Payment Refund	50.00
04/26/2024	137149	TRACY & MARY ADE	TRACY & MARY ADE	WATER SERVICE LINE REPLACEMENT REIME	2,200.00
04/26/2024	137150	WAKELAND OIL COMPANY	WAKELAND OIL COMPANY	CAR WASHES FOR OPD DEC. 2023 - MARCH	553.00

1 TOTALS:

Total of 155 Checks:

Less 2 Void Checks:

Total of 153 Disbursements:

3,032,199.93

4,093.20

3,028,106.73



Warrant 643  
April 17, 2024

<b>Date</b>	<b>Vendor</b>	<b>Description</b>	<b>Fund</b>	<b>Amount</b>
4-16-2024	Waste Management	Services rendered April 1, 2024 – April 15, 2024	WWTP	11,608.59
		Total		<b>\$11,608.59</b>



## MEMORANDUM

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301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

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**DATE:** April 22, 2024

**TO:** Owosso City Council

**FROM:** Assistant City Manager

**SUBJECT:** 21 Day Posting – \$237,000 offer to purchase the Gould House

### **Background:**

At their April 16 special meeting, the OHC voted unanimously to recommend that council accept the offer to purchase the Gould House received from Sean Harrington in the amount of \$237,000. This is a revised offer, reduced from \$360,000, following the buyer's completion of a home inspection.

### **Recommendation**

Authorize the posting of this offer for 21 days according to Section 14.3(B)(2) of the city charter governing the sale of real property.

### **Enclosed**

- Signed addendum
- Gould House Report from Sean Harrington

**RESOLUTION NO.**

**AUTHORIZING 21- DAY POSTING OF PURCHASE AGREEMENT  
FOR THE SALE OF CITY-OWNED PROPERTY AT  
515 N. WASHINGTON STREET – THE “AMOS GOULD HOUSE”**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, owns parcel 050-470-033-001-00; and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has received an offer to purchase the property for two hundred and thirty-seven thousand dollars (\$237,000); and

WHEREAS, this is a revised offer following the buyer’s completion of a home inspection; and

WHEREAS, the Owosso Historic Commission (OHC) recommended City Council accept this offer at their April 16, 2024 special meeting; and

WHEREAS, the OHC wishes to retain certain items of personal property still in the home.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: it has heretofore determined that it is advisable, necessary, and in the public interest to sell the aforementioned parcel to Sean Harrington of Crestwood, Kentucky in the amount of \$237,000.
- SECOND: said agreement shall be posted for a period of at least twenty-one (21) days for public inspection per Section 14.3(b)(2) of the city charter.



**HAM GROUP**

**REALTY**

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www.HamCommercial.com

## Addendum L- Amendment to Purchase Agreement

Regarding property located at: 515 N. Washington St, Owosso, MI 48867

Purchase Agreement dated: \_\_\_\_\_

By and between the undersigned parties. In reference to the above mentioned sale and purchase agreement by and between the undersigned parties, it is hereby agreed that the following is being added and/or amended to read as follows:

1. Buyer is satisfied with home inspection and removes contingency.
2. Purchase price shall be \$237,000.
3. All other terms and conditions remain the same.

Witness: \_\_\_\_\_ Purchaser: DocuSigned by:  
*Sean Harrington*  
FD4DBD8A983242F... Date: 4/19/2024

Date: \_\_\_\_\_ Purchaser: \_\_\_\_\_ Date: \_\_\_\_\_

Witness: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

**"Mid-Michigan's Leading Realtor®"**

Telephone: 810-659-6569

Fax: 810-659-6572

Website: lucyham.com

Ann Arbor Area Board of Realtors® Commercial Property Information Exchange of Michigan Flint Area Association of Realtors®

9.5.23





# A. GOULD HISTORIC **HOME REPORT**

## INSPECTION AND ESTIMATE COMPILATION

Prepared For:

**Sean Harrington**  
**4/10/2004**

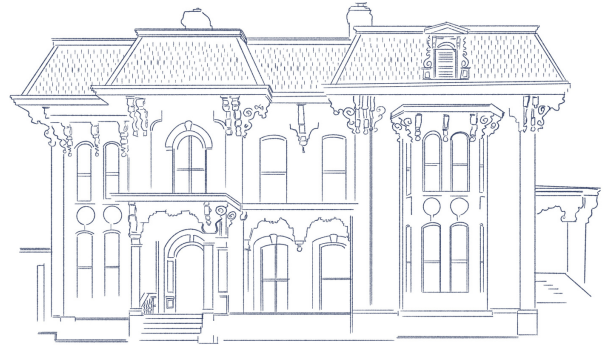
515 N WASHINGTON, OWOSSO MI 48867

The Amos Gould Historic Preservation Project aims to restore and preserve a significant piece of Owosso, Michigan's history. We are seeking support from those who share our passion for preserving local heritage as we embark on this journey to bring the Amos Gould House back to its former glory. This project will not only restore the physical structure but also continue to provide a space for community engagement, education, and cultural enrichment.

Sean Harrington

04/10/2024

City of Owosso Historical Commission  
226 Curwood Castle Dr  
Owosso, MI 48867



Dear Members of the City of Owosso Historical Commission,

We are writing to request a reduction in the sale price of the property located at 515 N Washington Street, Owosso MI 48867 to accommodate necessary repairs to make the home safe for habitation and compliant with all appropriate codes and permits. Our original offer price was \$360,000, but after a thorough inspection of the property, we have identified several critical issues and deferred maintenance that require immediate attention.

To address these concerns, we propose a reduction in the sale price to reflect the following estimated repair costs:

1. Stabilizing flaking paint, encapsulating and safely removing any loose or flaking lead-based paint on the exterior, as well as damaged wood and trim on the front-facing porch: \$22,000 - \$144,000
2. Repairing interior plaster after foundation, plumbing, and electric repairs: \$7,000 - \$10,000
3. Restoring the original windows to basic safe and functional status, removing lead paint, and restoring sashes and weights: \$9,000
4. Replacing the leaking main water supply, moving the waste lines to resolve code violations with the electric panel box, and replacing all non-conforming, not-up-to-code, and scale accumulated galvanized pipes throughout the home: \$19,500 - \$22,000
5. Repairing the cracked joist in the basement and supporting the undershored areas of the first floor using steel beams and piers to carefully adjust and support the upper floors where evidence of sagging and cracking shows foundation shifting or weakness: \$3,500 - \$5000
6. Waterproofing the basement to stop moisture intrusion: \$5,000
7. Bringing the electrical wiring, panels, and service up to code, including inspecting and correcting past installations, pulling all necessary permits, and adding necessary fire safety systems: \$36,000
8. Installing historic/hidden fire escapes on the second floor: \$6,000
9. Excluding and repairing the attic from long-term bat habitation: \$15,000 - \$18,000

The total lowest possible estimated cost for these necessary repairs is **\$123,000, reducing our offer to \$237,000**. The requested reductions represent only the minimum repairs and upgrades necessary to meet the basic requirements of the home and do not include additional upgrades and enhancements we plan to invest in the home or any additional cost of risk calculations associated with taking on a historical preservation project of this size and scope.

We would like to emphasize that, where possible, we are looking to invest in the local economy by engaging local contractors for all the work to be done on the home, both present and future. Additionally, as a show of good faith and collaborative investment, we intend to shoulder the cost of the majority of expenses associated with aesthetic work which will be significant and greater than or equal to the requested reduction.

Our goal is to execute this project in 3 phases, with a total home investment of \$600,000 at completion. Providing this partial reduction would allow us to stay within 170% of the current average cost per square foot investment for comparable homes in the area.

We recognize that this is a significant reduction request, and we are open to negotiating alternative solutions as well as seller repairs in lieu of a cost reduction if that would be a more cost-effective option.

We appreciate your understanding and cooperation in this matter. Please let us know if you have any questions or concerns, and we look forward to working with you to move forward with the purchase and continued restoration of this property.

Sincerely,  
The Harrington Family





Estimates based on quotes provided by:

Michigan Sealant Solutions  
Joe Fletcher - 3136188963

1. Foundation Repair
  2. Waterproof Basement
- (Verbal estimate provided at the time of service - waiting on final estimate)

Byerly Electric  
Nathan Byerly Electric - 8103829298

1. Electrical improvements as needed to meet current codes
  2. Installation of hardwired smoke and carbon safety detection/alarm
- (attached)

Michigan Wildlife Solutions  
Tim Bruton - 248636-4160 / 248955-2261

1. Bat exclusion, clean-up/sanitation and repair
- (attached)

Scott Rowell Plumbing  
Scott Rowell - 9894130110

1. Replace galvanized pipes throughout the house
  2. Move waste pipes to clear code violations
- (attached)

Mishler's Painting and Delk Siding Solutions  
Dustin - 9896661455 Mishlerspaintingplus@gmail.com

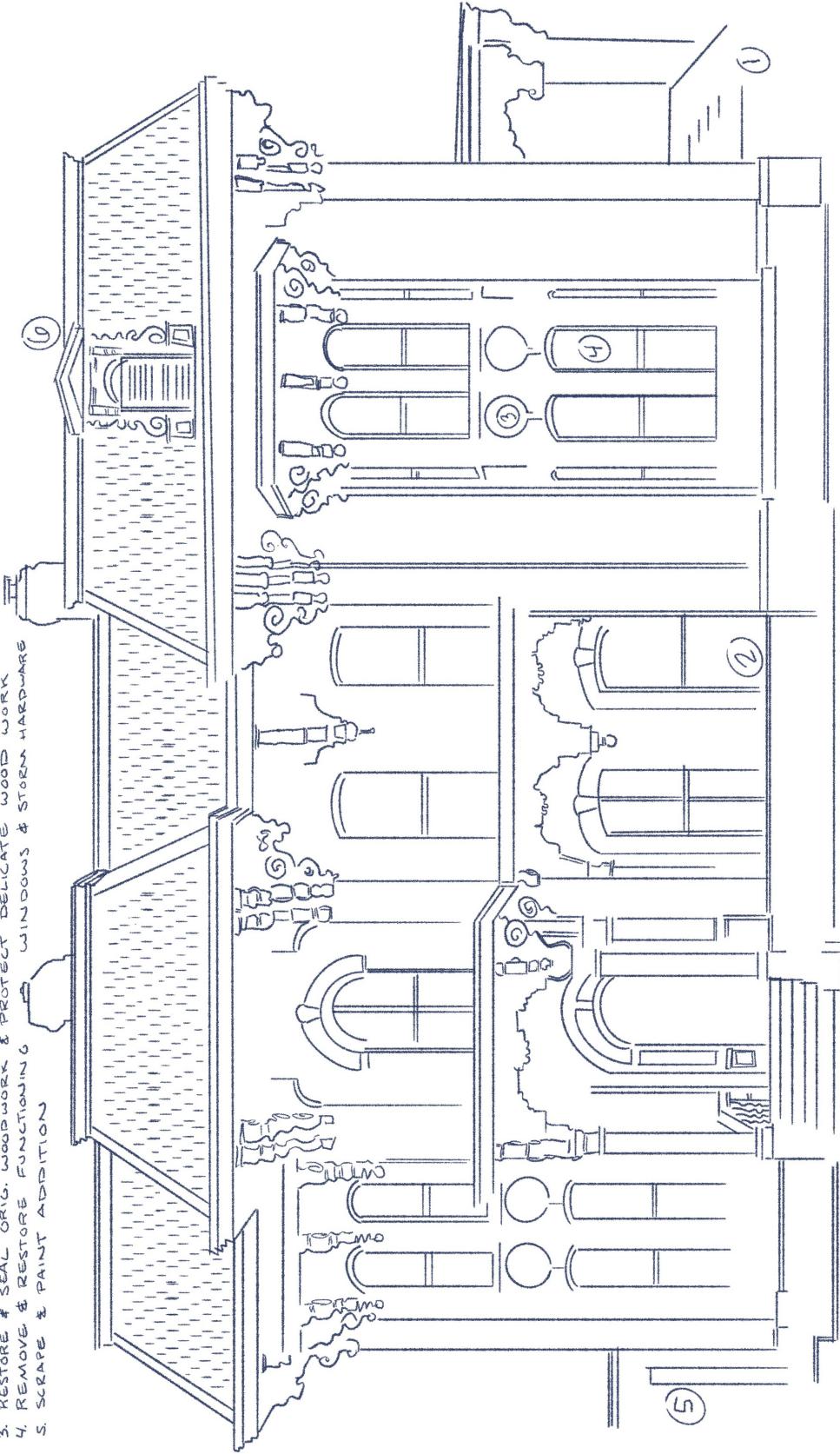
1. Paint the exterior and restore damaged wood and loose paint
  2. Remove all storm windows, scrape and sand all loose paint, and restore window function
  3. Paint and repair of the front porch
- (attached)

Safer Escape LLC  
Barry Mezei

1. Install hidden fire escape equipment

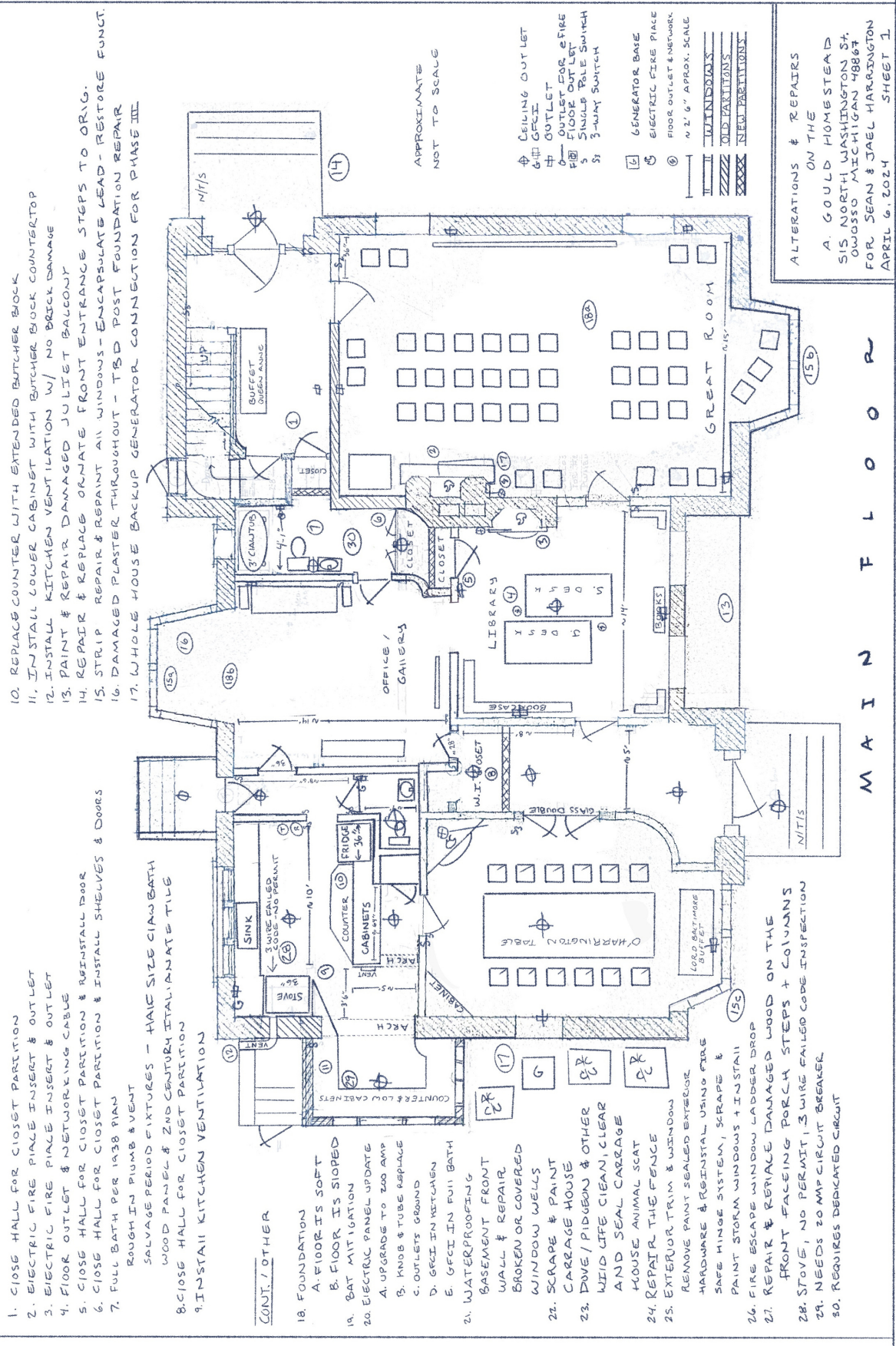


1. DAMAGED WOOD & "ALLIGATOR" PAINT - REPAIR, REPLACE, STABILIZE & ENCAPSULATE
2. JULIET BALCONY - RUSTED FENCE & WEATHERED WOOD - PAINT, REPAIR, REPLACE
3. RESTORE & SEAL ORIG. WOODWORK & PROTECT DELICATE WOOD WORK
4. REMOVE & RESTORE FUNCTIONING WINDOWS & STORM HARDWARE
5. SCRAPE & PAINT ADDITION



A. G O U L D





1. CLOSE HALL FOR CLOSET PARTITION
2. ELECTRIC FIRE PILE INSERT & OUTLET
3. ELECTRIC FIRE PILE INSERT & OUTLET
4. FLOOR OUTLET & NETWORKING CABLE
5. CLOSE HALL FOR CLOSET PARTITION & REINSTALL DOOR
6. CLOSE HALL FOR CLOSET PARTITION & INSTALL SHELVES & DOORS
7. FULL BATH PER 1938 PLAN  
ROUGH IN PLUMB & VENT  
SALVAGE PERIOD FIXTURES - HAIR SIZE CLAWBATH  
WOOD PANEL & 2ND CENTURY ITALIANATE TILE
8. CLOSE HALL FOR CLOSET PARTITION
9. INSTALL KITCHEN VENTILATION

CONT. OTHER

18. FOUNDATION
  - A. FLOOR IS SOFT
  - B. FLOOR IS SLOPED
19. BAT MITIGATION
20. ELECTRIC PANEL UPDATE
  - A. UPGRADE TO 200 AMP
  - B. KNOB & TUBE REPLACE
  - C. OUTLETS GROUND
  - D. GFCI IN KITCHEN
  - E. GFCI IN FULL BATH
21. WATERPROOFING  
BASEMENT FRONT  
WALL & REPAIR  
BROKEN OR COVERED  
WINDOW WELLS
22. SCRAPE & PAINT  
CARRAGE HOUSE
23. DOVE / PIDGEON & OTHER  
WILD LIFE CLEAN, CLEAR  
AND SEAL CARRAGE  
HOUSE ANIMAL SCAT
24. REPAIR THE FENCE
25. EXTERIOR TRIM & WINDOW  
REMOVE PAINT SEALED EXTERIOR  
HARDWARE & REINSTALL USING FIRE  
SAFE HINGE SYSTEM, SCRAPE &  
PAINT STORM WINDOWS & INSTALL  
PAINT ESCAPE WINDOW LADDER DROP
26. REPAIR & REPIECE DAMAGED WOOD ON THE  
FRONT FACING PORCH STEPS & COLUMNS
28. STOVE, NO PERMIT, 3 WIRE FAILED CODE INSPECTION
29. NEEDS 20 AMP CIRCUIT BREAKER
30. REQUIRES DEDICATED CIRCUIT

10. REPLACE COUNTER WITH EXTENDED BUTCHER BLOCK
11. INSTALL LOWER CABINET WITH BUTCHER BLOCK COUNTERTOP
12. INSTALL KITCHEN VENTILATION W/ NO BRICK DAMAGE
13. PAINT & REPAIR DAMAGED JULIET BALCONY
14. REPAIR & REPLACE ORNATE FRONT ENTRANCE STEPS TO ORIG.
15. STRIP REPAIR & REPAINT ALL WINDOWS - ENCAPSULATE LEAD - RESTORE FUNCT.
16. DAMAGED PLASTER THROUGHOUT - TBD POST FOUNDATION REPAIR
17. WHOLE HOUSE BACKUP GENERATOR CONNECTION FOR PHASE III

APPROXIMATE  
NOT TO SCALE

- ⬆️ CEILING OUTLET
- ⬆️ GFI
- ⬆️ OUTLET
- ⬆️ OUTLET FOR FIRE
- ⬆️ FLOOR OUTLET
- ⬆️ SINGLE POLE SWITCH
- ⬆️ 3-WAY SWITCH
- ⬆️ GENERATOR BASE
- ⬆️ ELECTRIC FIRE PILE
- ⬆️ FLOOR OUTLET & NETWORK
- ⬆️ ~ 2" 6" APPROX. SCALE
- ▬ WINDOWS
- ▬ OLD PARTITIONS
- ▬ NEW PARTITIONS

ALTERATIONS & REPAIRS  
ON THE

A. GOULD HOMESTEAD  
515 NORTH WASHINGTON ST.  
OWOSSO MICHIGAN 48867

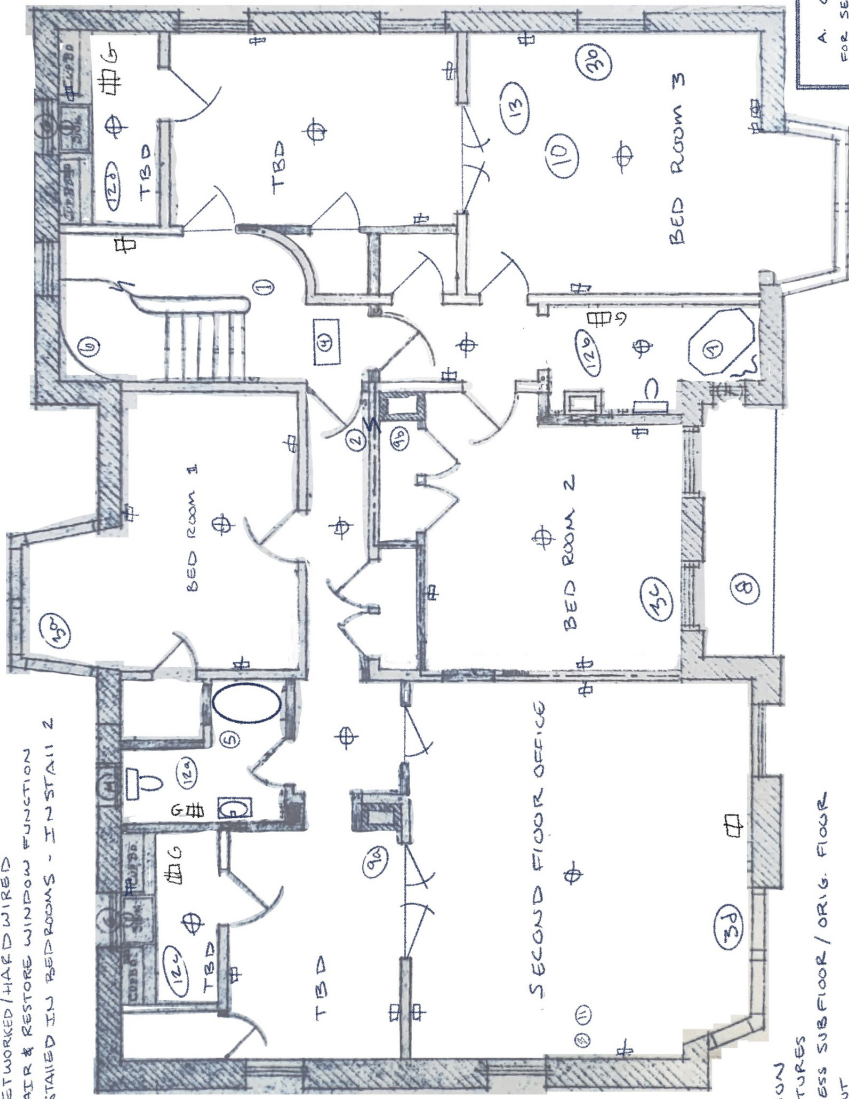
FOR SEAN & JANEL HARRINGTON  
APRIL 6, 2024 SHEET 1

M A I N F L O O R

1. REINFORCE HANDRAIL OVER MAIN STAIRS
2. DRYWALL CRACK ALONG CHIMNEY STACK EDGE MAY BE RELATED TO SIMILAR CRACK RUNNING THROUGH GALLERY ON FIRST FLOOR - ADD SUPPORT BEAMS & STEEL RODS IN BASEMENT AND REPAIR JOIST IN THE BASEMENT (SEE SHEET 3)
3. SPRINKLER SYSTEM/FIRE SUPPRESSION SYSTEM IS NOT PRESENT (CODE=>>>OCCUPANTS)

- INSTALL EXTINGUISHERS IN KITCHENS + HALL
- SMOKE ALARMS NEED TO BE NETWORKED/HARDWIRED
- A, B, C WINDOWS/EGRESS-REPAIR & RESTORE WINDOW FUNCTION
- FIRE ESCAPE LADDER NOT INSTALLED IN BEDROOMS - INSTALL 2

4. ATTIC ACCESS ABOVE STAIRS, NO LADDER - RELOCATE & ADD DROP
5. BATH LOCATION ABOVE SUSPECTED MOISTURE RELATED PLASTER CEILING DAMAGES OVER FIRST FLOOR BED ROOM SEAL TILE/GROUT & LEAK TEST ALL FIXTURES
6. OPEN CRACKS & SEAMS ON STAIRS & TRIM
7. BASEMENT SUPPORT BEAMS SHOULD RESOLVE MOISTURE BARRIER FAILURE, STRIP, GROUT & RESEAL
8. JULIET BALCONY IRON FENCE RUSTED
9. CHIMNEY STACK, STATUS UNKNOWN - INSPECT & SCOPE TO DETERMINE SERVICABILITY OR CAP
10. CLEAN OR REPLACE CARPET
11. REPLACE KNOB & TUBE WIRES AND BRING TO CODE. ADD OUTLETS THROUGHOUT. UPDATE GFCI IN ALL ROOMS WITH WATER FIXTURES.
12. INSTALL MOISTURE MITIGATION VAPOR BARRIER AND VENTILATION IN ALL ROOMS WITH WATER FIXTURES
13. REMOVE DAMAGED CARPET & ASSESS SUB FLOOR / ORIG. FLOOR
14. REPAIR PLASTER & WALL PAPER THROUGHOUT



SECOND FLOOR

- S WATER OR MOISTURE
- # OUTLET
- ⚡ CRACKED PLASTER
- ⊕ LIGHT
- 6# GFCI

A. GOULD HOMESTEAD  
 FOR SEAN & JANEL HARRINGTON  
 515 NORTH WASHINGTON ST  
 OWOSSO, MICHIGAN 48867  
 APRIL 6, 2024 SHEET 2

1. WOOD SHUTTER OVER DAMAGED WINDOW, DAMAGE TO WINDOW WELLS

2. ASBESTOS TAPE ON CEILING/PANEL SHOULD BE REMOVED

3. PUSHMATIC PANEL BOX IS NOT TO CODE, SHUT OFF BOX SHOULD ALSO BE UPDATED (WADSWORTH)

4. CENTRAL FOUNDATION WALL MISSING, DAMAGED OR REMOVED LARGE HOLES THROUGH CENTER SUPPORT WALL FOR HVAC BELOW FLOORS WITH SIGNS OF SETTLING GREATER THAN 50% OFF ESSENTIAL SUPPORT HAS BEEN LOST AND SECONDARY STEEL RODS & BEAMS SHOW SIGNS OF SHEARING & FAILURE ADDITIONAL DAMAGE AND REMOVAL THROUGHOUT OTHER SECONDARY WALLS ALSO MAY CONTRIBUTE TO 1st & 2nd FLOOR DAMAGES

5. WATER INFILTRATION AT BASE OF EXTERIOR WALL - APPLY OCCUSION SEAL

6. SUPPORT BEAM LEANING OR BENT - SIGNS OF BEING UNDERSHORED

7. MISSING SUPPORT BEAMS UNDER LIVINGROOM - SOFT FLOOR ABOVE

8. DEHUMIDIFIER & EVIDENCE OF CONDENSATION RELATED MOISTURE MANAGEMENT ISSUES

9. NEEDS WATERPROOF BASEMENT WALLS, BARELY WINDOW WELL & INSULATE HVAC VENTS

10. GALVANIZED PIPES ARE CORRODED - REPIECE

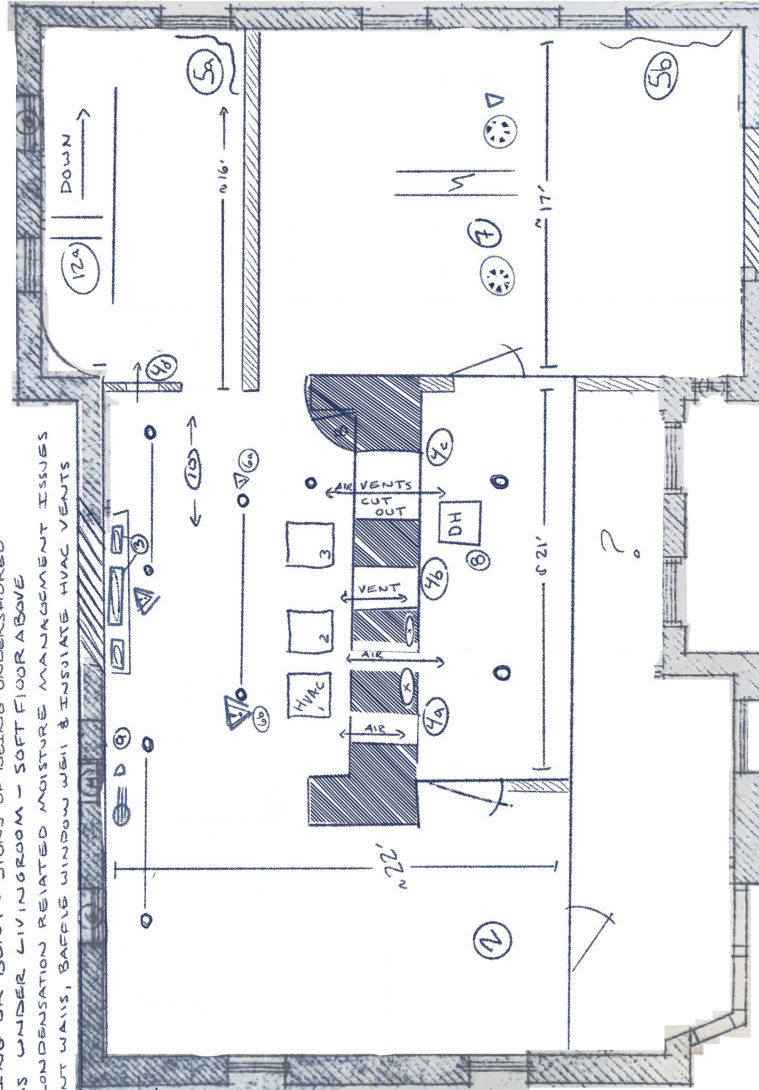
11. WATER MAIN - CORROSION REPAIR & REPIECE

12. INSTALL LIGHTS & HANDRAILS ON ALL STAIRS & STEPS

13. DETERMINE IF SUMP OR BACKFLOW PREVENTION IS INSTALLED BETWEEN CLOTHES WASHER & HVAC UNITS

14. INSTALL VAPOR BARRIER BETWEEN BASEMENT & FIRST FLOOR TO REDUCE MOISTURE DAMAGE TO FIRST FLOOR PLASTER & CARBON AREA CEILING ABOVE WASHER & DRYER

15. INSTALL BASEMENT MOISTURE VENTILATION



A. GOULD HOMESTEAD  
FOR SEAN & JANEL HARRINGTON  
515 NORTH WASHINGTON ST  
OSWOSSE MICHIGAN 48867  
APRIL 6, 2024 SHEET 3

B A S E M E N T

NOT TO SCALE



**Rowell Plumbing**  
**Scott Rowell**  
Master Plumber  
1830 E. Riley Road  
Owosso, MI 48867  
989.413.0110  
rowellplumbing@outlook.com

# RECEIPT

NAME Jared Harrington	ORDER DATE
[REDACTED]	START DATE 4-10-24
[REDACTED]	<input type="checkbox"/> DAY WORK
[REDACTED]	<input type="checkbox"/> CONTRACT
[REDACTED]	<input type="checkbox"/> EXTRA
515 N Washington St Owosso MI 48867	JOB PHONE

DESCRIPTION OF WORK

move 4" sewer line in  
basement, replace Galv. pipe  
water lines hot and cold 1/2" +  
2" Galv. drain pipe, visible lines  
in basement

Total P/L 11,500.00

rough-in bathroom  
main floor P/L 5,000

replace lines in wall  
to upstairs P/L 8,000

MATERIALS	
LABOR	
TAX	
TOTAL \$	

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

- First Floor Bathroom Rough in is not included in the price reduction request. Total plumber price reductions start at \$19,500 and cover the cost of bringing waste lines to code and replacing galvanized lines that are leaking, corroded or non-conforming. Additional costs to be determined at the time of service based on difficulty and access requirements are not included in the price reduction request.

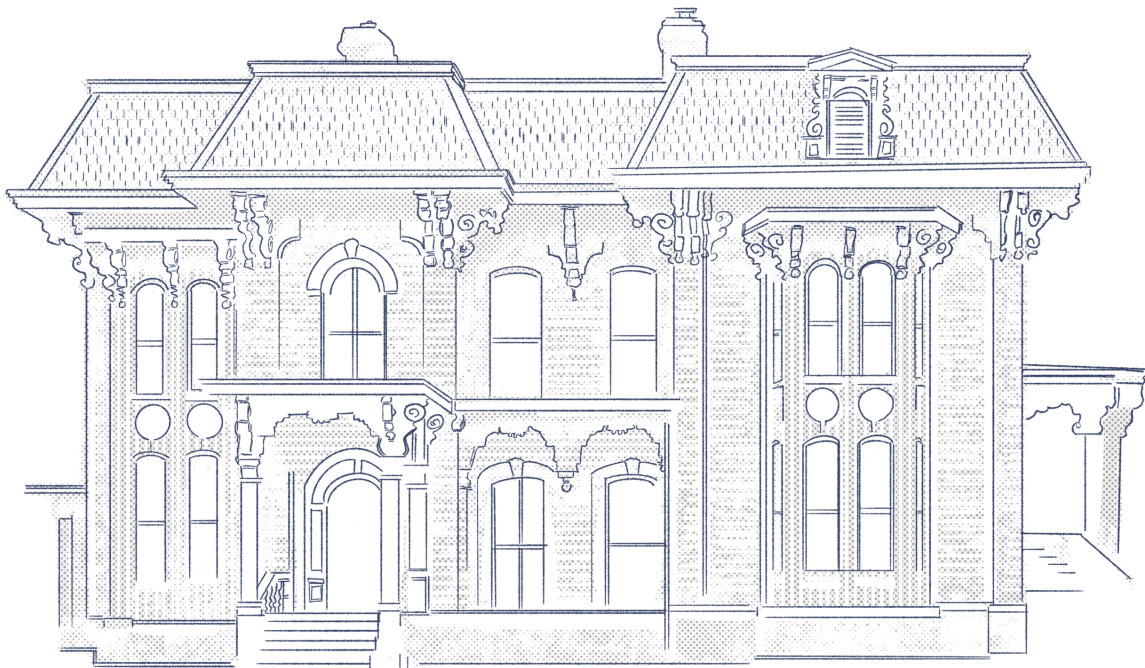






Attached Documents :

- Estimate\_1229 -Mishlers-Painting-Plus
- Byers Electric Estimates - Electrical Safety Inspection
- Michigan Wildlife Solutions Estimates
- Home Inspection Report



# ESTIMATE

**Mishler's Painting Plus**  
626 E King st  
Owosso, MI 48867

mishlerspaintingplus@gmail.com  
989-666-1455



## Jae Harrington

**Bill to**  
Jae Harrington  
515 N Washington Street  
Owosso  
Michigan  
48867

**Ship to**  
Jae Harrington  
515 N Washington Street  
Owosso  
Michigan  
48867

### Estimate details

Estimate no.: 1229  
Estimate date: 04/10/2024

#	Date	Product or service	Description	SKU	Qty	Rate	Amount
1.		<b>Exterior Painting</b>	Upper third of home and whole carriage house:  - Carefully pressure wash all areas to be painted as needed.  - Remove loose paint on all areas to be painted.  - Apply one full coat of a peel bonding primer to ensure a strong, long lasting top coat. *This primer fills in the cracks of the alligatored paint and helps bridge the gaps giving it a more even look as well as ensuring the paint does not peel again.  - Caulk all corners and seams as needed to ensure a watertight seal and clean paint lines.  -Apply two coats of exterior paint to all prepped areas using a high quality exterior paint to ensure a long lasting finish. ----- Lower two thirds of home.  -Remove storm windows and deliver them to Hi Quality Glass to have them re-		1	\$87,500.00	\$87,500.00

glazed.

\*Hi Quality will remove the glass and return the window frames to us so we can remove all old paint, prime, and paint the frames before they reinstall the glass.

-Remove as much old paint as possible on all areas to be painted in order to get as close to the original wood as possible, allowing for a smooth, uniform top coat.

- Apply one coat of high quality exterior primer to all wood, sealing it up and allowing for a strong, long lasting top coat.

- Caulk all corners and seams as needed to ensure a watertight seal and clean paint lines.

- Apply two coats of exterior paint to all prepped areas using a high quality exterior paint to ensure a durable, long lasting finish.

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2.	<b>Re-Glazing all windows.</b>	Take all storm windows to Hi-Quality Glass.	1	\$9,000.00	\$9,000.00
----	--------------------------------	---	---	------------	------------

-They will remove old glazing, remove the glass, clean all edges up, reinstall the glass, and apply new glazing making the windows strong again and look like new.

-They will also remove old damaged glazing on all existing interior windows of home as needed and re-glaze those as well.

-This estimate includes re-building new storm windows for the three rotted windows as well as building a new storm window for the one missing.

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3.	<b>Interior repair</b>	Dig out all cracks in walls and ceilings to remove any loose plaster.	1	\$27,500.00	\$27,500.00
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Cover all cracks with fiberglass mesh tape to ensure the crack does not return.

Repair approximately 30 holes in walls from electrician.

Prep and install new drywall on ceiling that is removed by plumber.

Apply 2-3 coats of durabond over all prepped damaged areas to ensure a strong, long lasting repair.

Sand and prime all repairs.

Clean all seams and corners of trim to ensure a smooth transition.

Caulk all trim seams and where trim meets walls to cover all cracks and ensure clean transition lines.

\*after this stage, all walls, trim and ceilings will be be 100% ready for paint.

---

4.	<b>Interior painting.</b>	Cover all flooring to keep a clean work space.	1	\$20,000.00	\$20,000.00
		Apply two coats of high quality urethane enamel trim paint to all trim throughout home.			
		Tape all baseboard off to ensure a clean, straight transition line.			
		Apply two coats of white paint to all walls and ceilings throughout home.			

---

**Total** **\$144,000.00**

**Note to customer**

Thank you for your business.

Job #9302113

## Electrical Safety Inspection

---

**Customer Name**

Jael-Sean Harrington

---

**Job Location**

515 North Washington Street, Owosso, MI 48867 USA

---

**Today's Date**

2024-04-09

---

**Technician Name**

Nathan Byers

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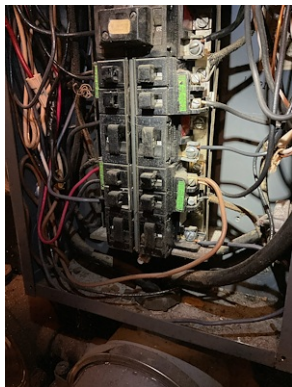
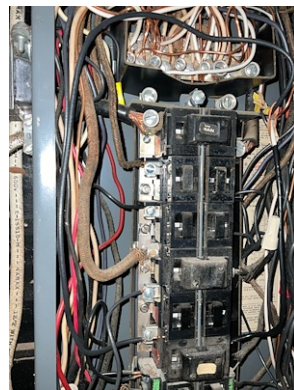
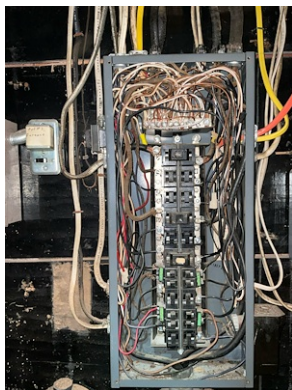
**Panel**

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**Untitled question****BASEMENT PANEL AREA**

Main panel is an outdated Pushmatic panel. There is double tapping and improper connections throughout panel. There is a basement meter bank that feed disconnects that feed to sub panels. Disconnects are not proper, wiring feeding sub panels was not updated when sub panels were put in, there is double tapping at sub panel disconnects. I did meter all breakers throughout panel with proper voltage being sent out and performed a thermal imaging exam with no signs of overheating. I think that this entire area needs to be gutted with new equipment properly installed. Sub panels will need refer with 4 wire, current wire is original. Drain pipe directly above panel, plumber was on site and I did speak to him about moving pipe.

Could not get to sub panels.





**Untitled question**

**Meter Socket**



**Untitled question**

In basement, all service equipment appears to be original to home. These meters should be outside of home and accessible to power company.



**Untitled question**

**Service Wiring-Riser**



**Untitled question**

In conduit, but in basement and original to home.

**Untitled question**

**Grounding**



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**Untitled question**

No exterior ground rods, bonding bridge, or water bonding in home. Service is original and has no updates to code.

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**Untitled question**

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**Surge Protection**

---

**Untitled question**

No surge protection on electrical, did not see units on any HVAC equipment.

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**Untitled question**

---

**Smoke Detectors**

---

**Untitled question**

Wireless units throughout home. Homeowner was all system hardwired.

---

**Untitled question**

---

**Carbon Monoxide Detectors**

---

**Untitled question**

Wireless units throughout home. Homeowner was all system hardwired.

---

**Untitled question**

---

**GFCI**

---

**Untitled question**

Missing at laundry x1

Missing kitchen x1, other outlet is protected by GFCI right of sink

Home inspector states the second floor would not trip per his tester. I believe these are working fine but due to ungrounded wiring at tester would not actually trip a GFCI but will need to manually push the reset button

---

**Untitled question**

---

**Overall Assessment or Additional Notes**

At service change stove will need replaced to 4 wire

I spoke to city to check in on electrical permits, the only electrical permit on file for this home was in 2019 a service replacement (panel, meter) but the work was never done and permit eventually expired. That means the new sub panels upstairs never had inspections which make sense on why the wire was never replaced feeding them.

Unfortunately we did not have enough time and were not able to to access all areas to be able to give the homeowner the best quotes. As of now they have been sent estimates that are subject to change.

My overall assessment of home is that it is obviously dated. It appears some electrical has been updated throughout. On the first floor I opened up 6 outlets and 3 switches, lighting appears like it was redone at some point but outlets outside of kitchen appear to be older. If I were to start anywhere with electrical work my suggestion would be the service.

---

**Untitled question****Inspection  
Denial**

By signing homeowner is agreeing that they were offered a home safety inspection and declined to have the inspection done. They are aware of what each of the items above are and why they are important to home and safety of home. Byers Electric Service Team is not responsible for any faults or future issues that may have able to resolve now or find through our electrical inspection.





Byers Electric Service Team  
 P.O. Box 388 Swartz Creek Michigan 48473 United States  
 (810)852-2378

**BILL TO**

Jael-Sean Harrington  
 515 North Washington Street  
 Owosso, MI 48867 USA

<b>ESTIMATE</b>	<b>ESTIMATE DATE</b>
9306519	Apr 09, 2024

**JOB ADDRESS**

Jael-Sean Harrington  
 515 North Washington Street  
 Owosso, MI 48867 USA

Job: 9302113

**ESTIMATE DETAILS**

First Floor Device Rewiring: This includes running new wiring and circuits throughout first floor for outlets. Circuits will include 1 dedicated bath circuit, 3 dedicated fire place circuits, 3 general use outlet circuits, 1 dedicated circuit to new panty area. All circuits will be 20A circuits which will lesson likely hood of tripping in future. We will have 2 floor outlets in library. Outside of floor outlets this quote includes 1 outlet in east home entry that has stairway, 8 in living room, 5 in library, 5 in bedroom, 2 in back panty, 6 in dinning, and the 4 that will be for fireplace and bath totaling to 35. Damage may occur to finish walls which will be homeowners responsibility to repair and replace.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
UT20A25L1	Install new circuit up to 20A and 25'	9.00	\$545.71	\$4,911.39
	Includes needed wiring, device, and proper sized breaker protection			
ANDL1	Add new device	25.00	\$175.00	\$4,375.00
	Includes wiring, box, device and needed connections			
	Price Adjusted for bulk amount			
	Manager approved by Nathan			
ANDL1	Add new device	2.00	\$317.14	\$634.28
	Includes wiring, box, device and needed connections			
	Floor Outlet			

<b>SUB-TOTAL</b>	\$9,920.67
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$9,920.67
<b>EST. FINANCING</b>	\$141.87

Thank you for choosing Byers Electric Service Team

**CUSTOMER AUTHORIZATION**

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Byers Electric Service Team as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

Down payment terms. If cancellation occurs dispatch fee will be non refundable. The cost for permits and and power company will be non refundable. If supplies have been pulled 1.5% of total job cost will be non refundable as a restocking fee.

Sign here

Date



Byers Electric Service Team  
 P.O. Box 388 Swartz Creek Michigan 48473 United States  
 (810)852-2378

**BILL TO**

Jael-Sean Harrington  
 515 North Washington Street  
 Owosso, MI 48867 USA

<b>ESTIMATE</b>	<b>ESTIMATE DATE</b>
9306481	Apr 09, 2024

**JOB ADDRESS**

Jael-Sean Harrington  
 515 North Washington Street  
 Owosso, MI 48867 USA

Job: 9302113

**ESTIMATE DETAILS**

Service Change: Remove all outdated and improper service equipment. Starting outside install a new 200A Consumers meter socket. Above meter install a new 2" riser with new wiring feeding Consumers service drop. Next to meter install a 200A Generac generator disconnect. This will be in preparation for future whole home generator hook up. From here run SER wiring in a 2" conduit to basement. All wiring in this area will be combined into one panel. We will install a new 200A BR panel with a BEST 10 year parts and labor warranty. Location and identify all circuits throughout panel. Install a whole home surge protector to protect all electronics throughout home. Grounding will be brought to current code starting outsourced with 2 8" ground rods aswell as an inter system bonding bridge. Water system will be bonded at water main at both sides of water meter aswell as a jumper at water heater between hot, cold, and gas pipes. All bonding will be taken back to main disconnect. We will run a new 4 wire dryer circuit with GFCI protection aswell as a 4 wire range circuit with GFCI protection. Sub panels will need to be re ran aswell as this is original wiring and not up to code. The actual scope of doing this is unknown because we could not access panels or come up with plan to get to them but this does include a rough task item to do so. I do expect damage to plaster walls will be done at this time which will be homeowners responsibility to repair and replace. This does include needed city permits, inspections, and handling Consumers energy for shut down and power up. As of now we are expecting this to be a 2 day project with power off both days. This does not include any pre existing violations that inspector may have with home. Outside of panel 10 year warranty all other work and equipment comes with a 2 year parts and labor warranty.

Install GFCI at laundry and kitchen free of charge to homeowner, 2 total units.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
2PBAO	Install premium breaker  Includes GFCI breaker, AFCI breaker, custom order breakers  Add On Only to be used during full panel replacement or tune up	2.00	\$185.00	\$370.00
200APL1	Install 200A panel  Size breakers in accordance to wire size	1.00	\$2,200.00	\$2,200.00

Locate and identify circuits

200AMRL1	Install new meter and riser for larger systems	1.00	\$1,357.14	\$1,357.14
	Install proper strapping and weather head to prevent water from entering system			
PSECL1	Install larger conduit as needed to protect larger wires such as service entry cable	1.00	\$367.14	\$367.14
	Prevents early failure on wiring due to weathering			
EDL1	Miscellaneous electrical demo	1.00	\$0.00	\$0.00
PCL1	Pull needed permits and inspection	1.00	\$500.00	\$500.00
	Handle scheduling and working with Consumers Energy			
SP	Install surge protection to protect electronics throughout home including HVAC systems, entertainment systems, and needed safety devices	1.00	\$320.00	\$320.00
CG200AL1	Complete grounding system for 200A service	1.00	\$1,145.71	\$1,145.71
200AD	Install up to 200A disconnect	1.00	\$645.71	\$645.71
MISC	Upgrade disconnect to Generac transfer switch	1.00	\$400.00	\$400.00
RSECL3	Sub panel circuits	2.00	\$945.71	\$1,891.42
	Land wiring at both ends			
	Install connectors and strapping as needed			
UT3025L1	New circuit up to 30A and 25'	1.00	\$674.29	\$674.29
	Includes wire, needed devices, and properly sized breaker			
UT406050L1	New circuit from 40A-60A	1.00	\$817.14	\$817.14
	Includes wire, needed devices, and properly sized breaker			
PDB	Install bulk amount of premium device	1.00	\$0.00	\$0.00
	Includes GFCI, Dimmer, USB Outlet, Occupancy Sensor, Digital Timer, Special Order Devices			

**SUB-TOTAL** \$10,688.55

**TAX** \$0.00

**TOTAL** \$10,688.55

**EST. FINANCING** \$152.85

Thank you for choosing Byers Electric Service Team

**CUSTOMER AUTHORIZATION**

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Down payment terms. If cancellation occurs dispatch fee will be non refundable. The cost for permits and and power company will be non refundable. If supplies have been pulled 1.5% of total job cost will be non refundable as a restocking fee.

Sign here

Date

---



Byers Electric Service Team  
P.O. Box 388 Swartz Creek Michigan 48473 United States  
(810)852-2378

**BILL TO**

Jael-Sean Harrington  
515 North Washington Street  
Owosso, MI 48867 USA

<b>ESTIMATE</b> 9312884	<b>ESTIMATE DATE</b> Apr 09, 2024
----------------------------	--------------------------------------

**JOB ADDRESS**

Jael-Sean Harrington  
515 North Washington Street  
Owosso, MI 48867 USA

Job: 9302113

**ESTIMATE DETAILS**

Hard Wired Smoke/Carbon: Install hard wired smoke detectors throughout home including wiring, and units. This is an estimate as of now because we do not know exactly how we will run them or total count of units. I have not been able to see all of the areas they will be going in. This includes installing a new circuit and a total of 3 smoke carbon combos and 4 smoke detectors. I'm assuming drywall damage will be done throughout home to interconnect all units. We will be following code smoke detector in every bedroom and a smoke carbon combo outside of every room within 10' of every door.

TASK	DESCRIPTION	QTY	PRICE	TOTAL
FSCC	Install smoke carbon combo detector	1.00	\$585.71	\$585.71
ASCC	Install smoke carbon combo detector	2.00	\$429.71	\$859.42
ASD	Install smoke detector	4.00	\$407.71	\$1,630.84

<b>SUB-TOTAL</b>	\$3,075.97
<b>TAX</b>	\$0.00
<b>TOTAL</b>	\$3,075.97
<b>EST. FINANCING</b>	\$43.99

Thank you for choosing Byers Electric Service Team

**CUSTOMER AUTHORIZATION**

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Down payment terms. If cancellation occurs dispatch fee will be non refundable. The cost for permits and and power company will be non refundable. If supplies have been pulled 1.5% of total job cost will be non refundable as a restocking fee.

Sign here

Date

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# Michigan Wildlife Solutions

2416 Grange Hall Rd  
Fenton, MI 48430

ESTIMATE	#24463-1
ESTIMATE DATE	Apr 9, 2024
SERVICE DATE	Apr 9, 2024
EXPIRATION DATE	Apr 5, 2025
<b>TOTAL</b>	<b>\$3,169.00</b>

Jael Harrington  
515 N Washington St  
Owosso, MI 48867

(502) 819-0133  
jaelharrington@gmail.com

## CONTACT US

(248) 636-4160  
info@michiganwildlifesolutions.com

Service completed by: Tim Bruton

## ESTIMATE

Services	qty	unit price	amount
5 Year Warranty 5 year warranty will consist of your basic sealing of anything 3/8" or larger with our standard caulking. We will seal any opening a bat, mouse, squirrel, or bird can enter with just backers and sealants. This includes sealing of eaves, flashing, ridge vents, perimeter caulking, and gable vent screens. Also one way door devices or traps will also be included in this plan. This also includes the installation of Ridge-Guard/ Xclusion pro caps. We are Ridge-guard certified installers so the products come with a life time warranty if installed by us. For more information on our warranty visit <a href="https://www.michiganwildlifesolutions.com/about/service-agreement/">https://www.michiganwildlifesolutions.com/about/service-agreement/</a>	1.0	\$0.00	\$0.00
Caulking (Perimeter) Caulking of all areas 1/2" or larger along the perimeter of the home to prevent bats, birds, mice, squirrels or other wildlife from entering. Typically where the soffit/siding meets brick or along t-111 siding. Some areas may require backing rod or galvanized hardware cloth to better fill in the gaps. Quantity in linear feet.	400.0	\$0.00	\$0.00
Entry Points Screen and repair construction gaps and possible entry points at the intersecting roof lines. These are larger openings where bats, birds, mice, and squirrels can enter.	8.0	\$0.00	\$0.00
Wildlife Repair:Gables Screen over louvers on all gable vents with 1/8" galvanized hardware cloth or 1/4" PVC coated mesh to prevent roosting bats, birds, mice, squirrels and other wildlife from entering or creating holes.	4.0	\$0.00	\$0.00
One-Way Bat Doors Install one-way doors at all points of entry to allow bats to be excluded but not return.	1.0	\$0.00	\$0.00



One-way door removal is included upon our discretion or sooner if request by homeowner, after a minimum of 15 days. For jobs completed over the winter, we will return in the spring upon a scheduled appointment from the homeowner. For jobs completed over the spring and summer, we may return in the fall upon a scheduled appointment from the homeowner. Will not remove one-way doors until account is paid in full. Exclusions are considered complete upon installation of one-way doors. Note: One-way doors cannot be installed during Maternity season of June and July. The removal of one-way doors does not in any way signify the completion of the job and should in no way constitute withholding of payment.

---

Bat Exclusion

1.0 \$3,169.00

\$3,169.00

Bat Removal: (Covered) We guarantee all our work and back it with up to a five-year warranty. Our estimates and service contract are for removal and bat proofing your entire home or building. We seal all openings 3/8" high x 1 1/2 "wide where a bat can enter your home or attic. We offer three different types of warranties. For a whole home proofing with professional materials we provide a full five-year warranty. Products we use are ridge-guard, 30 year sealant, xclusion pro caps and other permanent repairs to your home for bat prevention and exclusion. For alternative solutions and more cost effective measures we offer other products on your home such as ridge-wrap, 1/4" PVC coated hardware cloth, 20 year sealant, etc. to solve your bat problem. With this exclusion procedure we give a three year warranty. For those home owners who just want the bats out and understand, bats may return if proper sealants and products are used we give a one year warranty from the time the bat doors are installed. This method just involves using sealants and one-way bat doors around the home to exclude the pre-existing colony. You may also choose to pay an annual maintenance cost every year to have your home inspected and sealed to keep bats out with a guarantee of another year. Cost will be based on the hardness of the job. It is understood that 50% payment is due to schedule this job. Balance must be paid within 10 days after the work is completed. If there is a re-entry of a bat into your home or attic we will return for no additional cost. One-way door removal is included upon our discretion or sooner if request by homeowner, after a minimum of 15 days. For jobs completed over the winter, we will return in the spring upon a scheduled appointment from the homeowner. For jobs completed over the spring and summer, we may return in the fall upon a scheduled appointment from the homeowner. Will not remove one-way doors until account is paid in full. Exclusions are considered complete upon installation of one-way doors. Note: One-way doors cannot be installed during Maternity season of June and July. The removal of one-way doors does not in any way signify the completion of the job and should in no way constitute withholding of payment. For bat removal of log cabins and cedar shake roofs we only warranty for one year. Log cabins shift so much there is no guarantee the house will stay sealed up for five years. For a reduced yearly maintenance fee, we will return and touch up our repairs to maintain a bat free home.

Bat Removal: (Not Covered) If all recommended repairs on your estimate/contract are not sealed by Michigan Wildlife Solutions, LLC. no warranty can be provided. Bats getting into homes through open doors or windows will not be covered. A dead bat found in the attic or house is not covered under our warranty, however we will return for an additional service fee to remove the deceased bat. Bats hanging on the exterior of the home, roosting behind shutters, roosting under loose siding, roosting underneath eaves or roosting in gable vents we did not screen from the outside of the home will not be covered under the warranty. Noises heard over the winter may be dealt with during the following spring season as we cannot guarantee to get rid of the bats during winter. We will return for no additional cost if scratching noises are heard during the five-year warranty period. If we determine through test traps you are not hearing bats, additional trapping fees will apply. This includes birds, mice, squirrels, raccoons, and all other wildlife. If a bat enters the home during the warranty period, we will not be held responsible for human or animal contact such as being bitten or scratched. We will not provide testing or medical advice. New roofs, weather damage, or any other damages to the outside of your house will require a new inspection, estimate of repairs, and repairs completed to continue your bat removal warranty. Bats may not leave the r

---

Services subtotal: \$3,169.00

Subtotal \$3,169.00

---

**Total \$3,169.00**

We look forward to solving your nuisance wildlife matter!



# Michigan Wildlife Solutions

2416 Grange Hall Rd  
Fenton, MI 48430

ESTIMATE	#24463-2
ESTIMATE DATE	Apr 9, 2024
EXPIRATION DATE	Apr 5, 2025

TOTAL	\$12,817.00
-------	-------------

Jael Harrington  
515 N Washington St  
Owosso, MI 48867

(502) 819-0133  
jaelharrington@gmail.com

## CONTACT US

(248) 636-4160  
info@michiganwildlifesolutions.com

Service completed by: Tim Bruton

## ESTIMATE

Services	qty	unit price	amount
Attic Restoration Attic Restoration, Insulation & Insurance Work: Most damages to your insulation requires insulation replacement. Some homeowner's insurance companies may pay for this if caused by nocturnal mammals, such as bats and raccoons. Customers are responsible to pay their deductible. We require 50% of total net payment prior to starting work. All payments whether paid by the homeowner or insurance company must be paid upon completion of work. The amount of contaminated insulation, stated in square footage on estimate, and waste will be removed and reinsulated to the proper R-Value agreed to in your estimate. Only responsible for animal waste removal specifically stated on your estimate. ie not included in soffits or walls unless stated on your estimate. Waste container may be on or off site and customer is responsible for cost. Quantity is in square feet.	1.0	\$2,240.00	\$2,240.00
Insulation Replace insulation with new insulation up to a R-38 Value. R-49 or R-60 can be added an additional cost.	2240.0	\$2.00	\$4,480.00
Insulation (Waste) Removal Removal of insulation and bat guano/animal waste through High powered vacuum or 45 gallon construction bags.	2240.0	\$2.00	\$4,480.00
Anti bacteria Apply anti-microbial agent to kill off any bacteria and fungi present.	2240.0	\$0.35	\$784.00
Dumpster Load Dumpster load- Remove debris including insulation and animal waste from attic. Dumpster will be placed on site or debris will be hauled to dumpster located at our office.	1.0	\$833.00	\$833.00

Services subtotal: \$12,817.00

Subtotal \$12,817.00

---

**Total \$12,817.00**

We look forward to solving your nuisance wildlife matter!

# Cemazar Home Inspections

(248) 408-5440

[www.cemazarhomeinspections](http://www.cemazarhomeinspections)

[michaelcemazar@yahoo.com](mailto:michaelcemazar@yahoo.com)

Inspected By: Michael Cemazar



## Home Inspection Report

Prepared For:

**Sean Harrington**

Property Address:

**515**

**N. Washington**

**Owosso, MI 48867**

Inspected on Thu, Apr 4 2024 at 1:17PM

# Table of Contents

General	4
Site	4
Exterior	10
Garage	15
Roofing	16
Structure	17
Electrical	29
HVAC	34
Plumbing	37
Bathrooms	39
Living Room	43
Dining Room	48
Bedrooms	50
Kitchen	56
Laundry	60
Interior	61
Carriage house	65
Report Summary	71

Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

#### DEFINITION OF CONDITION TERMS

**Satisfactory:** At the time of inspection the component is functional without observed signs of a substantial defect.

**Marginal:** At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

**Repair or Replace:** At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

**Further Evaluation:** The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

## General

Property Type:	Multi Family
Stories:	Two
Approximate Age:	1853
Age Based On:	Listing
Furnished:	Yes
Occupied:	Yes
Weather:	Drizzle
Temperature:	42°
Soil Condition:	Dry, Wet
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Residents

## Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Mostly Level Condition: Satisfactory
Vegetation:	Generally Maintained Condition: Satisfactory
Driveway:	Concrete, Dirt Condition: Satisfactory



(Site continued)



Walkways:

Concrete  
Condition: Satisfactory



(Site continued)



Patios/Decks:

Wood

Condition: Repair or Replace



(Site continued)



(Site continued)



(Site continued)



Comment 1:  
Side entry.



Figure 1-1



Figure 1-2

(Site continued)



Figure 1-3



Figure 1-4

## Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Brick, Lap Wood

Condition: Repair or Replace

(Exterior continued)



(Exterior continued)



Exterior Trim Material:

Wood

Condition: Further Evaluation Required





(Exterior continued)



(Exterior continued)



Comment 2:

Pictures are examples of weathered wood and peeling trimmed to the windows at the exterior.

Windows:

Wood

Condition: Satisfactory

Entry Doors:

Wood

Condition: Repair or Replace



Comment 3:

Picture of the torn screen side door.

(Exterior continued)

Balconies:

Wood

Condition: Repair or Replace



Comment 4:  
Picture of the balcony with deterioration.

## Garage

(Garage continued)



Comment 5:  
A garage is not present.

## Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Ground
Roof Design:	Flat
Roof Covering:	Architectural shingles
	Condition: Satisfactory



Comment 6:  
Picture of the visible shingles.

Approximate Roof Age:	2021
Ventilation Present:	Roof, Gable Ends
	Condition: Satisfactory

(Roofing continued)

Chimney :

Brick

Condition: Satisfactory



Comment 7:  
Picture of the chimneys.

Gutters & Downspouts:

Metal

Condition: Satisfactory

## Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

(Structure continued)

Foundation Types:

Basement



(Structure continued)

Foundation Material:

Concrete Block, Stone, Brick  
Condition: Satisfactory



(Structure continued)



Signs of Water Penetration:

Dampness, Stains, Water  
Condition: Repair or Replace





(Structure continued)



Prior Waterproofing:  
Floor Structure:

Not Present  
Wood Frame  
Condition: Satisfactory



Subflooring:

Solid Wood Plank  
Condition: Satisfactory

(Structure continued)

# Attic

Attic Entry:	Hallway
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Solid Wood Plank, Tongue & Groove Wood
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory



Comment 8:



Figure 8-1



Figure 8-2

(Attic continued)



Figure 8-3



Figure 8-4



Figure 8-5



Figure 8-6

(Attic continued)



Figure 8-7



Figure 8-8



Figure 8-9



Figure 8-10

(Attic continued)



Figure 8-11



Figure 8-12



Figure 8-13



Figure 8-14

(Attic continued)



Figure 8-15



Figure 8-16



Figure 8-17



Figure 8-18

(Attic continued)



Figure 8-19



Comment 9:  
Batt guano .



Figure 9-1



Figure 9-2

(Attic continued)



Figure 9-3



Figure 9-4



Figure 9-5



# Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Overhead
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Pushmatic
	Condition: Further Evaluation Required



(Electrical continued)

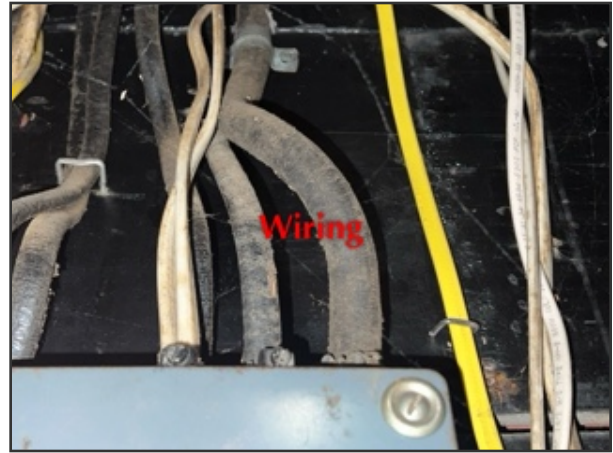
**Comment 10:**

A pushmatic Panel is present. This is a panel that was used primarily between the 1950s and early 1980s. Unlike today's panels it does not operate from left to right. It pushes inward. A significant safety issue is the spring located behind the breaker. Over the years it can become corroded, rusted and brittle. This can result in the breaker not tripping if needed or if tripped by hand the circuit may not reset and remain with no power. Replacement parts are almost impossible to find and there are parts that are labeled pushmatic compatible. However these parts are not approved under the electrical code. Pushmatic breakers use a thermal design mechanism to trip the breakers and current breakers use a thermal and magnetic mechanism to trip the breakers which is safe and reliable. A licensed electrician will be needed to upgrade the electrical panel to meet current standards for safety.

Service Line Material:	Aluminum
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Unknown Not Visable
Branch Circuit Wiring:	Knob and Tube in Attic, Cloth Wires Condition: Repair or Replace



(Electrical continued)



Comment 11:

Cloth wiring is very common to the age of this house. Although at that time it was standard building practice. I would highly recommend the wiring updated to meet today's standards for added safety.



Comment 12:

Knob and tube was found in the attic. This is outdated wiring, and must be removed by a licensed electrician. Knob and tube is considered a safety issue based on its age. The knob and two is most likely 100 years old.

Overcurrent Protection:

Breakers

Condition: Repair or Replace

Smoke Detectors:

9 volt Battery Type

Condition: Repair or Replace



Comment 13:

Add/replace the smoke detectors to each bedroom, hallways and the basement . Add a CO 2 detector to each level plus a fire extinguisher to the kitchen.

(Electrical continued)

---



Comment 14:  
Picture of the electrical in the basement.



Figure 14-1

---



Comment 15:  
Most of the outlets to the house have open ground.

## Sub Panel

Location:

Basement

---



Comment 16:  
Pictures of the sub panels in the basement. Sub panels are used for the air conditioner and units number two and three. Unit number one has the air conditioner powered from the main panel.

(Sub Panel continued)



Figure 16-1



Figure 16-2



Figure 16-3

# HVAC

HVAC System Type:

Central Split System

## Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Satisfactory
Manufacturer:	York
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	2021
Filter Type:	Disposable
	Condition: Satisfactory
Type of Distribution:	Metal Ducting
	Condition: Satisfactory



(Heating continued)



Comment 17:

Pictures of the three furnaces. The furnaces operate at this time. The furnace is functional today, but this does not guarantee that the furnace will function properly in the future. A Furnace must be maintained and serviced by a licensed heating and cooling technician each year prior to use. The heat exchanger is not visible during a home inspection, and it is beyond the scope and ability of this home inspector to dismantle a furnace and view a heat exchanger. Therefore, the heat exchanger should be considered not inspected at this time.



Figure 17-1



Figure 17-2

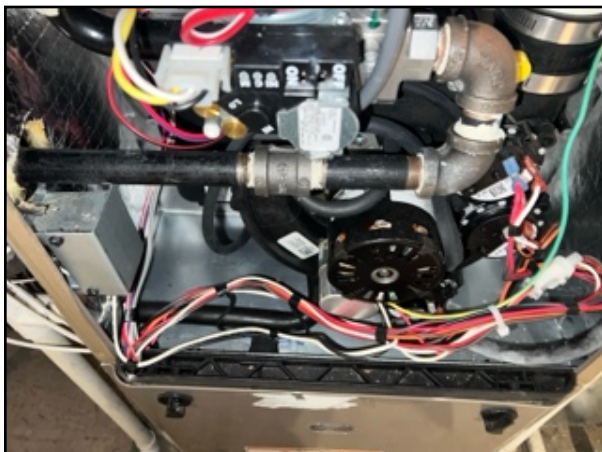


Figure 17-3



Figure 17-4

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

(HVAC continued)

## Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	2 York/1 Trane
Condenser Approximate Age:	2021
Condensate Drainage:	To Floor Drain
	Condition: Satisfactory



### Comment 18:

When the temperatures are below 65° I am not permitted to operate an air conditioner because it can cause damage to the system.



Figure 18-1

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.



# Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:

Public

Supply Pipe Material:

Galvanized, PEX

Condition: Repair or Replace



(Plumbing continued)



**Comment 19:**

Galvanized supply lines are outdated and no longer used in today's construction. Galvanized piping can corrode from within and reduce water pressure depositing the metal flakes into the water. The pictures are examples of areas with corrosion.

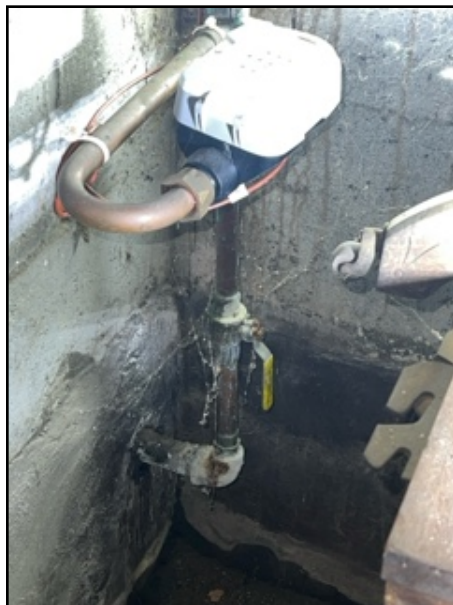
Location of Main Water Shutoff: Basement  
Sewer System: Public  
Waste Pipe Material: PVC, Cast Iron  
Condition: Satisfactory



**Comment 20:**

Some of the waste lines are not visible.

Location of Fuel Shutoff: At Meter



**Comment 21:**

Exterior water sources are not tested in the cold weather including sprinkler systems.

(Plumbing continued)

## Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	2021
Temp & Pressure Relief Valve:	Present With Blow Off Leg
	Condition: Satisfactory
Fuel Disconnect:	In Same Room



Comment 22:  
Picture of the three water heaters.



Figure 22-1

## Bathrooms

### Bathroom #1

Location: Hallway

(Bathroom #1 continued)



Comment 23:  
Picture of the bathroom in unit #3 .



Figure 23-1



Figure 23-2

Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Marginal
Ventilation Type:	Window Condition: Marginal

(Bathroom #1 continued)



Comment 24:

Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

GFCI Protection:

Outlets

Condition: Satisfactory



Comment 25:

This is the bathroom on unit #3.

## Bathroom #2

Location:

Hallway

Bath Tub:

Recessed

Condition: Satisfactory

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Wall Mounted

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Shower Walls:

Tile

Condition: Satisfactory

Floor:

Linoleum

Condition: Satisfactory

Ventilation Type:

Window

Condition: Marginal



Comment 26:

Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

GFCI Protection:

Outlets

Condition: Satisfactory

(Bathroom #2 continued)



Comment 27:  
Pictures of the bathroom and unit #2.



Figure 27-1

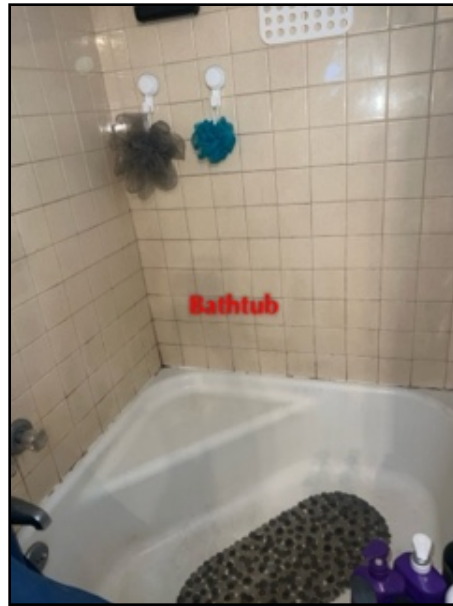


Figure 27-2



Figure 27-3



Figure 27-4

(Bathrooms continued)

## Bathroom #3

Location:	First Floor
Sink(s):	Wall Mounted Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory



Comment 28:  
Picture of the bathroom to the first floor area.



Figure 28-1

## Living Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Drywall Condition: Satisfactory

(Living Room continued)

Electrical: Switches and Outlets, Light Fixture  
Condition: Satisfactory



Comment 29:

Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

Windows: Double Hung  
Condition: Repair or Replace





(Living Room continued)



Comment 30:

The windows will not open. Peeling paint is present in some windows. The pictures are examples. Are they

Doors:

Hinged

Condition: Satisfactory

Heat Source:

Register

Condition: Satisfactory

(Living Room continued)



Comment 31:  
Pictures of the living room unit #3 .



Figure 31-1



Figure 31-2



Comment 32:  
Pictures of the living room to Unit 2.

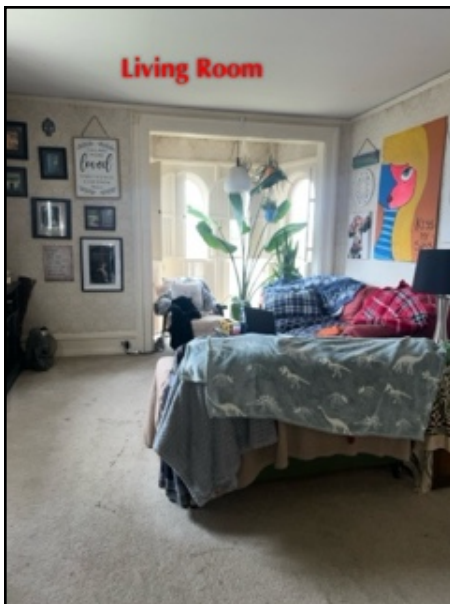


Figure 32-1



Figure 32-2

(Living Room continued)



Comment 33:  
Pictures of the living room To Unit 1.



Figure 33-1

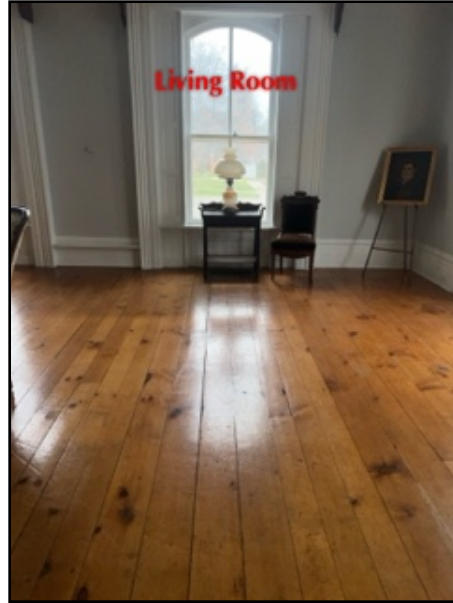


Figure 33-2



Figure 33-3

# Dining Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Drywall Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture Condition: Satisfactory
Windows:	Double Hung Condition: Repair or Replace



Comment 34:  
Most of the wood windows will not open.

Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory



Comment 35:  
Picture of the dining room in Unit 3.



Figure 35-1

(Dining Room continued)



Comment 36:  
Picture of the dining room Unit 2.

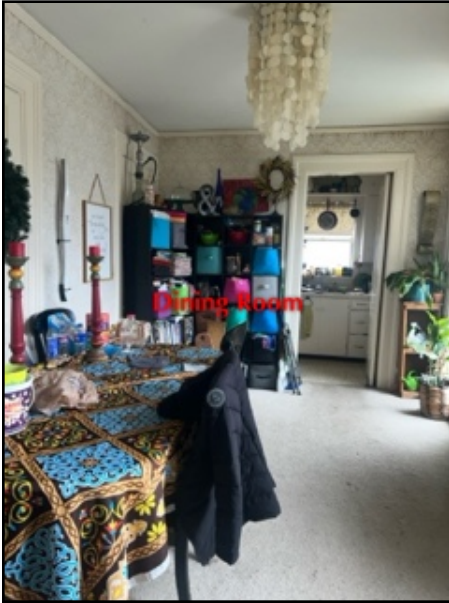


Figure 36-1



Figure 36-2



Figure 36-3

(Dining Room continued)



Comment 37:  
Picture of the dining room Unit 1.



Figure 37-1



Figure 37-2



Figure 37-3

## Bedrooms

(Bedrooms continued)

## Bedroom #1

Flooring:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster
	Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture
	Condition: Satisfactory
Windows:	Double Hung
	Condition: Repair or Replace



Comment 38:  
Most of the wood windows will not open.

Doors:	Hinged
	Condition: Satisfactory
Heat Source:	Register
	Condition: Satisfactory



Comment 39:  
Unit 3.

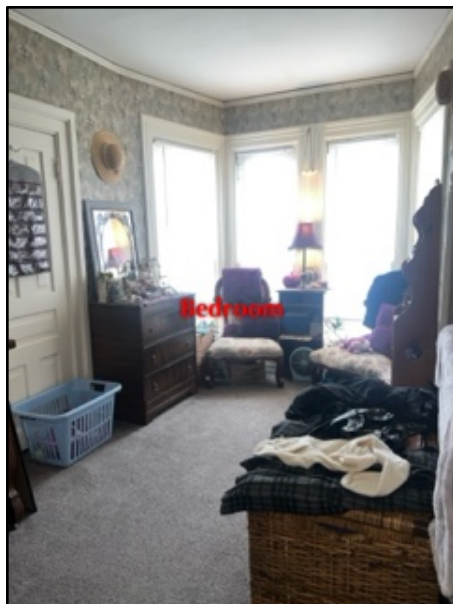


Figure 39-1



Figure 39-2

(Bedrooms continued)

## Bedroom #2

Flooring:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster
	Condition: Marginal
Electrical:	Switches and Outlets, Light Fixture
	Condition: Satisfactory
Windows:	Double Hung
	Condition: Repair or Replace



Comment 40:  
Some of the windows will not open.

Doors:	Hinged
	Condition: Satisfactory
Heat Source:	Register
	Condition: Satisfactory



Comment 41:  
Unit 2.

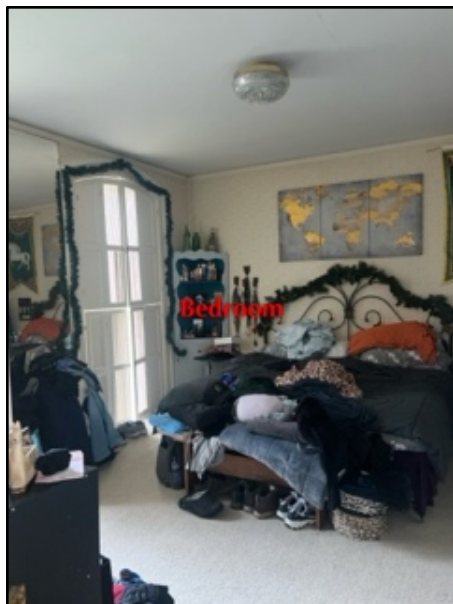


Figure 41-1



Figure 41-2



(Bedrooms continued)

## Bedroom #3

Flooring:	Wood Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture Condition: Satisfactory



### Comment 42:

Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

Windows:	Double Hung Condition: Repair or Replace
----------	---



### Comment 43:

Most of the windows will not open and there is peeling paint.

Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(Bedroom #3 continued)



Comment 44:  
Unit 1.



Figure 44-1

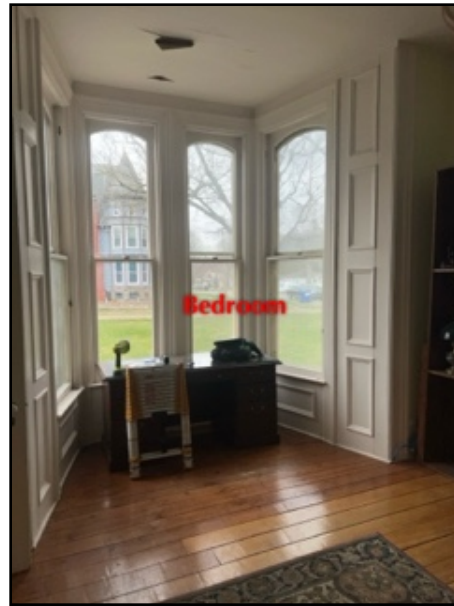


Figure 44-2

## Bedroom #4

Flooring:

Wood

Ceiling & Walls:

Condition: Satisfactory

Drywall/Plaster

Electrical:

Condition: Satisfactory

Switches and Outlets, Light Fixture

Condition: Satisfactory

(Bedroom #4 continued)

Windows:

Double Hung  
Condition: Repair or Replace



Doors:

Hinged  
Condition: Satisfactory

Heat Source:

Register  
Condition: Satisfactory

(Bedroom #4 continued)



Comment 45:

Picture of the bedroom in unit number one off the kitchen.



Figure 45-1

## Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Formica Condition: Satisfactory
Sink:	Single Condition: Further Evaluation Required

(Kitchen continued)


 **Comment 46:**  
The GFCI outlet shows an open ground and does not trip when tested with a diagnostic tester.



Figure 46-1



Figure 46-2



Figure 46-3

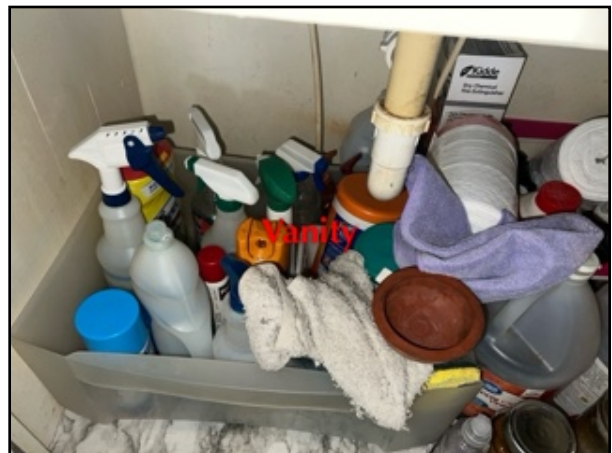


Figure 46-4

(Kitchen continued)



Comment 47:  
Unit 2.



Figure 47-1



Figure 47-2



Comment 48:  
Unit 1.



Figure 48-1



Figure 48-2

(Kitchen continued)



Figure 48-3



Figure 48-4



Figure 48-5

# Laundry

Built In Cabinets:	Not Present
Laundry Sink:	Not Present
Dryer Venting:	To Exterior
	Condition: Satisfactory
GFCI Protection:	Not Present
Laundry Hook Ups:	Yes
	Condition: Satisfactory
Washer:	Whirlpool
	Condition: Satisfactory
Dryer:	Whirlpool
	Condition: Satisfactory



Comment 49:  
The dryer heats off natural gas.



Comment 50:  
Picture of the laundry area in the basement.



Figure 50-1



# Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors: Tile, Wood, Linoleum  
Condition: Satisfactory



Comment 51:  
Many areas throughout the house have unlevel floors, but this is very common for the age.

Walls: Painted Drywall, Plaster  
Condition: Satisfactory



Comment 52:  
Unit 3.



Figure 52-1



Figure 52-2



Comment 53:  
I did notice some common settling cracks in unit number three.

Window Types: Double Hung, Casement  
Condition: Repair or Replace

(Interior continued)



Comment 54:

Most of the wood windows do not open in unit 3.



Figure 54-1

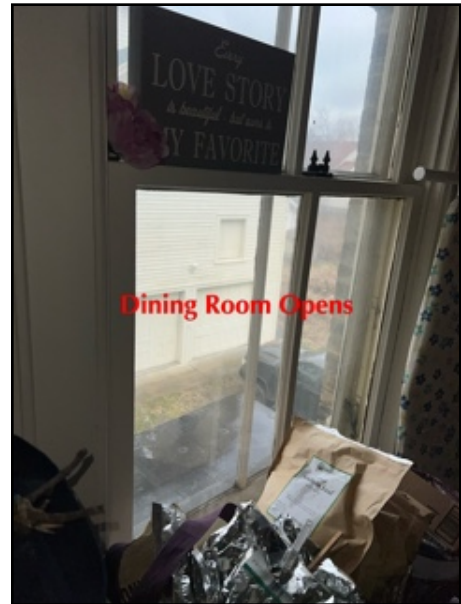


Figure 54-2

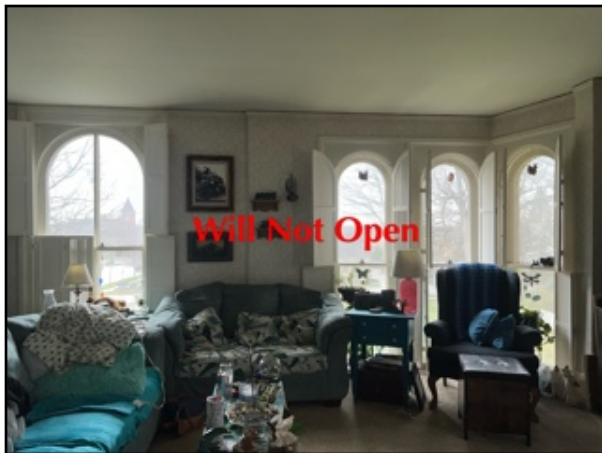


Figure 54-3

(Interior continued)



Comment 55:

Most of the windows in unit number two will not open and peeling paint is present.



Figure 55-1



Figure 55-2



Figure 55-3



Comment 56:

Most of the unit 1 will not open.

Window Materials:

Wood

(Interior continued)



Comment 57:

The upper wood window will not open.

Entry Door Types:

Hinged

Condition: Satisfactory

Entry Door Materials:

Wood

Interior Door Materials:

Wood

Fireplace:

Not Functional

Condition: Repair or Replace



# Carriage house



Comment 58:



Figure 58-1



Figure 58-2



Figure 58-3



Figure 58-4

(Carriage house continued)

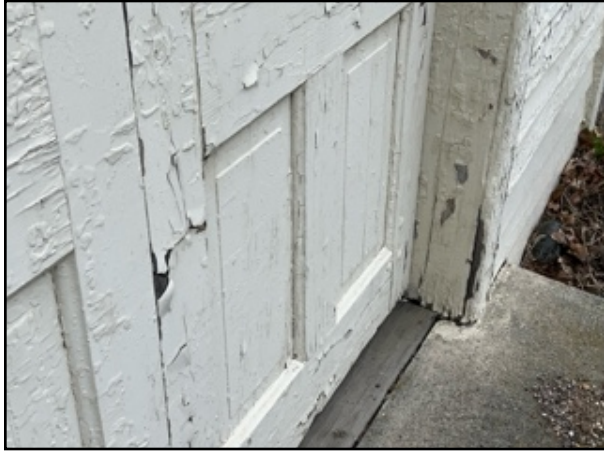


Figure 58-5



Figure 58-6



Figure 58-7



Figure 58-8

(Carriage house continued)



Figure 58-9



Figure 58-10



Comment 59:  
Interior.



Figure 59-1



Figure 59-2

(Carriage house continued)



Figure 59-3



Figure 59-4



Figure 59-5



(Carriage house continued)



Comment 60:  
Second floor.



Figure 60-1



Figure 60-2



Figure 60-3



Figure 60-4

(Carriage house continued)



Figure 60-5

# Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

## Patios/Decks

### 1) Side entry.



Figure 1-1



Figure 1-2

(Report Summary continued)



Figure 1-3



Figure 1-4

### Exterior Trim Material

---

2) Pictures are examples of weathered wood and peeling trimmed to the windows at the exterior.

### Entry Doors

---

3) Picture of the torn screen side door.

### Balconies

---

4) Picture of the balcony with deterioration.

### Roof Covering

---

5) Picture of the visible shingles.

(Report Summary continued)

Structure: Attic

---

6)



Figure 8-1



Figure 8-2



Figure 8-3



Figure 8-4

(Report Summary continued)



Figure 8-5



Figure 8-6



Figure 8-7



Figure 8-8



Figure 8-9



Figure 8-10

(Report Summary continued)



Figure 8-11



Figure 8-12



Figure 8-13



Figure 8-14

(Report Summary continued)



Figure 8-15



Figure 8-16



Figure 8-17



Figure 8-18



(Report Summary continued)



Figure 8-19

7) Batt guano .



Figure 9-1



Figure 9-2

(Report Summary continued)



Figure 9-3



Figure 9-4



Figure 9-5

(Report Summary continued)

### Service Panel Manufacturer

---

8) A pushmatic Panel is present. This is a panel that was used primarily between the 1950s and early 1980s. Unlike today's panels it does not operate from left to right. It pushes inward. A significant safety issue is the spring located behind the breaker. Over the years it can become corroded, rusted and brittle. This can result in the breaker not tripping if needed or if tripped by hand the circuit may not reset and remain with no power. Replacement parts are almost impossible to find and there are parts that are labeled pushmatic compatible. However these parts are not approved under the electrical code. Pushmatic breakers use a thermal design mechanism to trip the breakers and current breakers use a thermal and magnetic mechanism to trip the breakers which is safe and reliable. A licensed electrician will be needed to upgrade the electrical panel to meet current standards for safety.

### Branch Circuit Wiring

---

9) Cloth wiring is very common to the age of this house. Although at that time it was standard building practice. I would highly recommend the wiring updated to meet today's standards for added safety.

10) Knob and tube was found in the attic. This is outdated wiring, and must be removed by a licensed electrician. Knob and tube is considered a safety issue based on its age. The knob and two is most likely 100 years old.

### Smoke Detectors

---

11) Add/replace the smoke detectors to each bedroom, hallways and the basement . Add a CO 2 detector to each level plus a fire extinguisher to the kitchen.

(Report Summary continued)

## Electrical

---

12) Picture of the electrical in the basement.



Figure 14-1

13) Most of the outlets to the house have open ground.

## Electrical: Sub Panel

---

14) Pictures of the sub panels in the basement. Sub panels are used for the air conditioner and units number two and three. Unit number one has the air conditioner powered from the main panel.



Figure 16-1



Figure 16-2

(Report Summary continued)



Figure 16-3

#### Supply Pipe Material

---

15) Galvanized supply lines are outdated and no longer used in today's construction. Galvanized piping can corrode from within and reduce water pressure depositing the metal flakes into the water. The pictures are examples of areas with corrosion.

#### Ventilation Type

---

16) Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

#### Ventilation Type

---

17) Add a power ventilator to properly route the moisture to the exterior. At the time of construction the window is proper and can still be used.

(Report Summary continued)

### Bathrooms: Bathroom #3

---

18) Picture of the bathroom to the first floor area.



Figure 28-1

### Electrical

---

19) Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

### Windows

---

20) The windows will not open. Peeling paint is present in some windows. The pictures are examples. Are they

(Report Summary continued)

## Living Room

21) Pictures of the living room unit #3 .



Figure 31-1



Figure 31-2

22) Pictures of the living room to Unit 2.



Figure 32-1



Figure 32-2

23) Pictures of the living room To Unit 1.

(Report Summary continued)



Figure 33-1

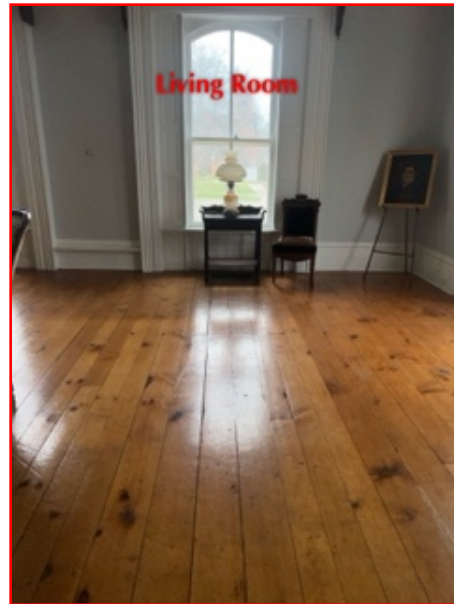


Figure 33-2

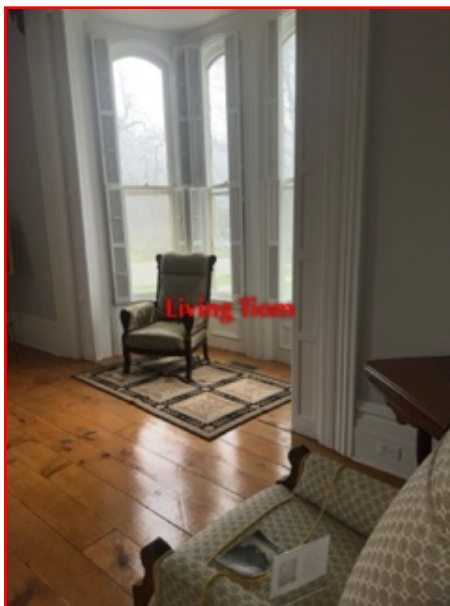


Figure 33-3

## Windows

24) Most of the wood windows will not open.



(Report Summary continued)

## Dining Room

---

25) Picture of the dining room in Unit 3.



Figure 35-1

26) Picture of the dining room Unit 2.

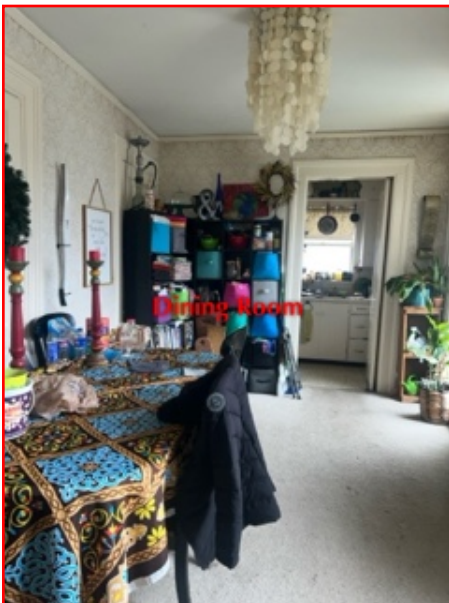


Figure 36-1

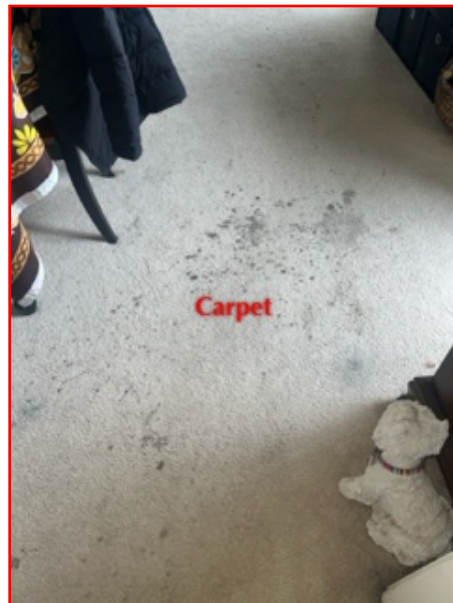


Figure 36-2

(Report Summary continued)



Figure 36-3

27) Picture of the dining room Unit 1.



Figure 37-1



Figure 37-2

(Report Summary continued)



Figure 37-3

Windows

28) Most of the wood windows will not open.

---

Bedrooms: Bedroom #1

29) Unit 3.



Figure 39-1



Figure 39-2

(Report Summary continued)

## Windows

---

30) Some of the windows will not open.

## Electrical

---

31) Have the two prong outlets replaced by a licensed electrician to three prong outlets with proper Grounding to meet current standards.

## Windows

---

32) Most of the windows will not open and there is peeling paint.

## Bedrooms: Bedroom #3

---

33) Unit 1.

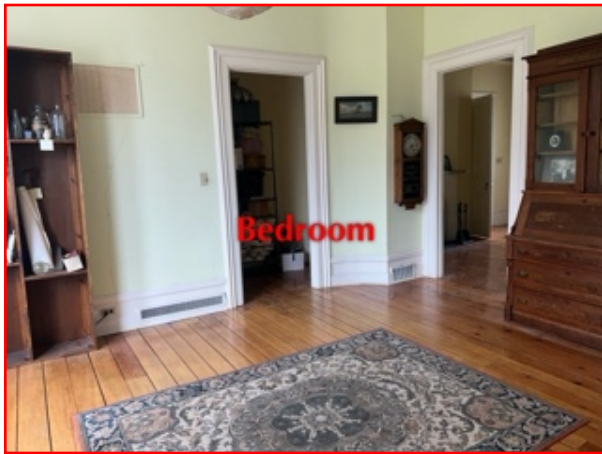


Figure 44-1



Figure 44-2

(Report Summary continued)

## Kitchen

34) The GFCI outlet shows an open ground and does not trip when tested with a diagnostic tester.



Figure 46-1



Figure 46-2



Figure 46-3

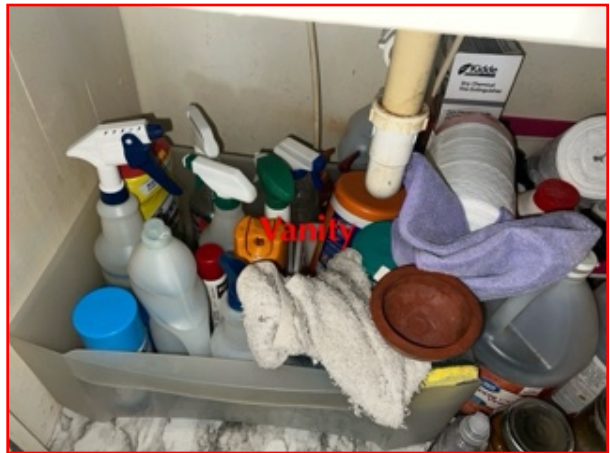


Figure 46-4

35) Unit 2.

(Report Summary continued)



Figure 47-1



Figure 47-2

36) Unit 1.



Figure 48-1



Figure 48-2

(Report Summary continued)



Figure 48-3



Figure 48-4



Figure 48-5

(Report Summary continued)

## Laundry

---

37) Picture of the laundry area in the basement.



Figure 50-1

## Floors

---

38) Many areas throughout the house have unlevel floors, but this is very common for the age.



(Report Summary continued)

## Walls

---

39) Unit 3.



Figure 52-1



Figure 52-2

## Window Types

---

40) Most of the wood windows do not open in unit 3.



Figure 54-1



Figure 54-2

(Report Summary continued)



Figure 54-3

41) Most of the windows in unit number two will not open and peeling paint is present.



Figure 55-1



Figure 55-2

(Report Summary continued)



Figure 55-3

42) Most of the unit 1 will not open.

Window Materials

---

43) The upper wood window will not open.

Carriage house

---

44)



Figure 58-1



Figure 58-2

(Report Summary continued)



Figure 58-3



Figure 58-4



Figure 58-5



Figure 58-6

(Report Summary continued)



Figure 58-7



Figure 58-8



Figure 58-9



Figure 58-10

45) Interior.

(Report Summary continued)



Figure 59-1



Figure 59-2



Figure 59-3



Figure 59-4



Figure 59-5

(Report Summary continued)

46) Second floor.



Figure 60-1



Figure 60-2



Figure 60-3



Figure 60-4

(Report Summary continued)



Figure 60-5





## MEMORANDUM

301 W MAIN · OWOSSO, MICHIGAN 48867-2958 · WWW.CI.OWOSSO.MI.US

**DATE:** May 6, 2024  
**TO:** Mayor Teich and the Owosso City Council  
**FROM:** Ryan E. Suchanek, Director of Public Services & Utilities  
**SUBJECT:** Consumers Energy Electric Facilities Easement

### RECOMMENDATION:

Recommend approval of the attached permanent easement granting Consumers Energy easement through the City's land, for the installation and maintenance of new electric facilities for the City's Osburn municipal well.

### BACKGROUND:

The City is in receipt of a request from Consumers Energy for easements for the construction, operation, and maintenance of electric facilities for City property. The electric facilities will include new overhead electric lines and pole(s). Consumers Energy wishes to install the new electric facilities in order to be able to fix the existing electricity pole, which is falling over, for the City's municipal wellsite at 1233 East Oliver St.

City staff has reviewed the location of the proposed easement, and agrees that the placement is appropriate, as well as negotiated for the City's right and ability to add water mains, water service lines, and their appurtenances, along with any sewer structure or piping within the easement.

### FISCAL IMPACTS:

There are no direct fiscal impacts on the City.

Attachments: Resolution  
Easement for Electric Facilities

Master Plan Implementation Goals: 3.4

**RESOLUTION NO.**

**GRANTING PERMANENT EASEMENT FOR  
ELECTRIC FACILITIES TO CONSUMERS ENERGY  
AT 1233 EAST OLIVER STREET**

WHEREAS, Consumers Energy desires to install electric facilities on/under City owned land to provide electric services to the City municipal wellsite at 1233 East Oliver Street; and

WHEREAS, Consumers Energy has requested the City grant permanent easement to allow for construction, operation, maintenance, and inspection of said facilities; and

WHEREAS, City staff has reviewed the request and concurs with the proposed locations; and

WHEREAS, the City of Owosso is willing to grant permanent easement for the portions of property as described in Exhibit B in the easement agreement.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: The City of Owosso has determined that it is advisable, necessary and in the public interest to grant permanent easement as outlined by the terms set forth in the attached Easement for Electric Facilities between the City of Owosso and Consumers Energy.

SECOND: The Mayor and City Clerk are instructed and authorized to execute said easement documents.

## **EASEMENT FOR ELECTRIC FACILITIES**

SAP# 1067214687  
Design# 11531326  
Agreement# MI00000074113

THE CITY OF OWOSSO, a municipal corporation, whose address is 301 Main Street, Owosso, Michigan 48867 (hereinafter "Owner")

for \$1.00 and other good and valuable consideration [exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to MCLA 207.526(f)] grants and warrants to

CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers")

a permanent easement to enter Owner's land (hereinafter "Owner's Land") located in the Township of Caledonia, County of Shiawassee, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain, inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, and protect a line or lines of electric facilities in, on, over, under, across, and through a portion of Owner's Land (hereinafter "Easement Area") as more fully described in the attached Exhibit B, together with any pole structures, poles, or any combination of same, wires, cables, conduits, crossarms, braces, guys, anchors, transformers, electric control circuits and devices, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, appurtenances, associated fixtures, and facilities, whether above or below grade, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing electricity. Consumers may attach additional lines outside the Easement Area, running laterally from a line within the Easement Area to the South, East and West edges of Owner's Land, in which event the Easement Area shall include a 30-foot-wide strip of land, being 15 feet on each side of each such lateral line.

**Additional Work Space:** In addition to the Easement rights granted herein, Owner further grants to Consumers, during initial construction and installation only, the right to temporarily use such additional work space reasonably required to construct said lines. Said temporary work space shall abut the Easement Area, on either side, as required by construction.

**Access:** Consumers shall have the right to unimpaired access to said line or lines, and the right of ingress and egress on, over, and through Owner's Land for any and all purposes necessary, convenient, or incidental to the exercise by Consumers of the rights granted hereunder.

**Trees and Other Vegetation:** Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, or other vegetation located outside of the Easement Area which are of such a height or are of such a species whose mature height that in falling directly to the ground could come into contact with or land directly above Consumers' facilities.

**Buildings/Structures:** Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, septic system, drain field, fuel tank, pond, swimming pool, lake, pit, well, foundation, engineering works, installation or any other type of structure over, under, or on said Easement Area, whether temporary or permanent, natural or man-made, without a prior written agreement executed by Consumers' Real Estate Department expressly allowing the aforementioned, which may be

withheld in Consumers' sole discretion, recorded in the register of deeds for the county in which Owner's Land is situated expressly allowing the aforementioned; provided that the provisions of this paragraph shall not apply to water mains, water service lines, and their appurtenances, along with any sewer structure or piping (hereinafter "Permitted Improvement") so long the Permitted Improvement is installed in accordance with plans and specifications approved by Consumers.

Ground Elevation: Owner shall not materially alter the ground elevation within the Easement Area without a prior written agreement executed by Consumers Real Estate Department allowing said alteration.

Exercise of Easement: Consumers' nonuse or limited use of this Easement shall not preclude Consumers' later use of this Easement to its full extent.

Ownership: Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

Successors: This Easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Counterparts: This Easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Date: May 6, 2024

Owner: THE CITY OF OWOSSO, a municipal corporation

\_\_\_\_\_  
Signature  
By: Robert J. Teich, Jr.  
Print name  
Its: Mayor  
Print title

Acknowledgment

The foregoing instrument was acknowledged before me in Shiawassee County, Michigan,  
on \_\_\_\_\_ by Robert J. Teich, Jr., Mayor of The City of Owosso, a  
Date Name Title  
municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Amy K. Kirkland Notary Public  
Print Name  
Shiawassee County, Michigan  
Acting in Shiawassee County  
My Commission expires: \_\_\_\_\_

**PROPERTY OWNERS MAIL  
SIGNED EASEMENT TO:**  
Justin Latimer  
Consumers Energy Company  
4141 Wilder Road  
Bay City MI 48706

Prepared By:  
Nicole Corts 09/21/2023, EP7-464  
Consumers Energy Company  
One Energy Plaza  
Jackson, MI 49201  
Revised By: Nicole Corts 11/10/23

**REGISTER OF DEEDS OFFICE USE  
ONLY**  
Return recorded instrument to:  
Carrie J. Main, EP7-464  
Consumers Energy Company  
One Energy Plaza  
Jackson, MI 49201

EXHIBIT A

Owner's Land

Land situated in the Township of Caledonia, County of Shiawassee, State of Michigan:

Commencing at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section Eighteen (18), Caledonia Township, Shiawassee County, State of Michigan; thence South along the eighth line 300 feet, thence East 232.98 feet, thence North 300 feet, to the East and West quarter line of said section and thence West 232.98 feet to the place of beginning. ALSO, commencing at a point on the eighth line 300 feet South of the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said section, thence South along the eighth line, 1002.84 feet to the centerline of the angling highway, thence Easterly along the centerline of the highway to a point that would be 20 feet East at a 90 degree angle from the eighth line, thence North from the centerline of the highway to the South line of the above described parcel, thence West 20 feet to the point of beginning. EXCEPT subject to Easement granted to Consumers Power Company.

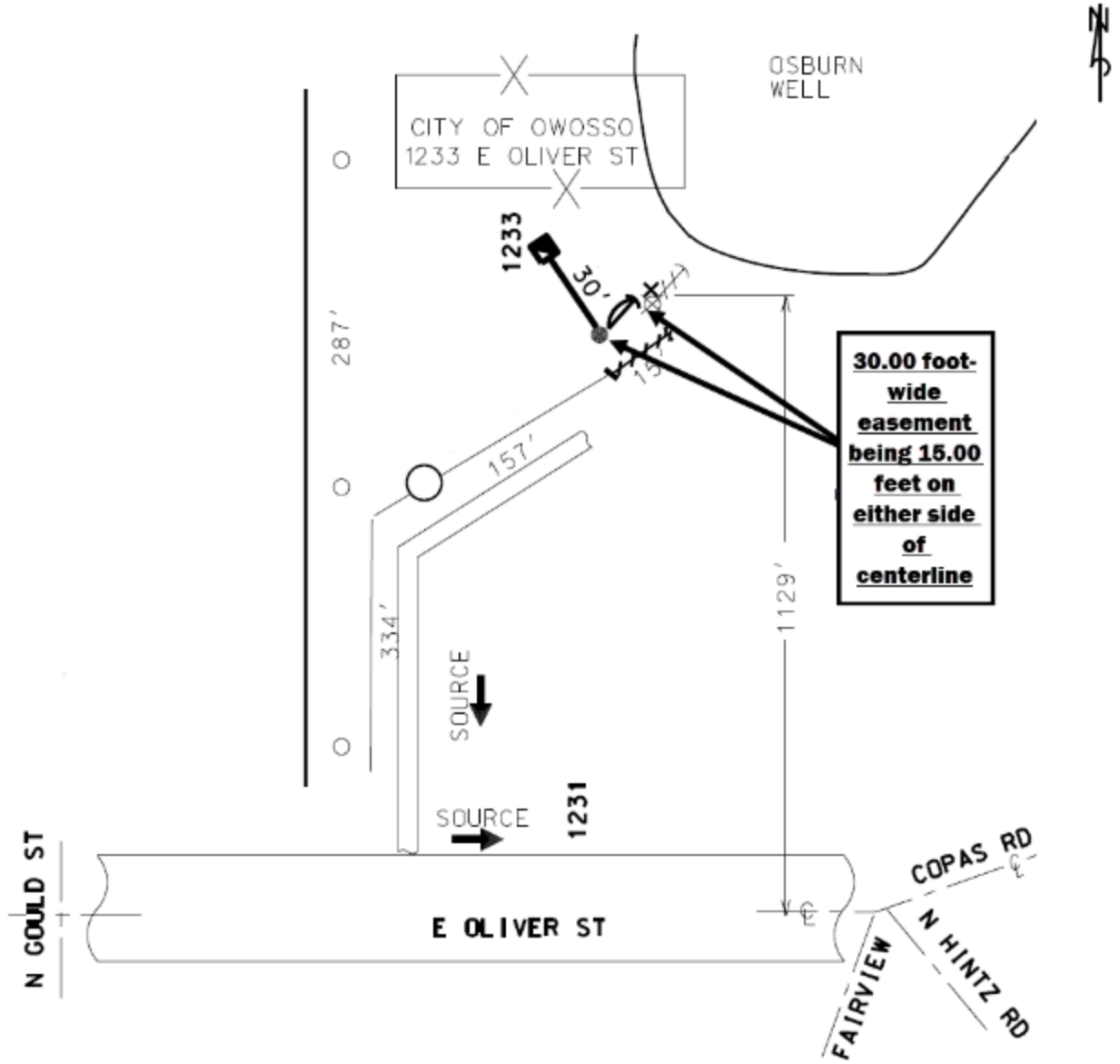
Also known as: 1233 East Oliver Street, Owosso, Michigan 48867

Parcel ID: 007-18-400-042

EXHIBIT B

Easement Area

A 30.00-foot-wide strip of land, being 15.00 feet on each side of the centerline of the line constructed on Owner's Land, the centerline to be located approximately as shown in the attached drawing.





## MEMORANDUM

---

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

---

DATE: May 6, 2024

TO: Owosso City Council

FROM: Clayton Wehner, Director of Engineering

SUBJECT: Support of the Michigan Department of Transportation project along M-71 (Washington Street)

### RECOMMENDATION:

Authorize support of the Michigan Department of Transportation (MDOT) project along M-71 (Washington Street) from Corunna Avenue to Water Street / Jerome Avenue for the 2025 construction season.

### BACKGROUND:

The Michigan Department of Transportation has plans to reconstruct M-71 (Washington Street) from Corunna Avenue to Water Street / Jerome Avenue during the 2025 construction season. The scope of work includes roadway reconstruction, water main, storm sewer, curb and gutter, signal modernization, sidewalk, bike lanes, and ramp improvements. The project will also include converting the existing roadway from four lanes to three lanes including bike lanes (commonly referred to as a road diet). The inclusion of bike lanes in this area fits into the plan for the Fred Meijer CIS Trail connection to the James Miner Trail.

MDOT held a public hearing at Owosso City Hall on Tuesday, December 5, 2023 for public comment with no negative comments received.

MDOT is requesting support from the City of Owosso for the project and its scope of work.

### FISCAL IMPACTS:

None. The project will be funded by the Michigan Department of Transportation.

Attachments: (1) Resolution  
(2) Pavement Marking Plans showing proposed lane conversion

**RESOLUTION NO.**

**AUTHORIZING SUPPORT OF THE MICHIGAN DEPARTMENT OF TRANSPORTION PROJECT  
ALONG M-71 (WASHINGTON STREET) FROM  
CORUNNA AVENUE TO WATER STREET / JEROME AVENUE**

WHEREAS, the Michigan Department of Transportation plans road improvements along M-71 (Washington Street) from Water Street/Jerome Avenue to Corunna Avenue in the City of Owosso during the summer of 2025 construction season; and

WHEREAS, the project includes roadway reconstruction, water main, storm sewer, curb and gutter, signal modernization, sidewalk, bike lanes, and ramp improvements to comply with the Americans with Disabilities Act; and

WHEREAS, the project will also involve a conversion from four lanes to three lanes in the section of M-71 (Washington Street) from Water Street / Jerome Avenue to Corunna Avenue; and

WHEREAS, the Michigan Department of Transportation held a public hearing on Tuesday, December 5, 2023 about the project and no negative comments were received; and

WHEREAS, the Michigan Department of Transportation requests that the Owosso City Council adopt a resolution of support for the project, the conversion of the traffic lanes, and the addition of bike lanes.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: The City of Owosso does hereby support the roadway reconstruction, water main, storm sewer, curb and gutter, signal modernization, sidewalk, bike lanes, and ramp improvements proposed as a part of the MDOT reconstruction project along M-71.

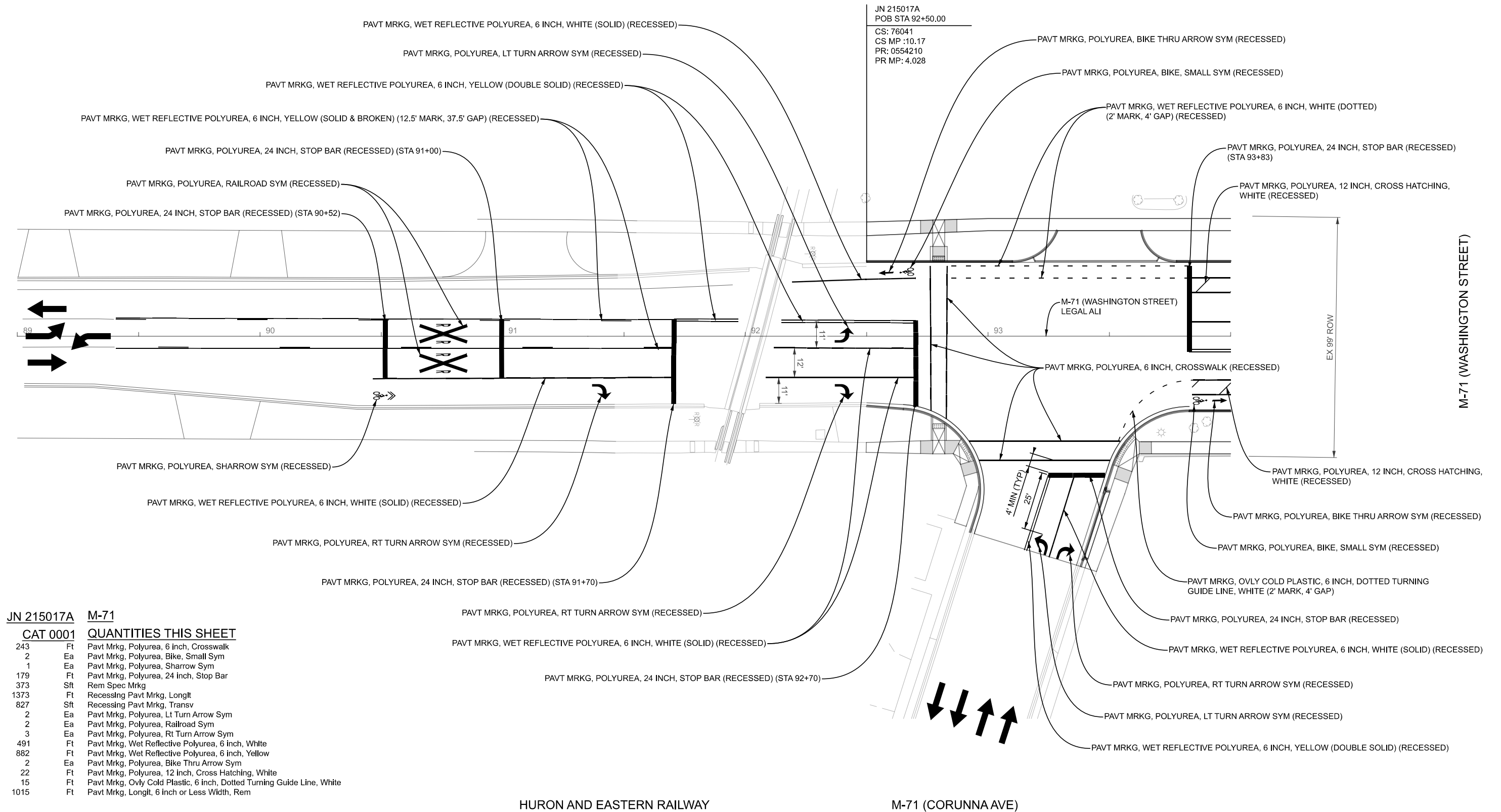
SECOND: The City of Owosso supports the conversion of the four-lane section of road to a three lane section with bike lanes from Water Street / Jerome Avenue to Corunna Avenue.





WASHINGTON STREET

M-71 (WASHINGTON STREET)



JN 215017A M-71  
CAT 0001 QUANTITIES THIS SHEET

NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION
243		Ft	Pavt Mrkg, Polyurea, 6 inch, Crosswalk				
2		Ea	Pavt Mrkg, Polyurea, Bike, Small Sym				
1		Ea	Pavt Mrkg, Polyurea, Sharrow Sym				
179		Ft	Pavt Mrkg, Polyurea, 24 inch, Stop Bar				
373		Sft	Rem Spec Mrkg				
1373		Ft	Recessing Pavt Mrkg, Longit				
827		Sft	Recessing Pavt Mrkg, Transv				
2		Ea	Pavt Mrkg, Polyurea, Lt Turn Arrow Sym				
2		Ea	Pavt Mrkg, Polyurea, Railroad Sym				
3		Ea	Pavt Mrkg, Polyurea, Rt Turn Arrow Sym				
491		Ft	Pavt Mrkg, Wet Reflective Polyurea, 6 inch, White				
882		Ft	Pavt Mrkg, Wet Reflective Polyurea, 6 inch, Yellow				
2		Ea	Pavt Mrkg, Polyurea, Bike Thru Arrow Sym				
22		Ft	Pavt Mrkg, Polyurea, 12 inch, Cross Hatching, White				
15		Ft	Pavt Mrkg, Ovly Cold Plastic, 6 inch, Dotted Turning Guide Line, White				
1015		Ft	Pavt Mrkg, Longit, 6 inch or Less Width, Rem				

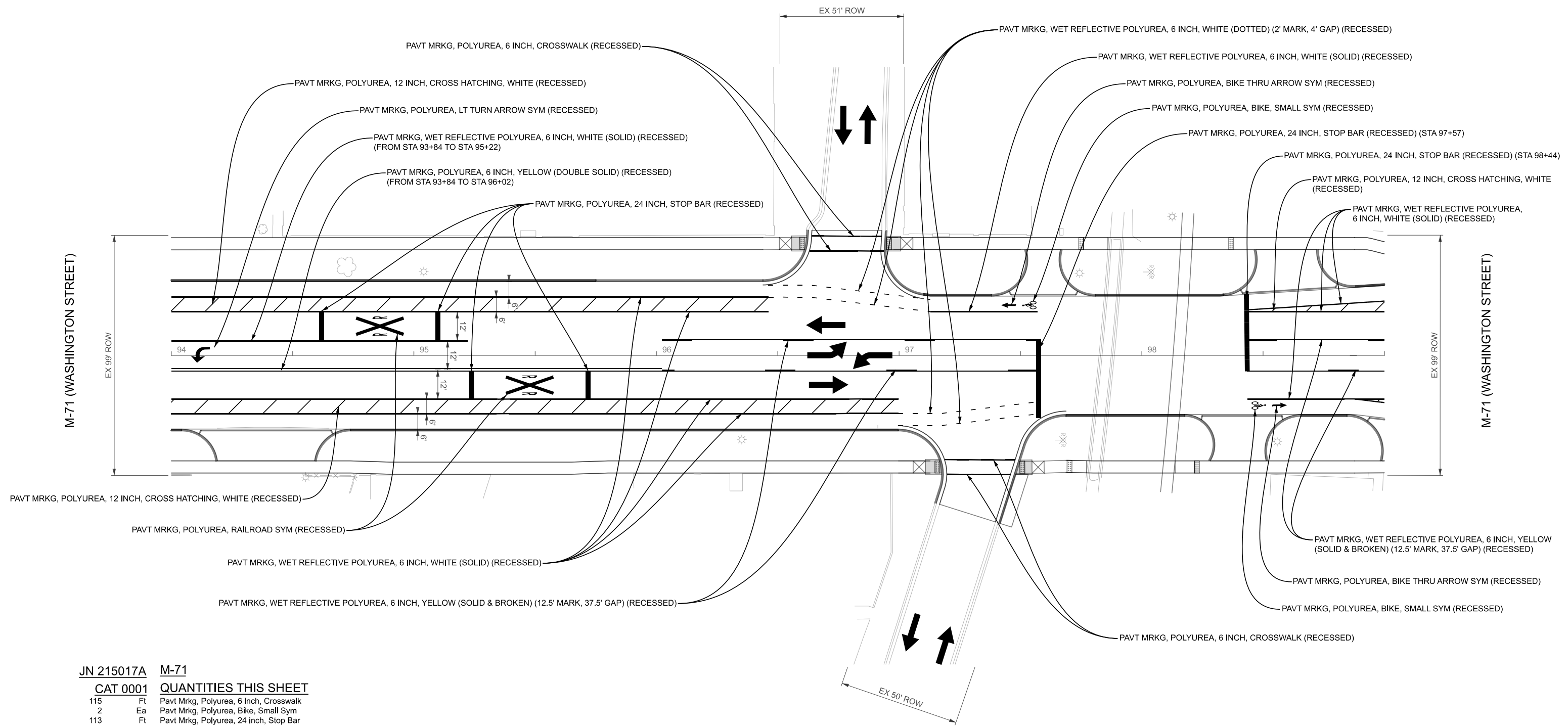
HURON AND EASTERN RAILWAY

M-71 (CORUNNA AVE)

FINAL ROW PLAN REVISIONS				SUBMITTAL DATE:				Michael Baker INTERNATIONAL	MDOT Michigan Department of Transportation	0 40 HORZ. (FT)	DATE: 04/01/24	CS: 76041	DESIGN UNIT: MATULA	JN: 215017	TSC: DAIVSON	PAVEMENT MARKINGS SHEET		DRAWING SHEET
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION									M-71 PVMK 001	SECT 1 92	
													M-71 STA 92+50 TO STA 94+00					

E. HOWARD ST.

GREAT LAKES CENTRAL RAILROAD



JN 215017A M-71

CAT 0001 QUANTITIES THIS SHEET

115	Ft	Pavt Mrkg, Polyurea, 6 inch, Crosswalk
2	Ea	Pavt Mrkg, Polyurea, Bike, Small Sym
113	Ft	Pavt Mrkg, Polyurea, 24 inch, Stop Bar
2365	Ft	Recessing Pavt Mrkg, Longit
862	Sft	Recessing Pavt Mrkg, Transv
1	Ea	Pavt Mrkg, Polyurea, Lt Turn Arrow Sym
2	Ea	Pavt Mrkg, Polyurea, Railroad Sym
1409	Ft	Pavt Mrkg, Wet Reflective Polyurea, 6 inch, White
956	Ft	Pavt Mrkg, Wet Reflective Polyurea, 6 inch, Yellow
2	Ea	Pavt Mrkg, Polyurea, Bike Thru Arrow Sym
359	Ft	Pavt Mrkg, Polyurea, 12 inch, Cross Hatching, White

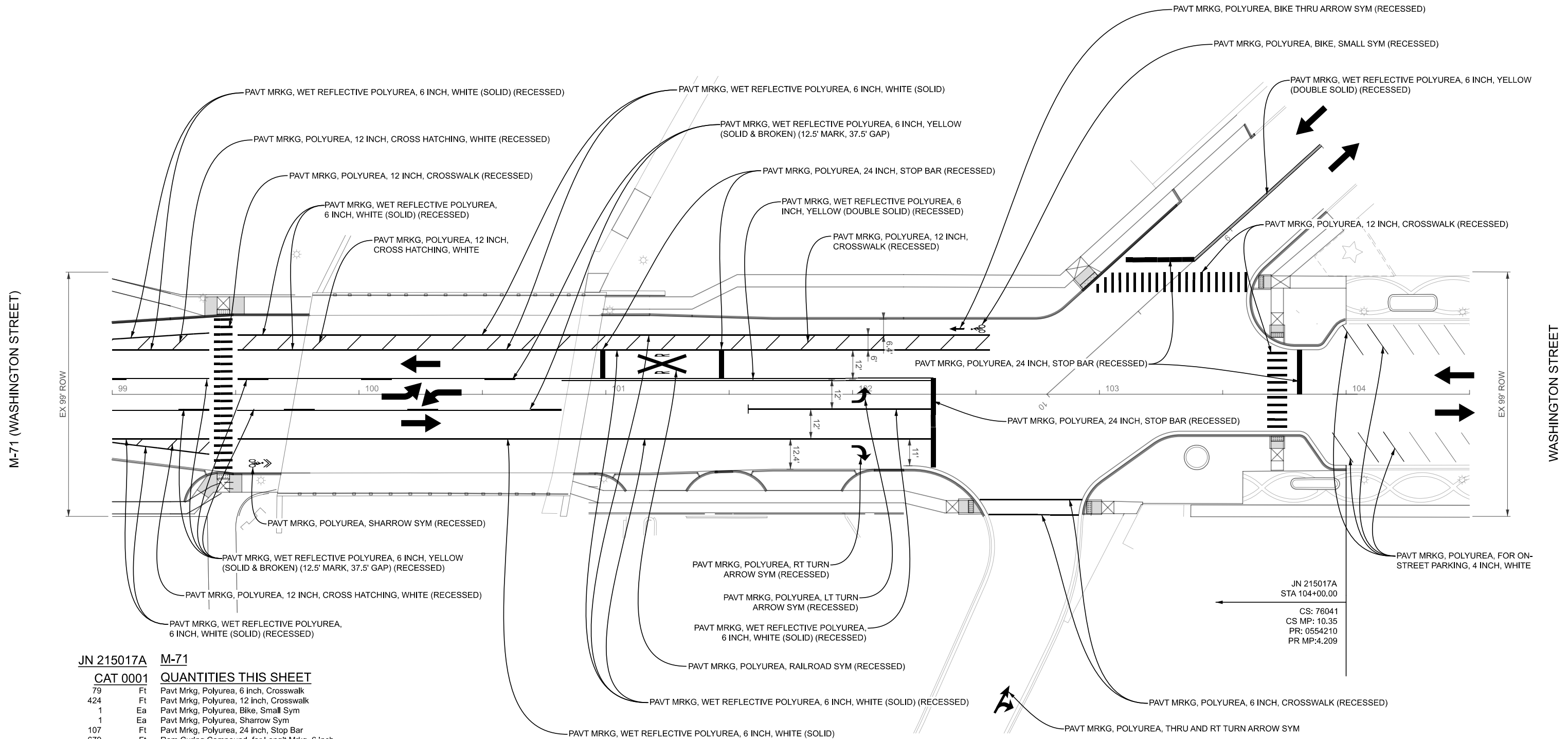
W. HOWARD ST.

GREAT LAKES CENTRAL RAILROAD

FINAL ROW PLAN REVISIONS				SUBMITTAL DATE:							DATE: 04/01/24	CS: 76041	PAVEMENT MARKINGS SHEET		DRAWING SHEET
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION				DESIGN UNIT: MATULA	JN: 215017	M-71 STA 94+00 TO STA 99+00		
FILE: 215017_M71_PVMK002.dgn											TSC: DAVISON				

SHIAWASSEE RIVER

M-71 (WASHINGTON STREET)



JN 215017A M-71

CAT 0001 QUANTITIES THIS SHEET

79	Ft	Pavt Mrkg, Polyurea, 6 inch, Crosswalk
424	Ft	Pavt Mrkg, Polyurea, 12 inch, Crosswalk
1	Ea	Pavt Mrkg, Polyurea, Bike, Small Sym
1	Ea	Pavt Mrkg, Polyurea, Sharrow Sym
107	Ft	Pavt Mrkg, Polyurea, 24 inch, Stop Bar
679	Ft	Rem Curing Compound, for Longit Mrkg, 6 inch
1396	Ft	Recessing Pavt Mrkg, Longit
999	Sft	Recessing Pavt Mrkg, Transv
1	Ea	Pavt Mrkg, Polyurea, Railroad Sym
75	Ft	Pavt Mrkg, Polyurea, For On-Street Parking 4 inch, White
1131	Ft	Pavt Mrkg, Wet Reflective Polyurea, 6 inch, White
944	Ft	Pavt Mrkg, Wet Reflective Polyurea, 6 inch, Yellow
1	Ea	Pavt Mrkg, Polyurea, Bike Thru Arrow Sym
1	Ea	Pavt Mrkg, Polyurea, Thru and Rt Turn Arrow Sym
1	Ea	Pavt Mrkg, Polyurea, Lt Turn Arrow Sym
1	Ea	Pavt Mrkg, Polyurea, Rt Turn Arrow Sym
221	Ft	Pavt Mrkg, Polyurea, 12 inch, Cross Hatching, White

JN 215017A  
 STA 104+00.00  
 CS: 76041  
 CS MP: 10.35  
 PR: 0554210  
 PR MP: 4.209

NOTE:  
 PAVEMENT MARKINGS ON BRIDGE SHALL NOT BE RECESSED.

SHIAWASSEE RIVER

JEROME AVENUE

FINAL ROW PLAN REVISIONS				SUBMITTAL DATE:							DATE: 04/01/24	CS: 76041	PAVEMENT MARKINGS SHEET		DRAWING	SHEET
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION				DESIGN UNIT: MATULA	JN: 215017	M-71 STA 99+00 TO STA 104+00		M-71 PVMK 003	SECT 1
											M-71 STA 8+50 TO STA 10+00			94		

FILE: 215017\_M71\_PVMK003.dgn

TSC: DAVISON



**MEMORANDUM**

301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

**DATE:** April 30, 2024

**TO:** Mayor Teich and the Owosso City Council

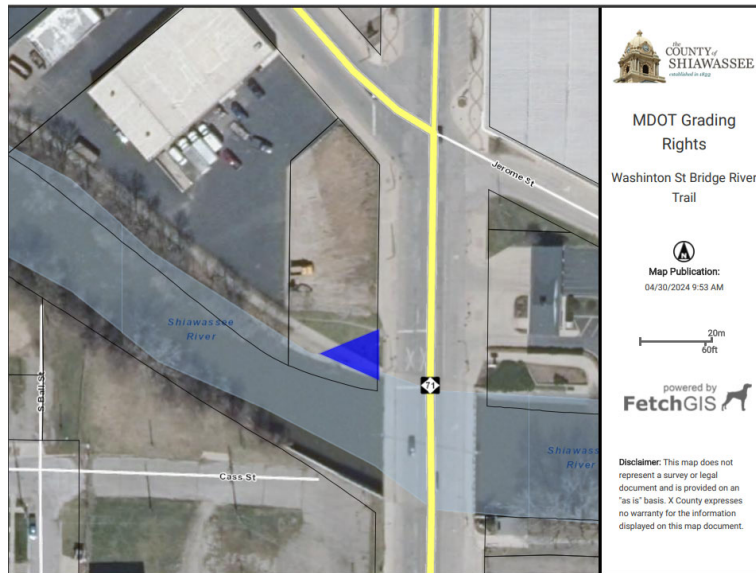
**FROM:** City Manager

**SUBJECT:** 21 Day Posting – \$500 Offer to Convey a Consent-to-Grade on City Property Near the Washington St. Bridge

**BACKGROUND:**

The Michigan Department of Transportation has an upcoming project along M-71. MDOT is interested in acquiring Consent to Grade rights to city property located at 310 S Washington St just north of the Bridge on the east bank along the river. This section of the property constitutes the city’s river trail area. MDOT is offering \$500 for these rights and has provided a market study report to support the offer amount. MDOT is not making this offer under the threat of condemnation.

**The property:**



**Recommendation**

Authorize the posting of this offer for 21 days according to Section 14.3(B)(2) of the city charter governing the sale of real property.

**Master Plan Implementation Goals: 3.10, 3.18, 5.7, 5.26, 5.34**

**RESOLUTION NO.**

**RESOLUTION AUTHORIZING 21- DAY POSTING OF PURCHASE AGREEMENT FOR  
GRADING RIGHTS ALONG RIVER TRAIL – MDOT M-71 PROJECT**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, owns the James S. Miner River Walk;  
and

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has received an offer to purchase the  
grading rights for a small portion of the trail near the Washington Street Bridge, commonly known as 310  
S. Washington Street, for five hundred dollars (\$500); and

WHEREAS, these grading rights have not been actively marketed, thereby triggering the 21-day public  
inspection period set forth in Section 14.3(2) of the Owosso City Charter; and

WHEREAS, the Michigan Department of Transportation (MDOT) wishes to purchase the grading rights to  
facilitate the M-71 rehabilitation project; and

WHEREAS, it has been determined that this activity will not adversely affect the public's use of the river  
walk.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County,  
Michigan that:

FIRST: it has theretofore determined that it is advisable, necessary, and in the public interest to  
post the purchase agreement for the property described above for a 21-day period to  
allow for citizen comment and other offers per Section 14.3(B)(2) of the City Charter.

SECOND: the proposed agreement be returned to Council at the meeting of Monday, June 3, 2024  
for potential final disposition.



STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

GRETCHEN WHITMER  
GOVERNOR

BRADLEY C. WIEFERICH, P.E.  
DIRECTOR

**Offer to Purchase**

April 22, 2024

City Of Owosso  
Attn: Nathan Henne  
301 W. Main St  
Owosso, Michigan 48867

Dear Owner(s):

Subject: CS: 76041, JN: 215017, Parcel: 7007  
Address: 310 S WASHINGTON ST. OWOSSO, MI. 48867, County: Shiawassee

The Michigan Department of Transportation (MDOT) has an upcoming project along M-71. We are interested in acquiring Consent to Grade rights to your property located at 310 S WASHINGTON ST. OWOSSO, MI. 48867 in Shiawassee County as set forth in the attached Addendum(a). In accordance with state and federal regulations governing the acquisition of property by MDOT, this letter is MDOT's offer to purchase these rights based on the terms and conditions contained herein. Please note that MDOT is not making this offer under the threat of condemnation. If an agreement regarding the purchase cannot be reached, MDOT will discontinue negotiations and cease this transaction.

If you agree, MDOT will purchase the rights to your property described as set forth in the attached Addendum(a).

This offer is based upon the valuation set forth in the enclosed market study report.

MDOT's offer for the property rights to be purchased is itemized below:

Type	Amount
Consent to Grade 1,338 square feet	\$500.00
<b>TOTAL</b>	<b>\$500.00</b>

City Of Owosso  
Parcel 7007  
Page 2  
April 22, 2024

Accordingly, the total amount that MDOT is offering to you is \$500.00. Please note that this offer is valid only until 05/22/2024.

Please review all the materials carefully and let us know in writing if you believe anything of significance has been omitted with respect to the amount of money you should be paid. MDOT will review the items you identify and will respond accordingly if any changes will be made to its offer. We are also available to discuss this offer with you.

If you are willing to accept MDOT's offer and agree to the terms and conditions set forth in the following Addendum(a), please sign and date the Acceptance of the offer below in the presence of a witness. Be sure the witness also signs and dates the documents. Please return this letter and Acceptance to my attention.

Also included in this packet are instructions to register with us to have your compensation sent to you via electronic funds transfer (EFT). Please contact me if you are unable to register.

Thank you in advance for your consideration of our offer. If you have any questions, please contact me at 989-773-3532 or [DAmbrosioJ@michigan.gov](mailto:DAmbrosioJ@michigan.gov).

Sincerely,

*Josah D'Ambrosio*

Josah Dambrosio  
Property Analyst  
Michigan Department of Transportation

Enclosures: Acceptance of Offer, Addendum(a), Instrument(s), Legal Description(s), EFT Instructions, W9, PRPP Book, Compensation Summary, Plan Sheets, and Valuation Report

## Acceptance of Offer

The undersigned accept(s) the Michigan Department of Transportation's (MDOT's) offer of \$500.00 for the property described in MDOT's offer dated 04/22/2024. Furthermore, the undersigned agree(s) to the following terms and conditions set forth in the attached Addendum(a):

City Of Owosso

Signature: \_\_\_\_\_ Signed Date: \_\_\_\_\_

Signatory Name: Nathan Henne

Signatory Title: Manager

Witness Signature: \_\_\_\_\_ Witness Date: \_\_\_\_\_

Witness Name: \_\_\_\_\_

CONTROL SECTION 76041	JOB NUMBER 215017	PARCEL 7007
OWNER OF RECORD CITY OF OWOSSO		
PROPERTY TAX CODE 050-470-000-013-00		



### Addendum for Consent(s)

---

**PRICE:** The owner(s) agree(s) to grant the property described in the attached legal description(s) to the Michigan Department of Transportation for the sum of \$500.00 via the appropriate instrument(s).

**CONSENT TYPE(S):** Consent to Grade

**OCCUPANCY:** The owner(s) agree(s) to grant the Michigan Department of Transportation occupancy of the described property upon payment of the price listed above effective from start of project through completion of project.

**CONVEYANCE:** The owner(s) agree to deliver to MDOT the above cited consents subject to the following provision: This conveyance includes, but is not limited to, the right to any drainage structure replacement or repair; the right to remove trees, shrubs, and vegetation as necessary in the judgement of the Michigan Department of Transportation and the right of temporary occupancy by public utilities.

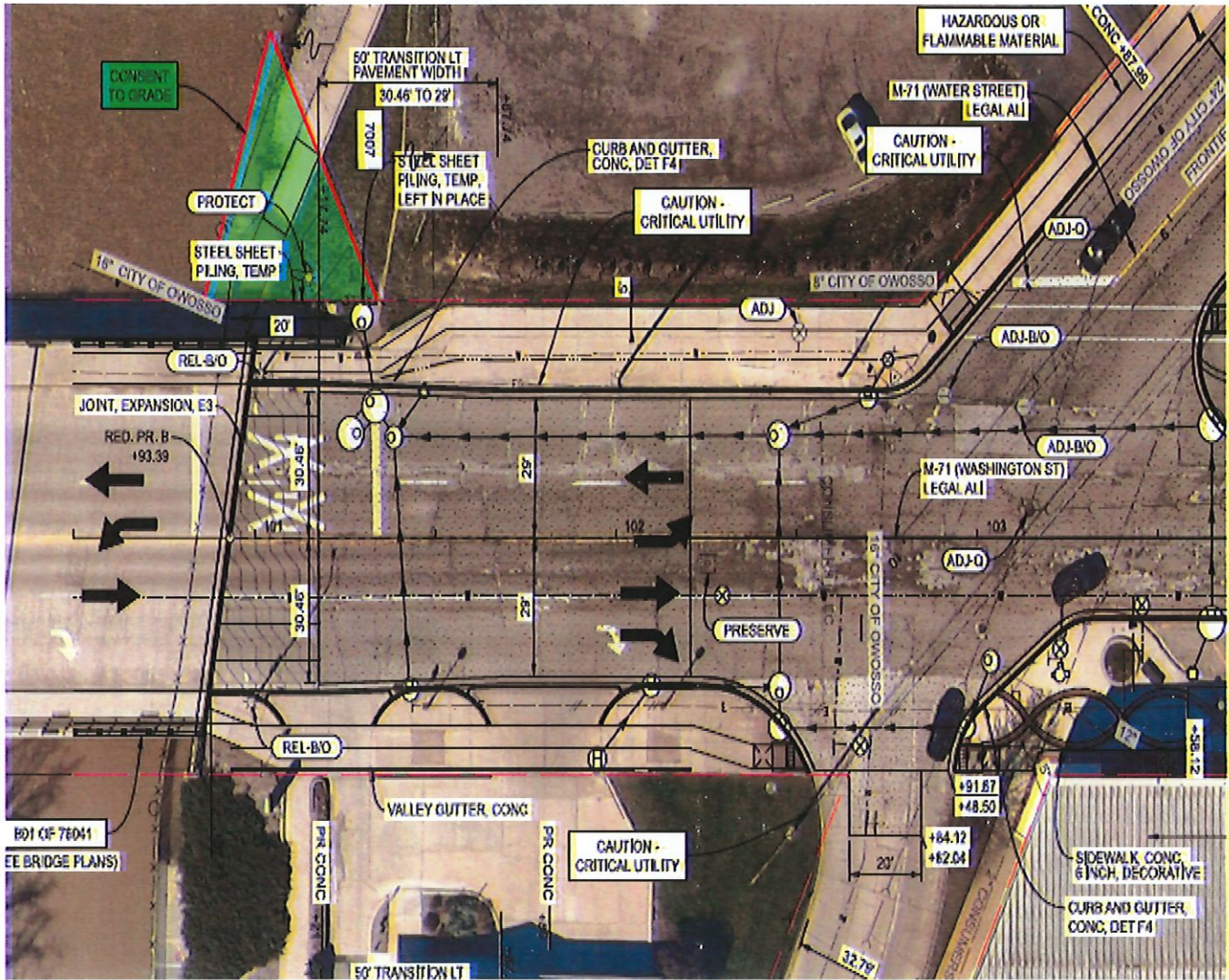
**SPECIAL PROVISIONS:** NONE

CONTROL SECTION 76041	JOB NUMBER 215017	PARCEL 7007
OWNER OF RECORD CITY OF OWOSSO		
PROPERTY TAX CODE 050-470-000-013-00		

**Legal Description: Consent to Grade**

**Station # 100+86.28 LT - 101+34.12 LT**

See attached sketch



CONTROL SECTION 76041	JOB NUMBER 215017	PARCEL 7007
OWNER OF RECORD CITY OF OWOSSO		
PROPERTY TAX CODE 050-470-000-013-00		

Michigan Department  
of Transportation  
0640C (11/23)

## CONSENT

---

The Grantor(s) City of Owosso, for the sum of Five Hundred dollars and 00 cents (\$500.00) grant to the Michigan Department of Transportation, whose address is 425 W. Ottawa Street, P.O. Box 30050, Lansing, Michigan 48909 the right to Consent to Grade, for transportation purposes, in over, and upon the real estate located in the City of OWOSSO, County of Shiawassee, State of Michigan, as described on the attached Legal Description; commonly known as 310 S WASHINGTON ST. OWOSSO, MI. 48867, including, but not limited to, the right to any drainage structure replacement or repair, the right to remove trees, shrubs, and vegetation as necessary in the judgment of the Michigan Department of Transportation and the right of temporary occupancy by public utilities; effective from start of project to completion of project.

CONTROL SECTION 76041	JOB NUMBER 215017	PARCEL 7007
OWNER OF RECORD CITY OF OWOSSO		
PROPERTY TAX CODE 050-470-000-013-00		

**Legal Description: Consent to Grade**  
**Station # 100+86.28 LT - 101+34.12 LT**

See attached sketch

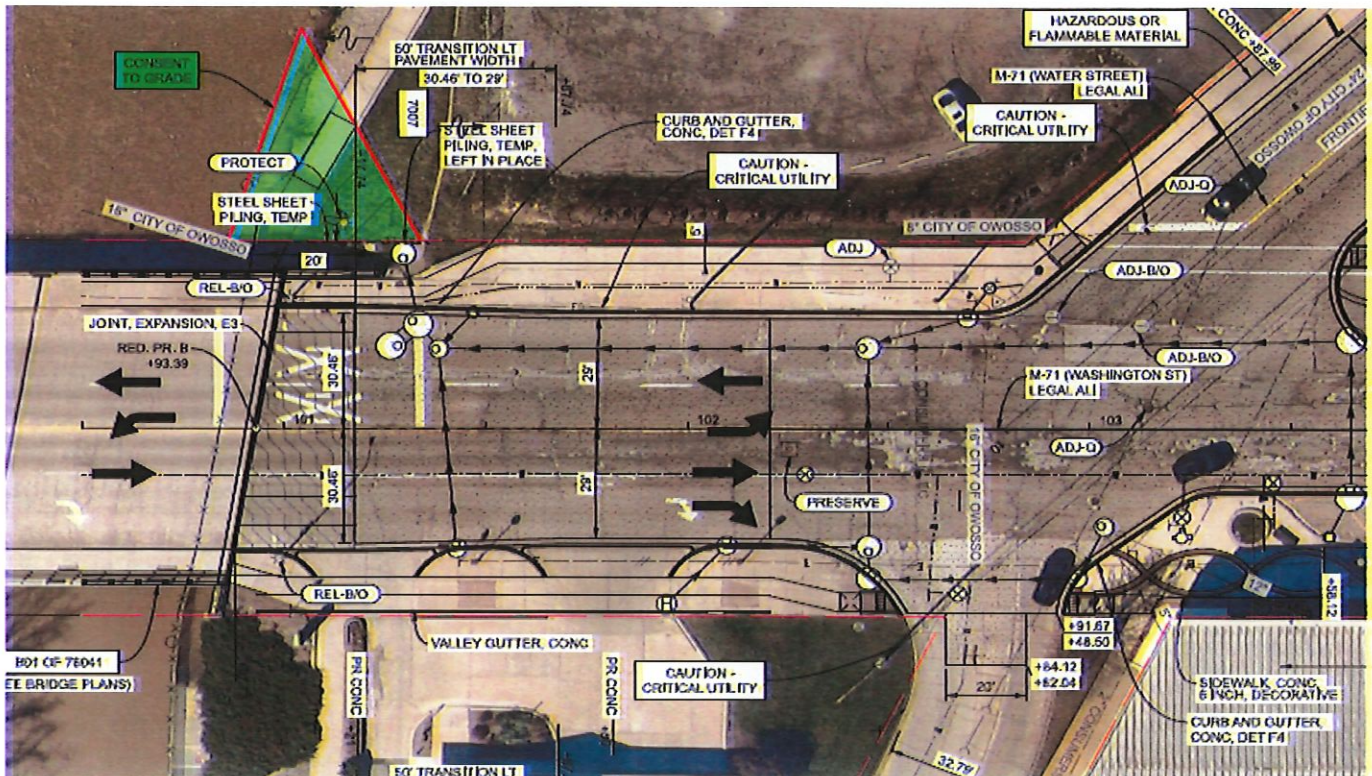
City Of Owosso

Signature: \_\_\_\_\_  
 Signatory Name: Nathan Henne  
 Signatory Title: Manager

Signed Date: \_\_\_\_\_

Witness Signature: \_\_\_\_\_  
 Witness Name: \_\_\_\_\_

Witness Date: \_\_\_\_\_



CONTROL SECTION 76041	JOB NUMBER 215017	PARCEL 7007
OWNER OF RECORD CITY OF OWOSSO		
PROPERTY TAX CODE 050-470-000-013-00		

## COMPENSATION SUMMARY

	Area (Sqft)		Price/Sqft		Subtotal		Factor		Line Total	EJC Amount
Consent to Grade	1,338	X	\$3.07	=	\$4,108.00	X	10%	=	\$411	\$500

**Total                    \$411**

**Total Estimated Just Compensation                    \$500**

Parcel: 7007      CS: 76041      Job ID: 215017  
 Owner of Record: CITY OF OWOSSO



## **MARKET STUDY REPORT Commercial Vacant Land**

**M-71 (S Washington St) over Shiawassee River  
Owosso, Shiawassee County, Michigan  
Control Section: 76041  
Job No. 215017**

**PREPARED FOR:**

Mr. Andrew T. Philp  
Philpa@michigan.gov



Bay Region  
5859 Sherman Road  
Saginaw, MI 48604

**PREPARED BY:**

Norman G. Thomas, ASA, SR/WA  
Property Analyst  
MDOT - Real Estate Services  
425 West Ottawa Street  
P.O. Box 30050  
Lansing, Michigan 48909

February 20, 2024

## **MARKET STUDY REPORT**

A market study (a.k.a. waiver valuation) is an appraisal service under the Uniform Standards of Appraisal Practice (USPAP). The scope of the assignment is such that development and reporting of the market study is not covered under specific performance standards of USPAP, i.e., Standard 1 and Standard 2. However, the Ethics Rule, Competency Rule and Jurisdictional Exception Rule of USPAP do apply. In addition, this market study is intended to comply with the Uniform Relocation Assistance and Real Property Acquisitions Policies Act (the Uniform Act) – Common Rule – 49 CFR Part 24 and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the appraisal organizations of which I am a member. The intent of the assignment and scope of work is to provide a credible narrative report within the context of its intended user and limited intended use.

Market areas are defined by a combination of factors-e.g., physical features, the demographic and socioeconomic characteristics of the residents or tenants, the condition of the improvements (age, upkeep, ownership, and vacancy rate), and land use trends”<sup>1</sup>

*1 The appraisal of Real Estate, 14<sup>th</sup> Edition, published by “The Appraisal Institute”, page 166.*

### **SCOPE OF WORK**

The objective of the scope of work is to identify the problem and determine appropriate methods to develop credible results illustrating prices paid for the defined segment of the real estate market as it pertains to this market study. The following describes the scope of work.

**Purpose of the Market Study:** The market study identifies a range of prices paid for properties in the defined market study area for a defined class of property and is not applied to any specific property for valuation purposes. The data is categorized by their highest and best use. This study pertains to commercial land uses. This market study represents vacant land only in fee and does not consider existing encumbrances or easements, site improvements, sprinklers, tree loss, damages or actual values associated with a specific property. The market study will identify prices paid from various size land as established by predefined parameters. A work file is maintained by the author with the data utilized in this study.

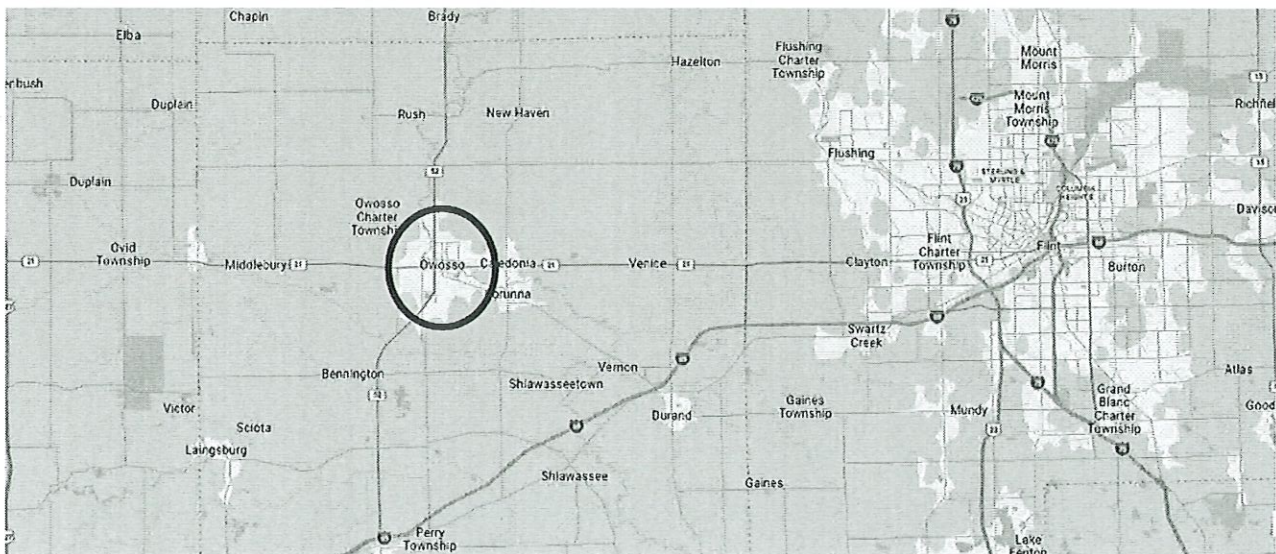
**Intended User:** The intended user is Mr. Andy Philp of The Michigan Department of Transportation. Possession of a copy of this document does not automatically make the holder an Intended User. Use by an unintended user may result in misleading or inaccurate interpretations or conclusions.

**Intended Use:** The *sole* intended use of this report is for the Waiver Valuation Process to assist in establishing Estimated Just Compensation for non-complex fee, temporary or permanent acquisitions for M-71 over the Shiawassee River (CS: 76041 JN: 215017 ) Owosso, Shiawassee County, MI. The

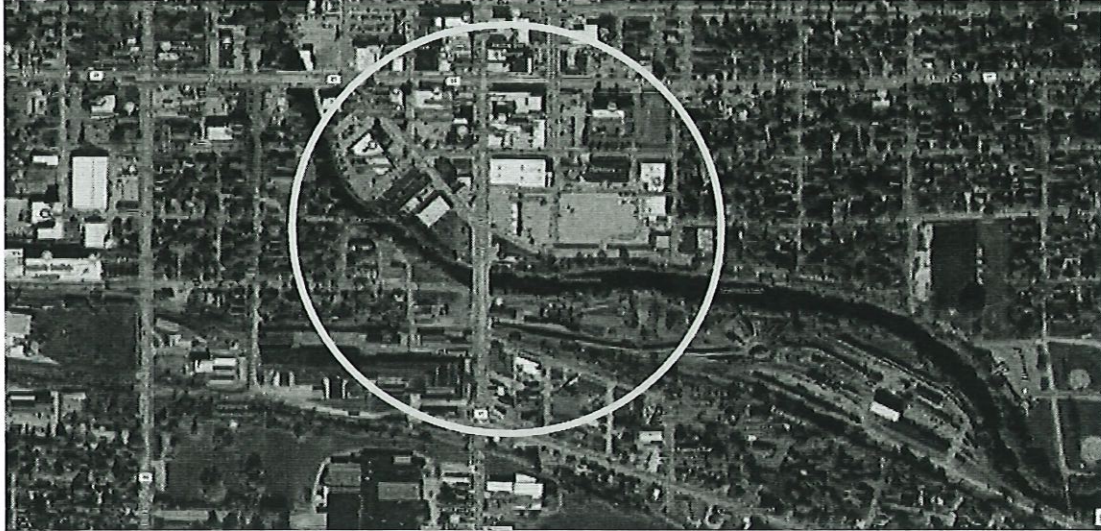
project includes deck replacement and preservation with superstructure repair - steel, painting, substructure patching, scour protection, bridge approach.

**The market study is not intended for any other use, or to be relied upon by any other party.**

**Extent of Inspection:** A viewing of the project area, surrounding area and competing markets was previously completed by Norman G. Thomas, ASA, SR/WA on site and through satellite imaging, county GIS and various services.







**Type and Extent of Market Data Considered:** The Scope of Work involves a comprehensive search for land sales data within the defined market. The data is predominantly within 2 years yet indicates no measurable time adjustment is warranted. The sales transactions represent vacant land sales of various sizes within the defined market. Variables that may also contribute to pricing may include size, shape, frontage, location and intended use. The following identifies the scope of work completed for this market study yet may not be limited to only these tasks. The extent of collecting, confirming and analyzing the market data is as follows:

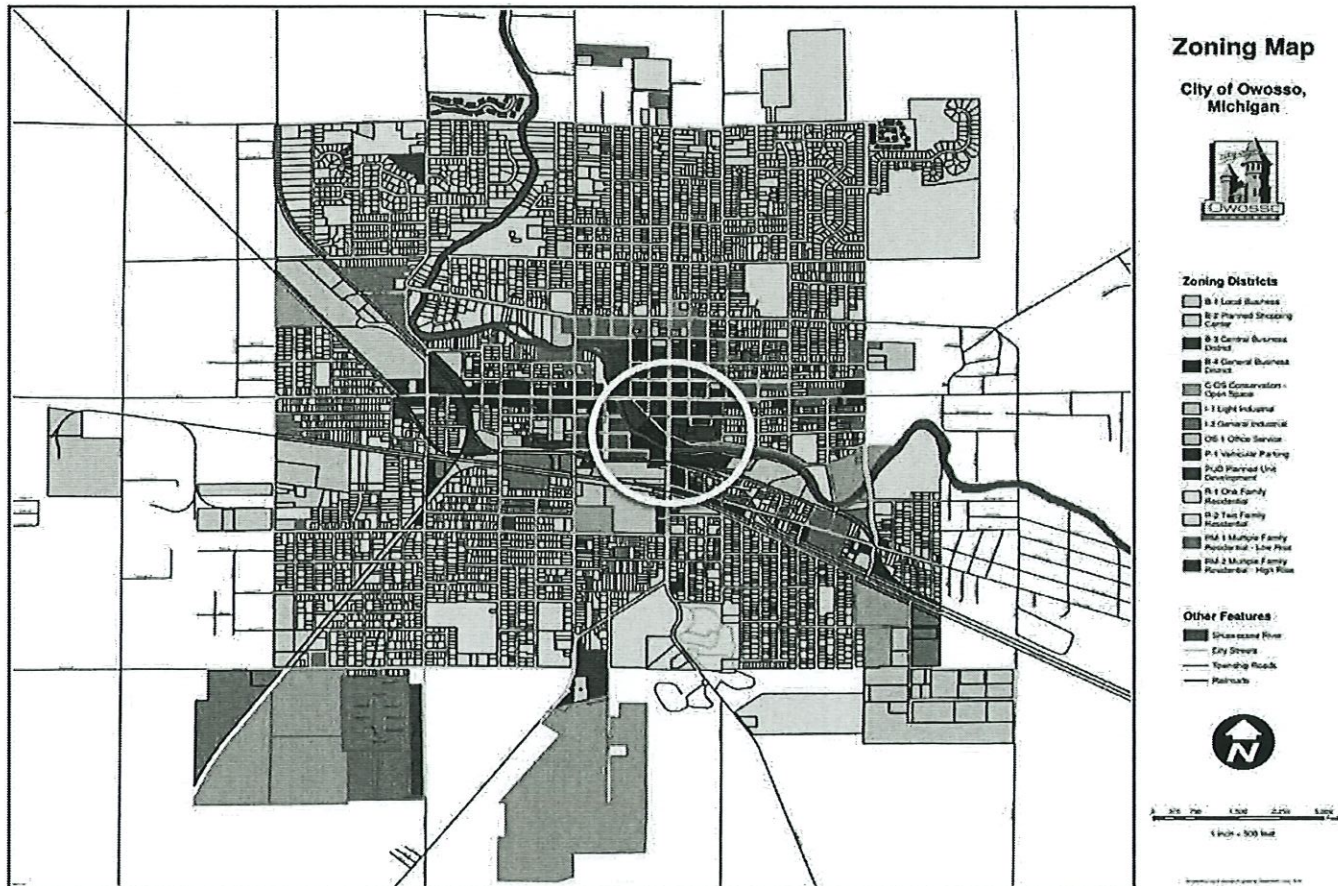
1. The market study area is defined as the surrounding Shiawassee County area focusing within the commercial market involving the fringe and downtown locations. The area is represented by Shiawassee County – central Michigan. Data focused on commercial land sales predominantly in Owasso and Corunna with some additional smaller communities.
2. Sales data of various size commercial vacant land parcels have been extracted from the market covering approximately two years and depicted on the grid. Larger multi-acreage parcels have been excluded as well as pad site property having direct influence from a big box retail center. Emphasis is directed to closed sales while the asking prices typically cap the market. The listing and sale data has been presented within the grids below.
3. Data sources include RealComp and CoStar Multiple Listing Service, public records and GIS.
4. View the sales within the analysis in person and/or through aerial mapping, GIS and various available sources.
5. Utilize various sources, including multi-list information, assessing offices, internet, public record data for data and verification of the sales transaction, location, size, shape and utilities via local municipal records, deeds or MLS data.

6. Assemble data for analysis of unit rates for each defined category
7. Chart the data and illustrate comparisons and analysis of prices paid and listing prices
8. Writing of the Market Study report.

**MARKET STUDY DATA ANALYSIS**

The market study includes the commercial land market as represented on the mapping. The subject project area is M-71 (S Washington St) over Shiawassee River in downtown Owosso. Owosso is the largest city in Shiawassee County in the state of Michigan. The population was 14,714 at the 2020 census. The city is surrounded by Owosso Township and encompasses 5.39 square miles including 0.14 acres of water referencing the river. The area is best illustrated in the mapping included in this report. The land area within the corridor is predominantly neighborhood commercial uses. The main area commercial corridor that includes big box development, franchises and retail uses is found along M-21, just north of the project area and southeast of Owosso.

The table and graphs summarize data within the market area and fringe. The unit rate determined to be most representative of pricing for these type properties is price per square foot (SF). Analysis of the sales is made with reference to the current listings within the market.





<b>LOW</b>	<b>\$</b>	<b>1.47</b>
<b>HIGH</b>	<b>\$</b>	<b>9.02</b>
<b>AVERAGE</b>	<b>\$</b>	<b>3.20</b>
<b>MEDIAN</b>	<b>\$</b>	<b>2.05</b>

The data is presented in two groupings. The first set represents current listings. The highest unit rate is directly across from 1553 M52 asking \$2.65. For this reason, it should not be considered. The principle of substitution puts the lower unit rate as competitive and lowering the higher rate. The second highest unit rate is within the main commercial corridor of Owosso and similar to the highest unit rate identified with sales data. When these two listings are excluded from the data, the range falls directly with the sales data identified later.

Status	Address	City	List Price	Acreage	Square feet	Close Date	Close Price	\$/SF	Public Remarks
Active	1868 E Main	Owosso	\$ 335,000	5.25	228,690	N/A	N/A	\$ 1.47	Property offers 172 FF surrounded by retailers including Kroger, Home Depot, Aldi, Planet Fitness, Aarons, AutoZone, Buick GMC and others.
Active	321 N MAIN Street N	Perry Twp	\$ 12,900	0.2	8,712	N/A	N/A	\$ 1.48	Great opportunity to build in the downtown district for a commercial space, plus possible residential apartments above. Good location with downtown parking and sidewalks, plus access from the alley in the back. Elevation survey has been done, sewer is on lot 25 and water would be a private well.
Active	Main-1	Owosso	\$ 335,000	4.95	215,622	N/A	N/A	\$ 1.55	Property offers 163 FF surrounded by retailers including Kroger, Home Depot, Aldi, Planet Fitness, Aarons, AutoZone, Buick GMC and others.
Active	Corner of M-52 & Laura Ln	Owosso	\$ 150,000	2.00	87,120	N/A	N/A	\$ 1.72	M-52 frontage across from Shiawassee Towne Center and Owosso's Premium Health Park.
Active	0000 Durand Road	Vernon Twp	\$ 199,000	2.44	106,286	N/A	N/A	\$ 1.87	Rare opportunity, 2 lots undeveloped, commercial land. 1 lot in Vernon township (0.9Acres), 1 lot in city of Durand (1.54Acres). Both cleared ready for your vision. \$199K takes them both.
Active	1866 E M 21	Caledonia Twp	\$ 699,900	7.2	313,632	N/A	N/A	\$ 2.23	Commercial Vacant Land - Large parcel on busy main street in Owosso seeing approximately 23,766 VPD. 237' of road frontage and additional lots adjacent to property available. Great Traffic exposure and perfect site for independent Retail business. Zoned Commercial B2 and grandfathered Residential. Home on property is a tear down. City water and Sewer already to parcel. Surrounding retailers include Walmart, Home Depot, Aldi, planet Fitness, Dollar Tree, Maurices, Aarons, AutoZone, multiple Car dealers and many more.
Active	1553 M 52	Owosso	\$ 150,000	1.30	56,628	N/A	N/A	\$ 2.65	Marketed for medical office
Active	V/L E M21	Caledonia Twp	\$ 350,000	2.76	120,226	N/A	N/A	\$ 2.91	2.76 acres zoned B-2 vacant land. Lot is adjacent to East Meijer driveway. High Traffic daily. L-shaped lot. Current use is Commercial.
Active	705 W Main St	Owosso	\$ 199,000	0.64	27,878	N/A	N/A	\$ 7.14	Corner lot with frontage on M-21. Ideal for small retail or office space. Sale subject to deed restrictions.
Active	N M52	Owosso	\$ 1,100,000	2.80	121,968			\$ 9.02	Across street from listing with same broker at \$2.65/SF

## SALE DATA



<b>LOW</b>	\$	<b>1.13</b>
<b>HIGH</b>	\$	<b>4.92</b>
<b>AVERAGE</b>	\$	<b>2.45</b>
<b>MEDIAN</b>	\$	<b>1.63</b>

The data ranges from \$1.13 to \$4.92 per square foot and has two sales, both located on S. Washington in the project area. The sales are relatively recent, and no time adjustment is warranted. The smallest sized parcel represents the highest unit rate, yet the listings contradict this occurrence.

Status	Address	City	List Price	Acreage	Square feet	Close Date	Close Price	\$/SF	Public Remarks
Sold	446 E Mcneil Street	Corunna	\$ 151,500	1.22	53,143	11/3/2022	\$ 60,000	\$ 1.13	Prime Property that is shovel ready directly next door to McNeils market on the edge of downtown Corunna. This property has Monument Signage and an existing curb cut with Frontage on McNeil Street at the Corner of Parmenter road. Great location for storage units, carwash or additional retail or office development. Current use is Commercial, Unimproved.
Sold	200 S Washington	Owosso	\$ 48,900	0.23	10,019	10/17/2022	\$ 15,000	\$ 1.50	Commercial lot in downtown Owosso, formerly Jumbo's Bar, perfect opportunity for development, corner lot, high traffic
Sold	1812 E M 21	Owosso	\$ 385,000	4.85	211,266	6/24/2022	\$345,000	\$ 1.63	
Sold	915 Corunna	Owosso	\$ 99,000	0.74	32,234	1/18/2022	\$99,000	\$ 3.07	
Sold	113 S Washington	Owosso	\$ 15,000	0.07	3,049	6/23/2023	\$ 15,000	\$ 4.92	PRIVATE SALE - SOLD BEFORE LISTED SELLER IS A LICENSED REAL ESTATE AGENT IN THE STATE OF MI

**Summary:** Size does not appear to be a factor regarding the listings and sales presented. The sale located at 113 S Washington is a single lot between two buildings purchased with aggressive buyer motivation.

Excluding the outliers associated with the listing data and sale data identifies the highest list price of \$2.91 per square foot and the highest sale price of \$3.07 per square foot.

The basic principle of substitution is given here and typically a component of the valuation process.

**substitution.** The appraisal principle that states that when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution. This is the primary principle upon which the cost and sales comparison approaches are based.

**Permanent Easement**

The valuation of permanent easements varies significantly with a range from virtually no measurable value to full fee value. The proposed use, size, placement on the parcel and whether it is subsurface, surface or aerial contribute to the rights acquired. It is common to see utility easements along property lines and within setback areas valued at 10% - 50% of fee value. The Valuation of Easements authored by DONNIE SHERWOOD, SR/WA, MAI, FRICS and published in the Right of Way Magazine 2014 provides a guideline for easement valuation. With the placement of

the easement within the setback areas, the owner does retain some use and in turn some value – although limited. According to the matrix “balanced use by both the owner and easement holder” is estimated at 50%. Greater use by the easement holder results in a higher value of the easement and larger diminution in value of the owners remaining value. Surface uses range from 50% to 100% of fee value.

**Easement Valuation Matrix**

Percentage of Fee	Comments	Potential Types of Easements
90% - 100%	Severe impact on surface use Conveyance of future uses	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	Major impact on surface use Conveyance of future uses	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	Some impact on surface use Conveyance of ingress/egress rights	Pipelines, scenic easements
50%	Balanced use by both owner and easement holder	Water or sewer lines, cable lines, telecommunications
26% - 49%	Location along a property line location across non-usable land area	Water or sewer line, cable lines
11% - 25%	Subsurface or air rights with minimal effect on use and utility Location with a setback	Air rights, water or sewer line
0% - 10%	Nominal effect on use and utility	Small subsurface easement

RIGHT OF WAY . NOVEMBER/DECEMBER . 2014

**TEMPORARY USE RATES**

Compensation for the temporary use of land is estimated based on land rental rates calculated by using the fee simple unit rate of the land and an overall capitalization rate. Applying this rate to the area involved in the proposed grading easement and capitalized at a competitive rate indicates the following;

Area Proposed for Temporary Use

$$\begin{aligned}
 & \times \text{ Estimated Just Compensation for Fee Simple Land Unit Rate} \\
 = & \text{ Estimated Just Compensation for Fee Simple Land Value of Proposed Area} \\
 & \times \text{ Land Overall Capitalization Rate} \\
 = & \text{ Estimated Just Compensation for Temporary Use of Land per annum}
 \end{aligned}$$

Based on land lease rate data from the RealtyRates.com Investor Survey (3rd Qtr 2023) and the land use type of commercial, an average range of vacant land overall capitalization rates is approximately 4%+/- to 11.5% and average 8.38%. The capitalization rate indicates the "annual" rate of return.

## Land Leases

The following table summarizes prevailing land lease capitalization and discount rates. The former reflect initial rates of return on appraised values for vacant land proposed for development. They do not address increases in land lease payments or the reversion but may include percentage rent. The latter are internal rates of return being achieved by landowners on improved properties. As such, they include changes in land lease payments, percentage rent where applicable, and the reversion of the entire property at the termination of the lease. Total lease terms range from 40 to 99 years, while fixed rent periods range from one to 10 years. Generally, short-term (1-3 years) fixed rent periods auto-adjust based on a national reference rate such as the Consumer Price Index, while long-term (5-10 years) fixed rent periods are based on appraised values but are often subject to negotiation and/or arbitration.

RealtyRates.com INVESTOR SURVEY - 3rd Quarter 2023*						
LAND LEASES						
Property Type	Capitalization Rates			Discount Rates		
	Min.	Max.	Avg.	Min.	Max.	Avg.
Apartments	3.72%	10.37%	7.86%	6.32%	10.87%	8.66%
Golf	4.27%	15.52%	10.01%	6.87%	16.02%	11.01%
Health Care/Senior Housing	4.27%	11.67%	8.49%	6.87%	12.17%	9.49%
Industrial	4.07%	11.37%	8.20%	6.67%	11.87%	9.26%
Lodging	4.22%	15.44%	8.57%	6.82%	15.94%	9.57%
Mobile Home/RV Park	4.12%	14.07%	9.12%	6.72%	14.57%	10.12%
Office	4.07%	11.22%	7.95%	6.67%	11.72%	8.95%
Restaurant	4.77%	17.57%	9.80%	7.37%	18.07%	10.80%
<b>Retail</b>	<b>3.92%</b>	<b>11.47%</b>	<b>8.38%</b>	<b>6.52%</b>	<b>11.97%</b>	<b>9.38%</b>
Self-Storage	4.04%	11.47%	9.30%	6.64%	11.97%	10.30%
Special Purpose	5.00%	17.17%	10.12%	7.26%	13.77%	10.44%
All Properties	3.72%	17.57%	8.90%	6.32%	18.07%	9.78%

\*2nd Quarter 2023 Data

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\*\*RealtyRates.com

I certify that I do not have any interest in the real estate for which this waiver valuation process will assist in setting the Estimated Just Compensation nor has any person unduly influenced or coerced me regarding any aspect of the waiver valuation process. Additionally, I understand that dual roles in the acquisition process are allowed when value is \$10,000 or less.

Norman G. Thomas  
 ASA, SR/WA  
 Digitally signed by: Norman G. Thomas  
 DN: CN = Norman G. Thomas ASA, SR/  
 WA, email = thomasn8@michigan.gov C =  
 US O = MDOT OU = Real Estate  
 Date: 2024.02.21 12:37:21 -05'00'

2-20-2024

Prepared by:

Date

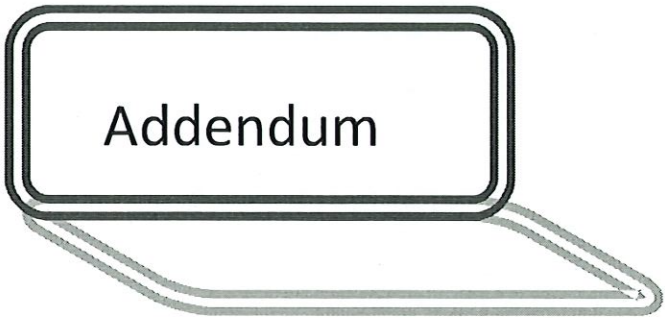
Norman G. Thomas, ASA, SR/WA

Property Analyst

MDOT - Real Estate Services

◆ Michigan Certified General Real Estate Appraiser - Permanent I.D. #1205001223

◆ Michigan Real Estate Associate Broker License - Permanent I.D. #6502134603



5

### 1868 E Main

**FOR SALE**

Owosso, MI 48867

Land of 5.25 AC is for sale at \$335,000 (\$63,809.52/AC)



#### Sale Contacts

Sales Co: **Woodworth Commercial**

116 W Main St  
Owosso, MI 48867

(989) 723-3711

Sales Contact 1: Randy Woodworth  
(989) 723-3711

Sales Contact 2: Leo Deason  
(989) 723-3711

#### For Sale Data

Asking Price: **\$335,000**  
Price/AC Land Gross: **\$63,809.52 (\$1.46/SF)**  
Days on Market: **450**

Sale Status: **Active**  
Topography: **Level**

Parcel No: **007-20-200-008**

Sale Type: **Investment**  
Land Area: **5.25 AC (228,690 SF)**  
Proposed Use: **Commercial, Bar, Convenience Store,  
Fast Food**

#### Transaction Notes

5.25 acres of vacant land ready for development on M-21/E Main Street in the busy retail corridor of Owosso. Property offers 172ft of prime frontage. Surrounding retailers include Walmart, Kroger, Home Depot, Aldi, Planet Fitness, Dollar Tree, Maurices, Aarons, AutoZone, Buick GMC and many many more.



**1868 E Main****FOR SALE**

Land of 5.25 AC is for sale at \$335,000 (\$63,809.52/AC) (con't)

**Current Land Information**

ID: 12890616

Zoning:	<b>B-2</b>	Proposed Use:	<b>Commercial/Bar/Convenience Store/Fast Food</b>
Density Allowed:	-	Land Area:	<b>5.25 AC (228,690 SF)</b>
Number of Lots:	-	Min Div Lot Size:	-
Max # of Units:	-	On-Site Improv:	<b>Raw land</b>
Units per Acre:	-	Lot Dimensions:	-
Improvements:	-	Owner Type:	-
Topography:	<b>Level</b>		
Street Frontage:	<b>172 feet on E Mail Street</b>		
Traffic Count:	<b>0 cars per day on E Mail Street</b>		

**Location Information**

County:	<b>Shiawassee</b>
CBSA:	<b>Owosso, MI</b>
CSA:	<b>Lansing-East Lansing-Owosso, MI</b>
DMA:	<b>Flint-Saginaw-Bay City, MI</b>

## VacantLand Full

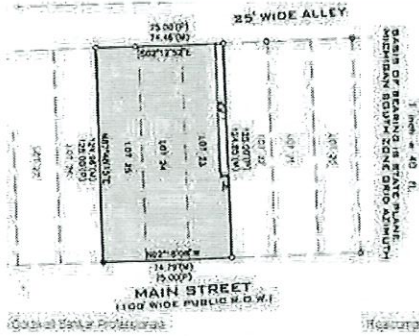
**321 N MAIN Street N, Perry Twp, Michigan 48857**

MLS#: 20230007756  
 P Type: Land  
 Status: Active

Area: 07143 - Morrice Vlg  
 DOM: N/303/303

Short Sale: No  
 Trans Type: Sale  
 ERTS/FS

LP: \$12,900  
 OLP: \$12,900



**Location Information**  
 County: Shiawassee  
 Village: Perry Twp  
 Mailing City: Morrice  
 Side of Str: W  
 School District: Morrice  
 Location: MORRICE RD & SECOND ST

**Waterfront Information**  
 Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

**Lot Information**  
 Acreage: 0.2  
 List \$/Acre: \$64,500.00  
 Min Lots/Acre:  
 Lot Dim: 75X125  
 Road Front Feet: 75  
 Zoning: Commercial

**Land Contract Information**  
 Land DWP:  
 Land Int Rate: %  
 Land Payment:  
 Land Terms:



**Contact Information**  
 Name: BARBARA ROLL-WYZGA  
 Phone: (517) 712-8009

**Additional Information**  
 Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey: Yes  
 Irrigation: No  
 Perk:

**Listing Information**  
 Listing Date: 02/01/23  
 Off Mkt Date:  
 ABO Date:  
 Protect Period: 90  
 Restrictions: DOWN TOWN MORRICE  
 Directions: Cash, Conventional  
 Terms Offered:  
 Pending Date:  
 Contingency Date:  
 Exclusions:  
 Short Sale: No  
 Possession: At Close  
 MLS Source: REALCOMP  
 BMK Date:  
 Originating MLS#: 20230007756

**Features**  
 Current Use: Unimproved  
 Water Source: None  
 Sewer: Public Sewer (Sewer-Sanitary)

**Legal/Tax/Financial**  
 Property ID: 0146000402301  
 Tax Summer: \$276  
 SEV: 11,155.00  
 Legal Desc: LOTS 23,24 & 25, EXCEPT N 4' OF W 88' IF KIT 23, BLK 4  
 Restrictions:  
 Tax Winter: \$381  
 Taxable Value: \$11,155.00  
 Ownership: Standard (Private)  
 Oth/Spec Assmnt:  
 Existing Lease: No

**Agent/Office Information**  
 Sale Ag Comp: Yes: \$1  
 Buy Ag Comp: Yes: 5%  
 Trans Crd Comp: Yes: 5%  
 Compensation Arrangements:  
 List Office: Coldwell Banker Professionals Morrice  
 List Agent: BARBARA ROLL WYZGA  
 List Office Ph: (517) 625-4488  
 List Agent Ph: (517) 712-8009

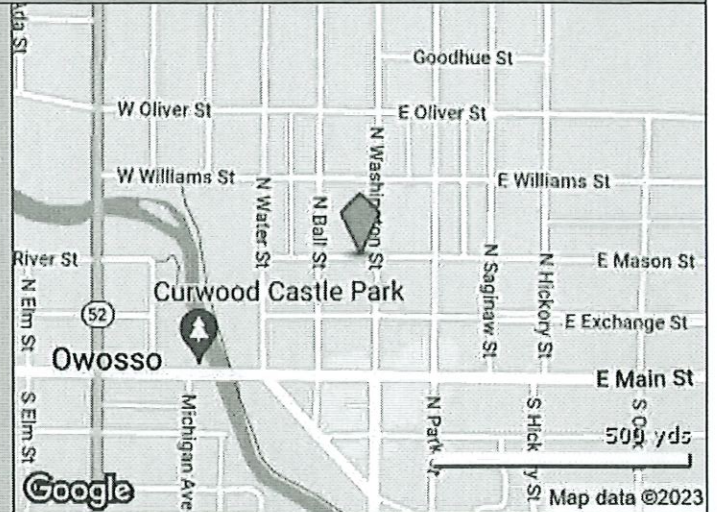
**Remarks**  
 Public Remarks: Great opportunity to build in the downtown district for a commercial space, plus possible residential apartments above. Good location with downtown parking and sidewalks, plus access from the alley in the back. Elevation survey has been done, sewer is on lot 25 and water would be private well.

**Main -1 - Prime Development Land on E Main**

**FOR SALE**

Owosso, MI 48867

Land of 4.95 AC is for sale at \$335,000 (\$67,676.77/AC)



**Sale Contacts**

Sales Co: **Woodworth Commercial**

116 W Main St  
Owosso, MI 48867

(989) 723-3711

Sales Contact 1: **Randy Woodworth**  
(989) 723-3711

Sales Contact 2: **Leo Deason**  
(989) 723-3711

**For Sale Data**

Asking Price: **\$335,000**  
Price/AC Land Gross: **\$67,676.77 (\$1.55/SF)**  
Days on Market: **617**

Sale Status: **Active**  
Topography: **Level**

Parcel No: **007-20-200-007**

Sale Type: **Investment**  
Land Area: **4.95 AC (215,622 SF)**  
Proposed Use: **Commercial, Bar, Convenience Store, Fast Food**

**Transaction Notes**

4.95 acres of vacant land ready for development on M-21/E Main Street in the busy retail corridor of Owosso. Property offers 163 ft of prime frontage. Surrounding retailers include Walmart, Kroger, Home Depot, Aldi, Planet Fitness, Dollar Tree, Maurices, Aarons, AutoZone, Buick GMC and many many more.

**Current Land Information**

ID: 12675414

Zoning: **B-2**  
Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Proposed Use: **Commercial/Bar/Convenience Store/Fast Food**  
Land Area: **4.95 AC (215,622 SF)**  
Min Div Lot Size: -  
On-Site Improv: **Raw land**  
Lot Dimensions: -  
Owner Type: -

Topography: **Level**

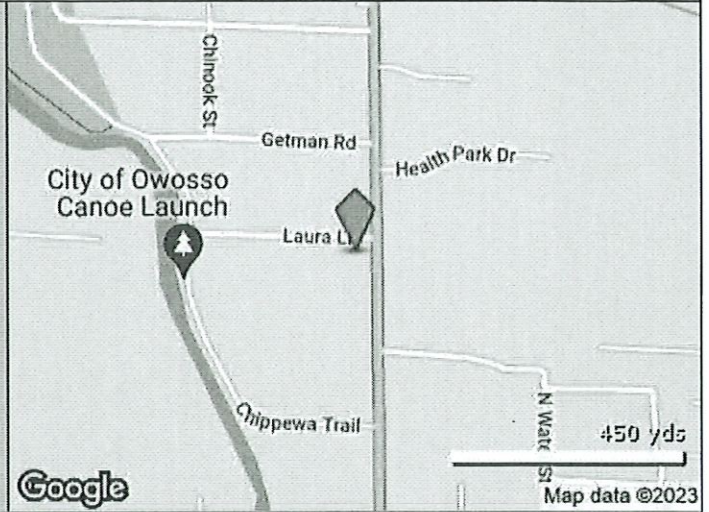
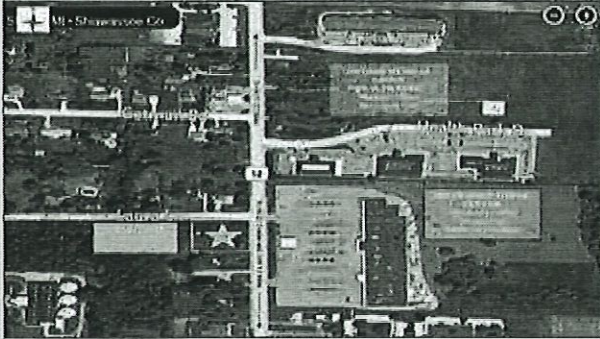
Street Frontage: **163 feet on E Main Street**

3

### Corner of M-52 & Laura Ln @ Laura Lane - Development Parcels Across from H FOR SALE

Owosso, MI 48867

Land of 2 AC is for sale at \$150,000 (\$75,000/AC)



#### Sale Contacts

Sales Co: **Woodworth Commercial**

116 W Main St  
Owosso, MI 48867

(989) 723-3711

Sales Contact 1: Randy Woodworth  
(989) 723-3711

#### For Sale Data

Asking Price: **\$150,000**  
Price/AC Land Gross: **\$75,000.00 (\$1.72/SF)**  
Days on Market: **2,437**  
Sale Status: **Active**

Sale Type: **Owner User**  
Land Area: **2 AC (87,120 SF)**  
Proposed Use: **Commercial**

Parcel No: **006-52-010-001-01**

#### Transaction Notes

2.0 Acres M-52 Frontage  
Great Location on North M-52 Across from Shiawassee Towne Center & Owosso's Premiere Health Park  
Excellent Visibility and Exposure on corner of Laura Lane and N.M-52

#### Current Land Information

ID: 9597654

Zoning: -  
Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Proposed Use: **Commercial**  
Land Area: **2 AC (87,120 SF)**  
Min Div Lot Size: -  
On-Site Improv: -  
Lot Dimensions: -  
Owner Type: -

Street Frontage: **209 feet on M-52**

#### Location Information

Cross Street: **Laura Lane**  
County: **Shiawassee**

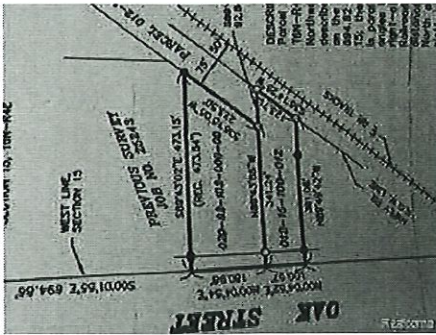
**0000 Durand Road, Vernon Twp, Michigan 48429**

MLS#: 20221038193  
 P Type: Land  
 Status: Active

Area: 07121 - Vernon Twp  
 DOM: N/455/455

Short Sale: No  
 Trans Type: Sale  
 ERTS/FS

LP: \$199,000  
 OLP: \$199,000



Location Information

County: Shiawassee  
 Township: Vernon Twp  
 Mailing City: Durand  
 Side of Str:  
 School District: Durand  
 Location: Lansing & Durand

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Lot Information

Acreage: 2.44  
 List \$/Acre: \$81,557.37  
 Min Lots/Acre:  
 Lot Dim: 281.55x473.15x223.5x92.84  
 Road Front Feet: 28,155  
 Zoning: Commercial

Land Contract Information

Land DWP:  
 Land Int Rate: %  
 Land Payment:  
 Land Terms:



Contact Information

Name: JESSICA BOILLAT-WILCOX  
 Phone: (810) 397-1983

Additional Information

Internet Avail: Yes  
 Mineral Rights:  
 Sqft Min Lot:

Survey:  
 Irrigation:  
 Perk:

Listing Information

Listing Date: 09/02/22 Off Mkt Date:  
 Restrictions: ABO Date:  
 Directions: Protect Period: 180 days  
 Terms Offered: Cash, Conventional  
 Pending Date:  
 Contingency Date:  
 Exclusions:  
 Short Sale: No  
 Possession: At Close  
 MLS Source: REALCOMP  
 BMK Date:  
 Originating MLS#: 20221038193

Features

Site Desc: Cleared, Irregular  
 Water Source: Water at Street  
 Road Frontage: Paved  
 Sewer: Sewer at Street

Legal/Tax/Financial

Property ID: 01215100012 Restrictions:  
 Tax Summer: \$709 Tax Winter: \$1,131  
 SEV: 27,700.00 Taxable Value:  
 Legal Desc: SEC 15, T6N, R4E N 100 FT OF S 450 FT OF THAT PART OF W 1/2 OF NW 1/4 LY NW'LY OF RR R/WY & N OF LDS PLATTED AS GRANDVIEW ADD IN SW 1/4 OF NW 1/4 1 ACRE & SEC. 15, T6N, R4E, PART OF THE NW 1/4 OF THE NW 1/4 OF SEC 15, CITY OF DURAND, DESCRIBED AS BEG AT A POINT THAT IS S 0\*0" E ON THE W LINE OF SAID SEC 15 A DISTANCE OF 694.82' FROM THE NW CORNER OF SEC 15; TH S 89\*43'02" E 473.54' TO A LINE THAT IS PARALLEL WITH AND 75' AS MEASURED AT RIGHT ANGLES, NW'LY OF THE NW'LY ROW LINE OF THE GRAND TRUCK WESTERN RR; TH S 36\*14'16" W ON SAID PARALLEL LINE A DISTANCE OF 347.12' TO A LINE THAT IS 350' N OF AND PARALLEL WITH THE N LINE OF LANDS PLATTED AS GRAND VIEW ADD; TH N 89\*49'44" W ON SAID PARALLEL LINE A DIST OF 268.34' TO THE W LINE OF SEC 15; TH N 0\* E 281.51' TO POB EXCLUDING THE N 100 FT OF THE S 450 FT OF THE THAT PART OF THE W 1/2 OF THE NW 1/4 OF SEC 15, IN T6NR4E IN MI LYING NW OF THE  
 Ownership: Standard (Private)  
 Oth/Spec Assmnt:  
 Existing Lease: No

Agent/Office Information

Sale Ag Comp: Yes: \$1  
 Buy Ag Comp: Yes: 2.5%  
 Trans Crd Comp: Yes: \$2.5  
 Compensation Arrangements:  
 List Office: Harper Jackson Real Estate Services  
 List Office Ph: (810) 397-1983  
 List Agent: JESSICA BOILLAT WILCOX  
 List Agent Ph: (810) 397-1983

Remarks

Public Remarks: Rare opportunity, 2 lots undeveloped, commercial land. 1 lot in Vernon township (0.9Acres), 1 lot in city of Durand (1.54Acres). Both cleared ready for your vision. \$199K takes them both.

**1866 E M 21, Caledonia Twp, Michigan 48867-9058**

MLS#: 2210099919  
 P Type: Land  
 Status: Active

Area: 07071 - Caledonia Twp  
 DOM: N/724/724

Short Sale: No  
 Trans Type: Sale  
 ERTS/FS

LP: \$699,900  
 OLP: \$699,900



Location Information

County: **Shawassee**  
 Township: **Caledonia Twp**  
 Mailing City: **Owosso**  
 Side of Str:  
 School District: **Corunna**  
 Location: **S of M21/W of Elizabeth Dr**

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Lot Information

Acreage: **7.2**  
 List \$/Acre: **\$97,208.33**  
 Min Lots/Acre:  
 Lot Dim: **239x1297x262x1293**  
 Road Front Feet: **239**  
 Zoning: **Commercial**

Land Contract Information

Land DWP:  
 Land Int Rate: %  
 Land Payment:  
 Land Terms:



Contact Information

Name: **STEVEN MELCHOR AKA MELCH**  
 Phone: **(810) 513-1561**

Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey: **No**  
 Irrigation:  
 Perk:

Listing Information

Listing Date: **12/07/21** Off Mkt Date:  
 ABO Date:  
 Restrictions: **M21 into Owosso - South side of street** Protect Period: **365**  
 Directions: **M21 into Owosso - South side of street**  
 Terms Offered: **Cash, Conventional**  
 Pending Date:  
 Contingency Date:  
 Exclusions:  
 Short Sale: **No**  
 Possession: **At Close**  
 MLS Source: **REALCOMP**  
 BMK Date:  
 Originating MLS#: **2210099919**

Features

Water Source: **Public (Municipal)**  
 Sewer: **Public Sewer (Sewer-Sanitary)**

Legal/Tax/Financial

Property ID: **0072020000900** Restrictions:  
 Tax Summer: **\$855** Tax Winter: **\$2,336** Ownership: **Standard (Private)**  
 SEV: **199,000.00** Taxable Value: **\$73,867.00** Oth/Spec Assmnt: **0**  
 Legal Desc: **SEC. 20, T7N, R3E, BEG AT POINT ON N SEC LN S89\*54'20" W 419.875 FT FROM NE COR OF SEC TH S02\*06'00"1551.10 FT TH E 48.59 FT, S02\*06'00"W 1077.93 FT TO E&W 1/4 LN TH N89\*02'03"W 286.775 FT TH N02\*05'15"W 2623.78 FT TO N SEC LN TH N89\*54'20"E 238.915 FT TO BEG EX S 1300 FT THEREOF 7.20 AC M/L EX N 43 FT FOR HWY. SUBJ TO EASEMENT FOR MI DEPT OF TRANS.** Existing Lease: **No**

Agent/Office Information

Sale Ag Comp:  
 Buy Ag Comp: **Yes: 3%**  
 Trans Crd Comp: **Yes: 3%**  
 Compensation Arrangements:  
 List Office: **Berkshire Hathaway HomeServices Michigan Real Est** List Office Ph: **(810) 629-0680**  
 List Agent: **STEVEN W MELCHOR** List Agent Ph: **(810) 629-0680**

Remarks

Public Remarks: **Commercial Vacant Land - Large parcel on busy main street in Owosso seeing approximately 23,766 VPD. 237' of road frontage and additional lots adjacent to property available. Great Traffic exposure and perfect site for independent Retail business. Zoned Commercial B2 and grandfathered Residential. Home on property is a tear down. City water and Sewer already to parcel. surrounding retailers include Walmart, Home Depot, Aldi, planet Fitness, Dollar Tree, Maurices, Aarons, AutoZone, multiple Car dealers and many more.**

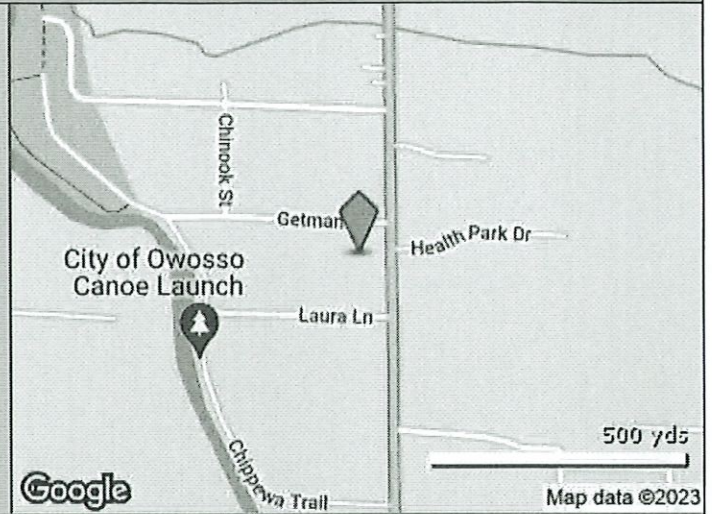
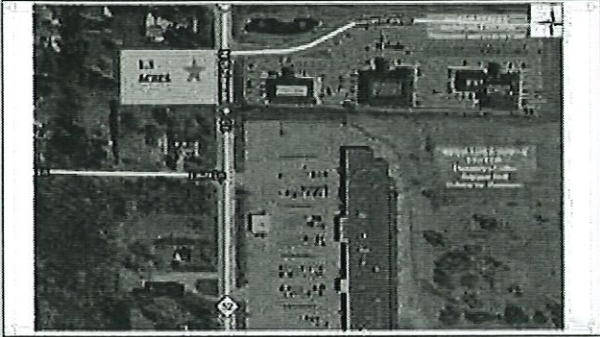
REALTOR® **Commission 3% of net sale.**  
 Remarks:

1553 M 52 - Vacant Land N. M-52

FOR SALE

Owosso, MI 48867

Land of 1.30 AC is for sale at \$150,000 (\$115,384.62/AC)



Sale Contacts

Sales Co: **Woodworth Commercial**

116 W Main St  
Owosso, MI 48867

(989) 723-3711

Sales Contact 1: Randy Woodworth  
(989) 723-3711

For Sale Data

Asking Price: **\$150,000**  
Price/AC Land Gross: **\$115,384.62 (\$2.65/SF)**  
Days on Market: **2,437**  
Sale Status: **Active**

Sale Type: **Owner User**  
Land Area: **1.30 AC (56,628 SF)**  
Proposed Use: **Commercial, Office**

Parcel No: **006-52-009-002**

Transaction Notes

1.3 Acres Vacant Land  
Great Location on M-52 Across from Owosso's Premiere Health Park  
M-21 Retail corridor Two Miles South  
All Utilities at Site  
Great for Medical, Office Development

Across From Shiawassee Towne Center Just North of Hospital

Current Land Information

ID: 9599845

Zoning: -  
Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Proposed Use: **Commercial/Office**  
Land Area: **1.30 AC (56,628 SF)**  
Min Div Lot Size: -  
On-Site Improv: **Raw land**  
Lot Dimensions: -  
Owner Type: -

Off-Site Improv: **Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water**

Location Information

**V/L E M21, Caledonia Twp, Michigan 48817**

MLS#: 630000277311  
 P Type: Land  
 Status: Active

Area: 07071 - Caledonia Twp  
 DOM: N/17/17

Short Sale: Unknown  
 Trans Type: Sale  
 UNKNDS/UNKN

LP: \$350,000  
 OLP: \$350,000



Location Information

County: Shiawassee  
 Township: Caledonia Twp  
 Mailing City: Corunna  
 Side of Str:  
 School District: Corunna  
 Location:

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Lot Information

Acreage: 2.76  
 List \$/Acre: \$126,811.59  
 Min Lots/Acre:  
 Lot Dim: undefinedxundefined  
 Road Front Feet:  
 Zoning: Commercial

Land Contract Information

Land DWP:  
 Land Int Rate: %  
 Land Payment:  
 Land Terms:



Contact Information

Name:  
 Phone: (517) 351-3617

Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation:  
 Perk:

Listing Information

Listing Date: 11/14/23 Off Mkt Date:  
 Restrictions: ABO Date:  
 List Type/LOS: UNKNDS/UNKN Protect Period: Unknown  
 Directions: East of Timlicks West of LACU-Credit Union East of State Road, West of Stanley Drive.  
 Terms Offered: Cash Short Sale: Unknown Possession: Unknown/Data Shar

Features

Soil Type: Unknown % Wooded:  
 Water Source: None % Tillable:  
 Sewer: Other/None % Tiled:

Legal/Tax/Financial

Property ID: 780071640001202 Restrictions:  
 Tax Summer: \$693 Tax Winter:  
 SEV: 60,100.00 Taxable Value: \$60,100.00  
 Legal Desc: PART OF THE SOUTHEAST OF SECTION 16, T7N-R3E, CALEDONIA CHARTER TOWNSHIP, SHIAWASSEE COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT THAT IS N90 00'00"E ON THE SOUTH LINE OF SAID SEC 16 A DISTANCE OF 1254.00 FT AND N01 03'29"E 50.01 FT FROM THE S OUTH CORNER OF SAID SEC 16; TH N01 03'29"E 242.37 FT; TH N89 53'54"W 222.34 FT; TH N01 03'29"E 417.11 FT; TH N90 00'00"E 285.75 FT; TH S01 06'45"W 660 FT; S90 00'00"W 63.40 FT; TO POB SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. \*\* 3  
 Subdivision: Corunna Ownership: Unknown  
 Oth/Spec Assmnt:  
 Existing Lease:

Agent/Office Information

Sale Ag Comp:  
 Buy Ag Comp: Yes: 3.50%  
 Trans Crd Comp:  
 Compensation Arrangements:  
 List Office: Berkshire Hathaway HomeServices Tomie Raines List Office Ph: (517) 351-3617  
 List Agent: KELLY BILA List Agent Ph: (989) 721-1271

Remarks

Public Remarks: 2.76 acres zoned B-2 vacant land. Lot is adjacent to East Meijer driveway. . High Traffic daily. L-shaped lot. Current use is Commercial.



**705 W Main St, Owosso, Michigan 48867**

MLS#: **60050116153**  
 P Type: **Land**  
 Status: **Active**

Area: **07062 - Owosso**  
 DOM: **N/136/136**

Short Sale: **No**  
 Trans Type: **Sale**  
**ERTS/FS**

LP: **\$199,000**  
 OLP: **\$199,000**



Location Information

County: **Shlawassee**  
 City: **Owosso**  
 Mailing City: **Owosso**  
 Side of Str:  
 School District: **Owosso**  
 Location:

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Lot Information

Acreage: **0.64**  
 List \$/Acre: **\$310,937.50**  
 Min Lots/Acre:  
 Lot Dim: **27,878 sq ft**  
 Road Front Feet:  
 Zoning: **Commercial**

Land Contract Information

Land DWP:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:



Contact Information

Name:  
 Phone: **(989) 666-6339**

Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation:  
 Perk:

Listing Information

Listing Date: <b>07/18/23</b>	Off Mkt Date:	Pending Date:	MLS Source: <b>SHIAWASSEE</b>
Restrictions:	ABO Date:	Contingency Date:	BMK Date:
Terms Offered: <b>Cash, Conventional</b>	Protect Period:	Exclusions:	Originating MLS# <b>50116153</b>
		Short Sale: <b>No</b>	Possession: <b>Unknown/Data Sha</b>

Features

Water Source: **Water at Street**  
 Sewer: **Public Sewer (Sewer-Sanitary), Sewer at Street**

Legal/Tax/Financial

Property ID: <b>05066001800500</b>	Restrictions:	Ownership: <b>Standard (Private)</b>
Tax Summer: <b>\$</b>	Tax Winter: <b>\$</b>	Oth/Spec Assmnt:
Legal Desc: <b>N 148' OF E 66' LOT 1, N 132' OF W 66' LOT 1, N 1/2 LOT 2 AND N 16.50' OF E 33' OF S 1/2 LOT 2 ALL IN BLK 18 A L &amp; B O WILLIAMS ADD TO CITY</b>		

Agent/Office Information

Sale Ag Comp:		List Office Ph: <b>(989) 720-7355</b>
Buy Ag Comp: <b>Yes: 5%</b>		List Agent Ph: <b>(989) 666-6339</b>
Trans Crd Comp:		
Compensation Arrangements:		
List Office: <b>Crowe Real Estate LLC</b>		
List Agent: <b>TROY C CROWE</b>		

Remarks

Public Remarks: **Corner lot with frontage on M-21. Ideal for small retail or office space. Sale subject to deed restrictions.**

REALTOR® **Add Documents: Deed Restrictions**  
 Remarks:

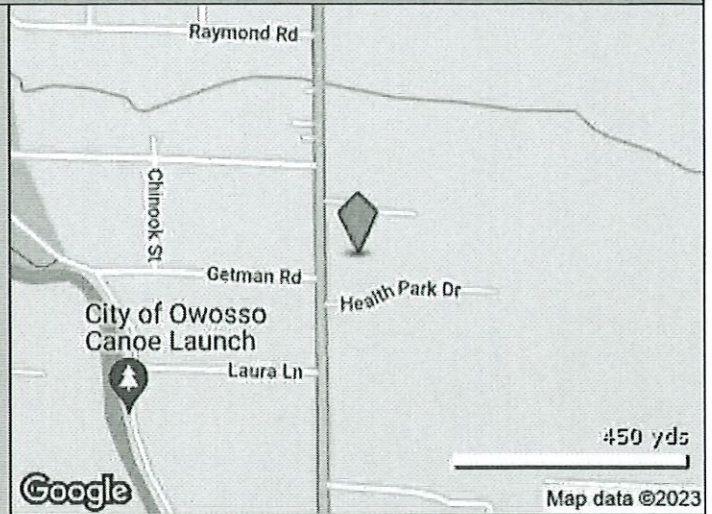
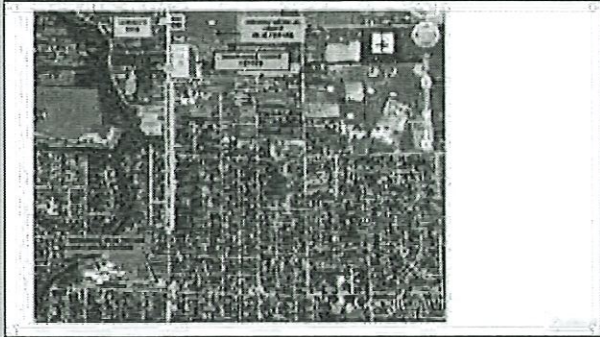
1

### N M52 - Health Park Development

**FOR SALE**

Owosso, MI 48867

Land of 2.80 AC is for sale at \$1,100,000 (\$392,857.14/AC)



#### Sale Contacts

Sales Co: **Woodworth Commercial**

116 W Main St  
Owosso, MI 48867

(989) 723-3711

Sales Contact 1: **Randy Woodworth**  
(989) 723-3711

#### For Sale Data

Asking Price: **\$1,100,000**  
Price/AC Land Gross: **\$392,857.14 (\$9.02/SF)**  
Days on Market: **2,436**  
Sale Status: **Active**

Sale Type: **Owner User**  
Land Area: **2.80 AC (121,968 SF)**  
Proposed Use: **Commercial**

Parcel No: **006-12-200-005**

#### Transaction Notes

North M-52 Frontage  
300' of 2.8 Acres Vacant Land  
Two 1.4 Acre Parcels Available in Owosso's Premiere Health Park

North M-52

#### Current Land Information

ID: 10253939

Zoning: -  
Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Proposed Use: **Commercial**  
Land Area: **2.80 AC (121,968 SF)**  
Min Div Lot Size: -  
On-Site Improv: -  
Lot Dimensions: -  
Owner Type: -

#### Location Information

County: **Shiawassee**  
CBSA: **Owosso, MI**  
CSA: **Lansing-East Lansing-Owosso, MI**

**446 E Mcneil Street, Corunna, Michigan 48817-1753**

MLS#: **630000265867**  
 P Type: **Land**  
 Status: **Sold**

Area: **07072 - Corunna**  
 DOM: **N/146/146**

Short Sale: **Unknown**  
 Trans Type: **Sale**  
**UNKNDS/UNKN**

LP: **\$151,500**  
 OLP: **\$151,500**  
 SP: **\$60,000**



Location Information  
 County: **Shiawassee**  
 City: **Corunna**  
 Mailing City: **Corunna**  
 Side of Str:  
 School District: **Corunna**  
 Location:

Waterfront Information  
 Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Lot Information  
 Acreage: **1.22**  
 List \$/Acre: **\$124,180.33**  
 Min Lots/Acre:  
 Lot Dim: **240x320**  
 Road Front Feet:  
 Zoning: **Commercial**

Land Contract Information  
 Land DWP:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:



Contact Information  
 Name:  
 Phone: **(517) 853-1200**

Additional Information  
 Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation:  
 Perk:

Listing Information

Listing Date: **06/10/22** Off Mkt Date: **10/04/22** Pending Date: **10/04/22** MLS Source: **LANSING**  
 Restrictions: ABO Date: Contingency Date: Exclusions: BMK Date: **265867**  
 List Type/LOS: **UNKNDS/UNKN** Srvcs Offered: **Unknown** Short Sale: **Unknown** Possession: **Unknown/Data Shar**  
 Directions: **1/4 Mile east of the downtown area of Corunna on the southeast corner of McNeil St and Parmenter Rd**  
 Terms Offered: **Cash, Conventional, Owner May Carry(Purchase Money Mortgage)**

Features

Site Desc: **Corner Lot, Level** Road Frontage: **Paved**  
 Soil Type: **mixed** % Wooded: % Tiled:  
 Water Source: **Water at Street, Well (Existing)** Sewer: **Public Sewer (Sewer-Sanitary), Sewer at Street**

Legal/Tax/Financial

Property ID: **0262800200103** Restrictions: Ownership: **Standard (Private)**  
 Tax Summer: **\$1,270** Tax Winter: Oth/Spec Assmnt:  
 SEV: **26,100.00** Taxable Value: **\$21,765.00** Existing Lease:  
 Legal Desc: **SB THOMAS DIVISION CITY OF CORUNNA PT OF LOTS 10, 11 & 12, BLK 2 INCLUDING PT OF VACATED RICE STREET DESC AS: COM AT PT WHICH IS 20 FT W & 136.56 FT S OF NE CORNER OF LOT 1, BLK 2 ALSO BEING 605.96 FT W & 166.56 FT S OF E 1/4 POST OF SEC, S 163.44 FT, W ALG S LINE OF BLK IF EXTENDED 110 FT, N 168.17 FT, E 109.90 FT TO BEG ALSO ALL THAT PART OF LOTS 2, 3, 4, 5 & 6, BLK 1 INCLUDING 40 FT OF VACATED STREET ALL WITHIN BOUNDARIES OF N LINE OF HURLBUT STREET LYING W'LY OF GTRR R/WY & N'LY OF AARR R/W**  
 Subdivision: **None**

Agent/Office Information

Sale Ag Comp:  
 Buy Ag Comp: **Yes: 3.00%**  
 Trans Crd Comp:  
 Compensation Arrangements:  
 List Office: **Keller Williams Realty Lansing-East** List Office Ph: **(517) 853-1200**  
 List Agent: **KENNETH BURTON** List Agent Ph: **(517) 242-2000**

LB Location: **Call Listing Agent**

**SentriKey and SentriConnect ELB Access Instructions**

Remarks

Public Remarks: **Prime Property that is shovel ready directly next door to McNeils market on the edge of downtown Corunna. This property has Monument Signage and an existing curb cut with Frontage on McNeil Street at the Corner of Parmenter road. Great location for storage units, carwash or additional retail or office development. Current use is Commercial,Unimproved.**

Sold Information

Sold Date: **11/03/22** Sold Price: **\$60,000** 3rd Party Appr:  
 Sell Office: **Keller Williams Real** Sold \$/Acre: **\$49,180.33** Finance Code: **Cash Sale**  
 Sell Agent: **Kenneth Burton** Sale Agent Ph: **(517) 853-1200**  
 CoSell Agent: CoSell Agent Ph: **(517) 242-2000**  
 Sell Concession: Concession Type: Concession Amt:

**200 S Washington, Owosso, Michigan 48867**

MLS#: **60050053426**  
 P Type: **Land**  
 Status: **Sold**

Area: **07062 - Owosso**  
 DOM: **N/388/388**

Short Sale: **No**  
 Trans Type: **Sale**  
**ERTS/FS**

LP: **\$48,900**  
 OLP: **\$48,900**  
 SP: **\$15,000**



Location Information  
 County: **Shiawassee**  
 : **Owosso**  
 Mailing City: **Owosso**  
 Side of Str: **Owosso**  
 School District: **Owosso**  
 Location: **Comstock / Water**

Waterfront Information  
 Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Lot Information  
 Acreage: **0.23**  
 List \$/Acre:  
 Min Lots/Acre:  
 Lot Dim: **144.60 90.55**  
 Road Front Feet:  
 Zoning: **Commercial**

Land Contract Information  
 Land DWP:  
 Land Int Rate: **%**  
 Land Payment:  
 Land Terms:



Contact Information  
 Name:  
 Phone: **(989) 725-2188**

Additional Information  
 Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation:  
 Perk:

Listing Information

Listing Date: **08/29/21** Off Mkt Date: **09/21/22** Pending Date: **09/21/22** MLS Source: **SHIAWASSEE**  
 Restrictions: ABO Date: Contingency Date:  
 Terms Offered: **Cash, Conventional** Protect Period: Exclusions: Short Sale: **No** Possession: **Unknown/Data Sha**

Water Source: **Water at Street**

Features

Sewer: **Public Sewer (Sewer-Sanitary), Sewer at Street**

Property ID: **05047002900100** Restrictions:  
 Tax Summer: **\$3,426** Tax Winter: **\$3,818**  
 Legal Desc: **jumbos**

Legal/Tax/Financial

Ownership: **Standard (Private)**  
 Oth/Spec Assmnt:

Agent/Office Information

Sale Ag Comp: **Yes: 2.5%**  
 Buy Ag Comp: **Yes: 2.5%**  
 Trans Crd Comp:  
 Compensation Arrangements:  
 List Office: **RICHARD SELLECK AGENCY** List Office Ph: **(989) 725-2188**  
 List Agent: **MIKE SELLECK** List Agent Ph: **(989) 725-2188**

Remarks

Public Remarks: **Commercial lot in downtown Owosso, formerly Jumbo's Bar, perfect opportunity for development, corner lot, high traffic**  
 REALTOR@ **ShowingInstructions: go show vacant lot**  
 Remarks:

Sold Information

Sold Date: **10/17/22** Sold Price: **\$15,000** 3rd Party Appr:  
 Sell Office: **RICHARD SELLECK** Sold \$/Acre: **\$65,217.39** Finance Code: **Cash Sale**  
 Sell Agent: **MIKE SELLECK** Sale Agent Ph: **(989) 725-2188**  
 CoSell Agent: CoSell Agent Ph:  
 Sell Concession: **No** Concession Type: Concession Amt:

1812 E M 21 - 4.85 Acres VL Main St./M-21, Owosso, MI

SOLD

7

Owosso, MI 48867

Sale on 6/24/2022 for \$345,000 (\$71,134.02/AC) - Public Record

Commercial Land of 4.85 AC (211,266 SF)



Buyer & Seller Contact Info

Buyer Type:

Seller Type:

Listing Broker: **Colliers**  
**Jeff Ridenour**  
(517) 662-3535

Transaction Details

ID: 6168475

Sale Date:	06/24/2022 (576 days on market)	Sale Type:	Investment
Escrow Length:	-	Land Area:	4.85 AC (211,266 SF)
Sale Price:	\$345,000-Confirmed	Proposed Use:	-
Asking Price:	385000		
Price/AC Land Gross:	\$71,134.02 (\$1.63/SF)		

Current Land Information

ID: 11579552

Zoning:	-	Proposed Use:	-
Density Allowed:	-	Land Area:	4.85 AC (211,266 SF)
Number of Lots:	-	On-Site Improv:	-
Max # of Units:	-	Lot Dimensions:	-
Units per Acre:	-	Owner Type:	-
Improvements:	-		

Location Information

County: **Shiawassee**  
 CBSA: **Owosso, MI**  
 CSA: **Lansing-East Lansing-Owosso, MI**  
 DMA: **Flint-Saginaw-Bay City, MI**

**915 Corunna**

**SOLD**

**8**

Owosso, MI 48867

Sale on 1/18/2022 for \$99,000 (\$133,783.78/AC) - Public Record

Commercial Land of 0.74 AC (32,234 SF)



**Buyer & Seller Contact Info**

Buyer Type:

Seller Type:

Listing Broker: **Andary Realty Company**  
**Fred Andary**  
(313) 886-5670

**Transaction Details**

ID: 5846148

Sale Date: **01/18/2022 (341 days on market)**  
Escrow Length: -  
Sale Price: **\$99,000-Confirmed**  
Asking Price: **99000**  
Price/AC Land Gross: **\$133,783.78 (\$3.07/SF)**

Sale Type: **Investment**  
Land Area: **0.74 AC (32,234 SF)**  
Proposed Use: **Commercial, Industrial, Self-Storage**

Zoning: **Industrial**

**Current Land Information**

ID: 11987093

Zoning: **Industrial**  
Density Allowed: -  
Number of Lots: -  
Max # of Units: -  
Units per Acre: -  
Improvements: -

Proposed Use: **Commercial/Industrial/Self-Storage**  
Land Area: **0.74 AC (32,234 SF)**  
Min Div Lot Size: -  
On-Site Improv: -  
Lot Dimensions: -  
Owner Type: -

**Location Information**

County: **Shiawassee**  
CBSA: **Owosso, MI**  
CSA: **Lansing-East Lansing-Owosso, MI**  
DMA: **Flint-Saginaw-Bay City, MI**

**113 S Washington, Owosso, Michigan 48867**

MLS#: 60050113271  
 P Type: Land  
 Status: Sold

Area: 07062 - Owosso  
 DOM: N/0/0

Short Sale: No  
 Trans Type: Sale  
 ERTS/FS

LP: \$15,000  
 OLP: \$15,000  
 SP: \$15,000



Location Information

County: Shiawassee  
 City: Owosso  
 Mailing City: Owosso  
 Side of Str:  
 School District: Owosso  
 Location:

Lot Information

Acreage: 0.07  
 List \$/Acre: \$214,285.71  
 Min Lots/Acre:  
 Lot Dim: 22x132  
 Road Front Feet:  
 Zoning: Commercial

Contact Information

Name:  
 Phone: (989) 277-7860

Waterfront Information

Water Name:  
 Water Facilities:  
 Water Features:  
 WaterFront Feet:

Land Contract Information

Land DWP:  
 Land Int Rate: %  
 Land Payment:  
 Land Terms:



Additional Information

Internet Avail:  
 Mineral Rights:  
 Sqft Min Lot:  
 Survey:  
 Irrigation:  
 Perk:

Listing Information  
 Listing Date: 06/23/23      Off Mkt Date: 06/23/23      Pending Date: 06/23/23      MLS Source: SHIAWASSEE  
 Restrictions:      ABO Date:      Contingency Date:  
 Terms Offered: Cash, Conventional      Protect Period:      Exclusions:  
 Short Sale: No      Possession: Unknown/Data Shar

Water Source: Public (Municipal)      Features: Public Sewer (Sewer-Sanitary)  
Legal/Tax/Financial  
 Property ID: 05047002701200      Restrictions:  
 Tax Summer: \$333      Tax Winter: \$384      Ownership: Corporate/Relocation  
 Legal Desc: N 1/3 LOT 15 BLK 27 ORIGINAL PLAT      Oth/Spec Assmnt:  
 Subdivision: Original Of City Of Owosso

Agent/Office Information  
 Sale Ag Comp:  
 Buy Ag Comp:  
 Trans Crd Comp:  
 Compensation Arrangements:  
 List Office: THE HOME OFFICE REALTY LLC      List Office Ph: (989) 725-5246  
 List Agent: MORGAN BEILFUSS      List Agent Ph: (989) 277-7860

Remarks  
 Public Remarks: PRIVATE SALE - SOLD BEFORE LISTED SELLER IS A LICENSED REAL ESTATE AGENT IN THE STATE OF MI

Sold Information  
 Sold Date: 06/23/23      Sold Price: \$15,000      3rd Party Appr:  
 Sell Office: NON MEMBER      Sold \$/Acre: \$214,285.71      Finance Code: Cash Sale  
 Sell Agent: NON MEMBER      CoSell Agent Ph:  
 CoSell Agent:  
 Sell Concession: No      Concession Type:      Concession Amt:



**QUALIFICATIONS**  
**of**  
**NORMAN G. THOMAS, ASA, SR/WA**

**GENERAL INFORMATION**

Mr. Thomas is a native and lifelong resident of Metropolitan Detroit, Michigan having graduated from Detroit Catholic Central High School in 1980. He graduated in 1983 from Albion College with a Bachelor of Arts. He has been employed as a real estate appraiser with R. S. Thomas & Associates, Inc. of Livonia, Michigan since August 1986 and has recently been employed by the Michigan Department of Transportation (MDOT).

Mr. Thomas is past president (2001-2002) of the Detroit Chapter of the American Society of Appraisers (ASA) and is past president (2009-10) of the Michigan Chapter of the International Right of Way Association (IRWA). He previously represented the seven states of Region 5 as Valuation Chair and this Region for the International Nominations and Elections Committee (INEC). He was a Board Member of **MiCREA**, the Michigan Council of Real Estate Appraisers, representing more than 2800 members since 2009-2013. July 2009, Mr. Thomas was appointed by the Governor of the State of Michigan to serve a four year term on the **Board of Real Estate Appraisers** under the Department of Licensing and Regulatory Affairs (LARA) and was reappointed for the term ending June 2017. He continues as a consultant with the DLARA regarding complaints involving appraisal licenses in the State of Michigan.

**FORMAL EDUCATION**

- Detroit Catholic Central High School, Redford Township, Michigan
- Albion College, Albion, Michigan  
Bachelor of Arts Degree - Biology Major with course work in accounting, economics, and statistics.
- Additional course work at Mercy College, Detroit & Schoolcraft College, Livonia, Michigan

**LICENSES AND PROFESSIONAL AFFILIATIONS**

- Michigan Certified General Real Estate Appraiser - Permanent I.D. #1201001223
- Michigan Real Estate Associate Broker License - Permanent I.D. #6502134603
  
- American Society of Appraisers - Designated (ASA) - Accredited Senior Appraiser
  - 2001-2002 President / Detroit Chapter #13
  - 2000-2001 1st Vice-President / Detroit Chapter #13
  - 1999-2000 2<sup>nd</sup> Vice-President & Treasurer / Detroit Chapter #13
  - 1998-1999 Secretary / Detroit Chapter #13
  - 1997-1998 Membership Chairman / Detroit Chapter #13
  
- International Right of Way Association Chapter #7 - Designated SR/WA
  - 2004 Assistant Secretary /Treasurer
  - 2005 Treasurer
  - 2006 Treasurer
  - 2007 Vice President
  - 2008 President Elect
  - 2009-10 President



**REAL ESTATE EDUCATION**

Appraisal Institute:

- Course 1A-1 Principles of Real Estate Appraisal
- Course 1A-2 Basic Valuation Procedures
- Course 1B-A Capitalization Theory and Techniques Part One
- Course 1B-B Capitalization Theory and Techniques Part Two
- Course SPP Standards of Professional Practice
- Course 2-1 Case Studies in Real Estate Valuation
- Course 264 Eminent Domain & Condemnation Appraising
- Course REA507 Perspectives of Problems in Michigan Appraisal Law
- FHA and New Residential Appraisal Forms
- Quality Assurance in Residential Appraisals

International Right of Way Association:

- Course 403 Easement Valuation
- Course 101 Negotiations/Engineering Appraisal/Law
- Course 901 Engineering Plan Development & Application
- Course 902 Property Descriptions
- Course 202 Interpersonal Relations in Real Estate
- Course 205 Bargaining Negotiations
- Course 402 Intro to the Income Capitalization Approach
- Course 803 Eminent Domain Law
- Course 407 Valuation of Contaminated Properties
- Course 103 Ethics and the Right of Way Profession
- Course 505 Advanced Residential Relocation
- Course #L0170900 Michigan Law Update

Oakland County Association of Assessing Officers

Appraising for Lending Institutions  
Foreclosures, Short Sales, Concessions and the  
HVCC: What Every Assessor Needs to Know

Educational Seminars of Various Professional Organizations

**APPRAISAL EXPERIENCE:**

Mr. Thomas' appraisals and consultations have addressed valuation questions regarding total and partial condemnations initiated by numerous government authorities possessing the power of eminent domain including the Michigan Department of Transportation, various Road Commissions and municipalities, airports and utilities.

Mr. Thomas has appraised residential, commercial, industrial, and vacant property throughout the lower peninsula of the State of Michigan. These assignments have been prepared for mortgage, estate, insurance, bankruptcy, consulting, sale, and litigation purposes. Litigation appraisals include, but are not limited to tax appeals, partnership disputes, divorce, estates, adverse effects, and eminent domain.



**MEMORANDUM**

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Building Department 301 W. Main St. Owosso, MI 989-725-0535

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**DATE:** 04/24/2024  
**TO:** Mayor Teich and the Owosso City Council  
**FROM:** Tanya Buckelew, Planning & Building Director  
**SUBJECT:** Lot Split Application  
Parcel No: 050-651-000-004-00  
Address: E HOWARD STREET – VACANT LOT

**RECOMMENDATION:**

Staff recommends approval of the application for the lot split for the vacant lot on E Howard Street. Noting the Building Official and Zoning Administrator recommend that any future development/use will require additional reviews and a site plan.

**BACKGROUND:**

E Howard Street is a vacant lot. The current owner would split off the lot and it is anticipated that the east side of the vacant lot will then be sold.

LEGAL DESCRIPTION: SEE ATTACHED

The attached lot split request, was received on December 11, 2023, from C & S Rentals. The City required the lot to be surveyed for current and post-split legal descriptions. The request has been reviewed by the various departments. The proposed split will conform to present city ordinances.

Therefore, approval by the City Council for this lot split is recommended.

**FISCAL IMPACTS:**

N/A



**Application Fee:**  
**Single - \$250**  
**Multiple - \$250 each + \$50/resulting lot**

P2023-008  
 12-11-2023

**APPLICATION TO DIVIDE PLATTED CITY LOTS**

*The State of Michigan Land Division Act and City of Owosso Subdivision Regulations prohibit the division of platted City lots without prior approval of the City Council.*

**Step-By-Step Guide**

1. Staff will assist the applicant by explaining the parcel split process, provide site information, review the application and inform that a survey may be required
  2. Applicant submits application with fee
  3. Departmental review of application
  4. Staff prepares memo for next City Council meeting
  5. Send notice to applicant with the date of the City Council meeting
  6. City Clerk notifies the Building Department and Assessor of Council approval or denial
  7. Final approval or denial notice sent to applicant
- Requests for parcel splits can only be approved if the request meets the requirements of the Zoning Ordinance. The resulting split cannot create a parcel that does not meet the minimum dimensional requirements for the district (street frontage and parcel area). If there are structures on the parcel they must meet the side yard and/or rear yard setback as applicable.
  - It is the owner's responsibility to verify that there are no issues/objections to the request by any persons, firms, or corporations having a legal or equitable interest in the land. **The City does not conduct a title search for the property.**
  - If the parcel involves a principal residence or homestead it is up to the applicant to notify the City Assessor to update their Homestead Exemption.
  - The applicant is responsible to provide a survey and legal descriptions of the proposed parcels (unless waived by the Zoning Administrator). If buildings or structures are located on a parcel a site plan showing set-backs is required. Requests are reviewed for compliance with the Zoning Ordinance. The Zoning Administrator reserves the right to require additional information necessary to meet the requirements of the Zoning Ordinance.
  - **ALL DELINQUENT TAXES/SPECIAL ASSESSMENTS/LIENS MUST BE PAID ON ANY PARCEL BEFORE THE DESCRIPTION OF THE PARCEL CAN BE CHANGED.**

**Applicant Information**

Name: E and S Rentals

Affiliation if Not Owner: \_\_\_\_\_

Address: 152 E. Howard St.

Phone: Carl 517-204-5213      Sue 517-204-5320

**Land Division Information**

Parcel Address:	Parcel Number:
<u>V/L E. Howard St.</u>	<u>050-651-000-004-00 (AKA #1)</u>

**Proposed Use**

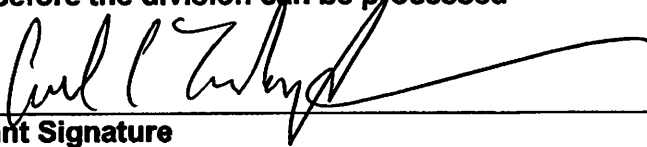
<input type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Institutional	<input type="checkbox"/> Other
--------------------------------------	-------------------------------------	--	--	--------------------------------

**Describe the division being proposed**

Far east end of the property to split off the portion that fronts the road where Property # OSO-680-001-002-00 is behind Property #1 along Howard St.

**Affidavit and Permissions:**

- I agree the statements made on this document are true, and if found not to be true, this application and any approvals will be void
- I agree to give permission for officials of the municipality to enter onto property involved in this application for purposes of inspection, to verify that the information provided on the application is correct
- I understand that any approval hereunder only constitutes approval of requested legal descriptions and does not provide, constitute, infer or imply build ability or compliance with any applicable statute, law, building code, deed restriction, or property right
- I agree to comply with the conditions and regulations provided with this parcel division
- I understand that the land division application may take up to 30 days to be processed
- I understand that property tax bills may be issued using the parent parcel(s) and I agree to have the tax bills and other city of Owosso liens charged/billed during this period paid by the appropriate party
- I understand that if property is being conveyed between the parties, requested land division will only take place on city records after recording of deed
- **Divisions require all taxes, special assessments and outstanding invoices be paid in full before the division can be processed**



**Applicant Signature**

**Date**

**City of Owosso Lot Split Ordinance Sec. 30-5. - Lot division.**

*The division of a lot in a recorded plat is prohibited, unless approved following application to the city council. The application shall be filed with the city clerk and shall state the reasons for the proposed division. The city council may request review and comment by the city planning commission. The division to be approved by the city council shall have the suitability of the land for building purposes approved by the city zoning administrator, who may require submission of a professionally prepared boundary survey report. No building permit shall be issued, nor any building construction commenced, prior to the city council's approval. No lot in a recorded plat shall be divided into more than four (4) parts, and the resulting lots shall be not less in area than permitted by the city zoning ordinance. The division of a lot resulting in a smaller area than prescribed herein may be permitted but only for the purpose of adding to the existing building site or sites. The application shall so state and shall be in affidavit form. (Ord. No. 456, § 1, 12-19-88)*

**City of Owosso Division of Platted City Lots Departmental Review**

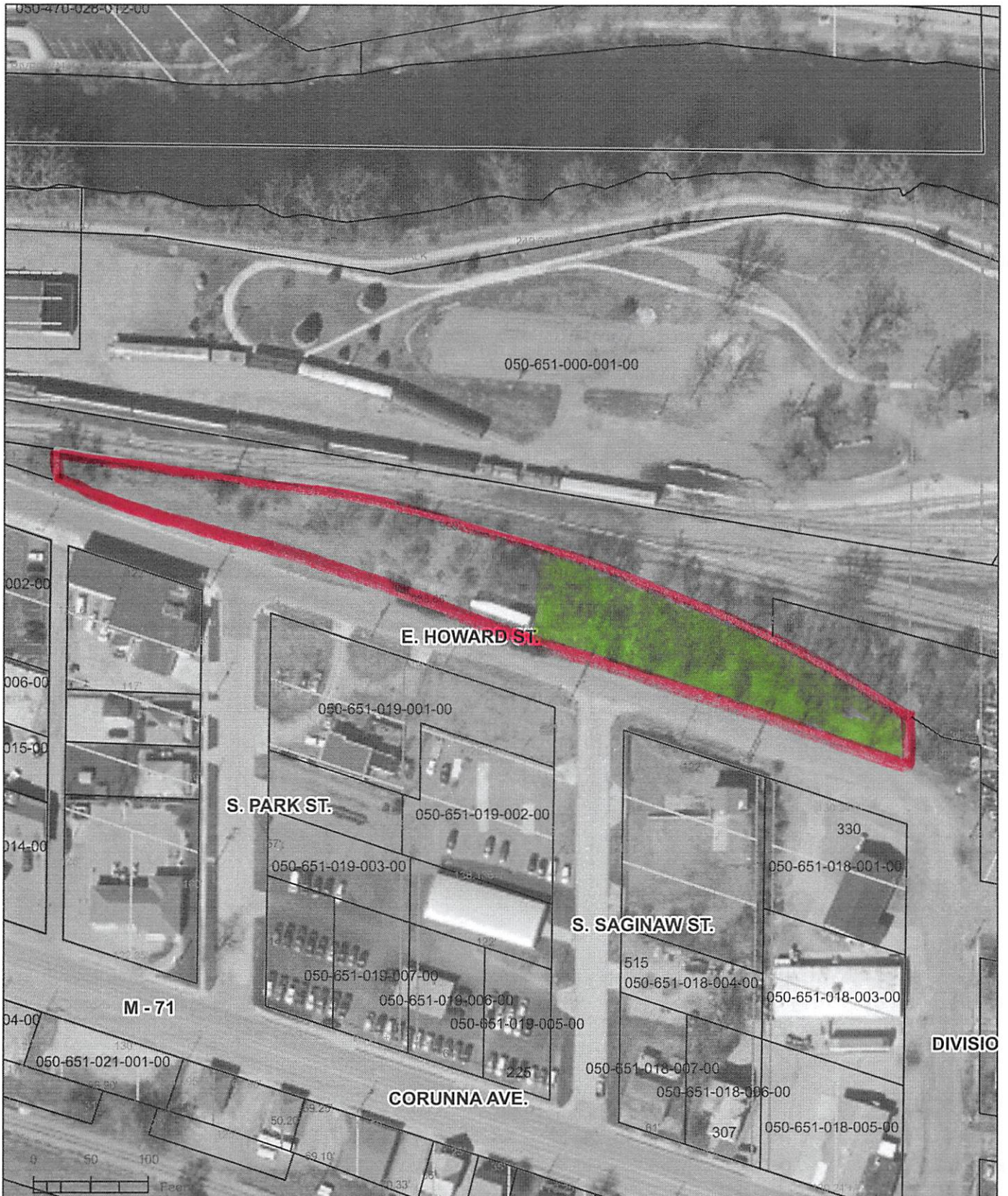
<b>1. Building Official Recommends:</b>	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial
Comments: <i>Any future building will require additional reviews</i>		
Signature: <i>Timothy Gardner 4-10-2024</i>		
<b>2. Assessor Recommends:</b>	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial
Survey Required <i>Provided Survey</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Attach current and proposed legal description		
New Address: <i>V/L E Howard St</i>		
New Parcel Number: <i>050-651-000-034-00</i>		
Comments: <i>NO ISSUES</i>		
Signature: <i>Michelle Paul 4-10-2024</i>		
<b>3. Treasurer Tax Information:</b>	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial
County Drain Office Special Assessments: <i>N/A</i>	<input type="checkbox"/> Paid	<input type="checkbox"/> Unpaid
County Treasurer's Office Delinquent Taxes:	<input checked="" type="checkbox"/> Paid	<input type="checkbox"/> Unpaid
Special Assessments:	<input checked="" type="checkbox"/> Paid	<input type="checkbox"/> Unpaid
Comments:		
Signature: <i>Katherine Wagner</i>		
<b>4. Public Utilities Recommends:</b>	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial
Comments:		
Signature: <i>Alyan S. Suckow</i>		
<b>5. Engineering Recommends:</b>	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial
Comments: <i>No comments</i>		
Signature: <i>Clayton Wilson</i>		
<b>6. Zoning Administrator Recommends:</b>	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Denial
Comments: <i>any future development/use will require site plan review</i>		
Signature: <i>Ray Butler</i>		

Date for City Council Review:	5/6/2024	Date notice sent to applicant:	4/26/2024
City Council action:	<input type="checkbox"/> Approved as submitted	<input type="checkbox"/> Denied	<input type="checkbox"/> Approved with attached conditions
Date results sent to applicant:			

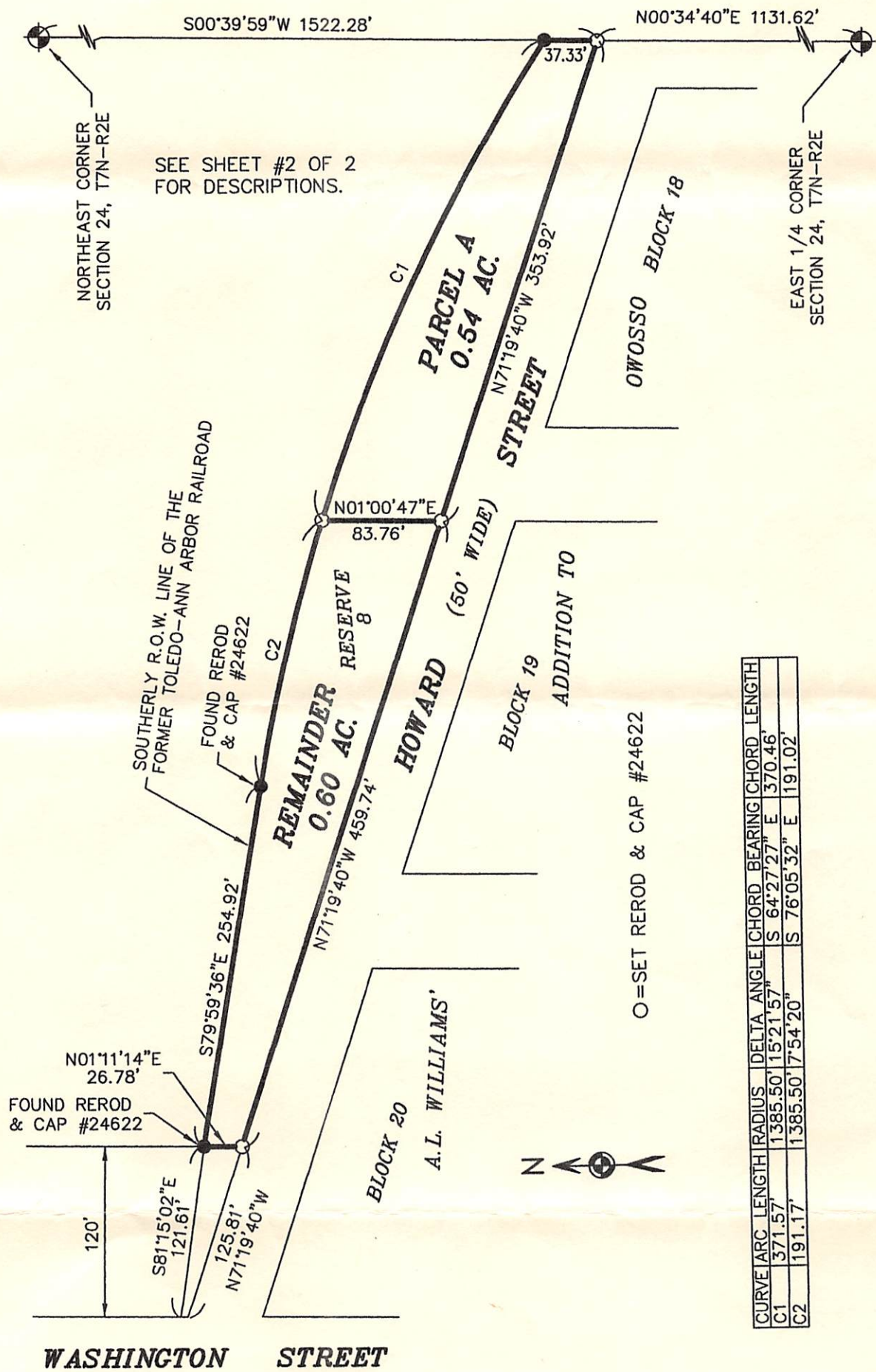
**Building Department Checklist**

Application Reviewed	<input checked="" type="checkbox"/>
Fee paid	<input checked="" type="checkbox"/>
Return all materials to Building Department	<input checked="" type="checkbox"/>
Send copy of application to applicant with date of Council Meeting	<input checked="" type="checkbox"/>
Prepare memo and submit with original application to Clerk's Office	<input checked="" type="checkbox"/>
After Council approval or denial, notify applicant with copy of completed application	<input type="checkbox"/>
Notify Assessor of approval or denial	<input type="checkbox"/>
Scan to BS&A file and file hard copy	<input checked="" type="checkbox"/>
Staff Initials	<i>Sub</i>

# OWOSSO



CERTIFICATE OF LAND SURVEY



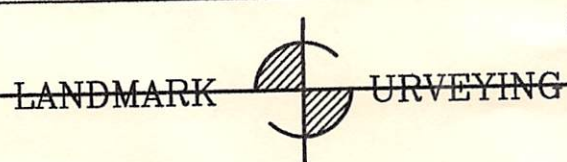
REV: 04/02/24

SHEET #1 OF 2

Section 24, T7N-R2E,  
Owosso Township,  
Shiawassee County,  
Michigan

CLIENT: Sue Ludington  
DATE: January 24, 2024  
SCALE: 1" = 100' JOB NO. 28667

I hereby certify that I have surveyed and mapped the land above platted and/or described on 01/22/2024 and that the relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying, and that the requirements of MCL 54.213, MCL 54.213 have been met.



204 N. SHIAWASSEE ST.  
OWOSSO, MI 48867  
(989) 725-8725  
(810) 659-1053  
FAX (989) 725-2452  
landmark@shianet.org

MARK L. VANRAEMDONCK  
LESLIE  
VANRAEMDONCK  
PROFESSIONAL SURVEYOR  
No. 1001024622  
Mark L. VanRaemdonck PS 24622



**CERTIFICATE OF LAND SURVEY**

**DESCRIPTIONS:**

Parcel A - Part of Reserve 8 of "A.L. Williams' Addition to the City of Owosso," according to that plat thereof as recorded in Plat Liber 1, Page 110, Shiawassee County Records, described as beginning at a point that is S00°39'59"W 1522.28 feet from the Northeast corner of Section 24, T7N-R2E, said point of beginning being the Southeast corner of said Reserve 8; thence N71°19'40"W on the Northerly right-of-way line of Howard Street a distance of 353.92 feet; thence N01°00'47"E 83.76 feet to the Southerly right-of-way line of the former Toledo-Ann Arbor Railroad; thence on said right-of-way line on a curve to the right having a radius of 1385.50 feet, a central angle of 15°21'57" and a chord bearing and distance of S64°27'27"E 370.46 feet; thence S00°39'59"W 37.33 feet to the point of beginning, containing 0.54 of an acre, more or less. Subject to all easements and restrictions of record.

Remainder - Part of Reserve 8 of "A.L. Williams' Addition to the City of Owosso," according to that plat thereof as recorded in Plat Liber 1, Page 110, Shiawassee County Records, described as beginning at a point that is S00°39'59"W 1522.28 feet to the Southeast corner of Reserve 8 and N71°19'40"W on the Northerly right-of-way line of Howard Street a distance of 353.92 feet from the Northeast corner of Section 24, T7N-R2E; thence continuing N71°19'40"W 459.74 feet; thence N01°11'14"E on a line which is 120.00 feet East of and parallel with the East line of Washington Street a distance of 26.78 feet to the Southerly right-of-way line of the former Toledo-Ann Arbor Railroad; thence S79°59'36"E on said right-of-way line a distance of 254.92 feet; thence continuing on said right-of-way line on a curve to the right having a radius of 1385.50 feet, a central angle of 7°54'20" and a chord bearing and distance of S76°05'32"E 191.02 feet; thence S01°00'47"W 83.76 feet to the point of beginning, containing 0.60 of an acre, more or less. Subject to all easements and restrictions of record.

**SECTION CORNER WITNESSES:**

Northeast corner Section 24, T7N-R2E  
Monument box, used center  
South 36.5' S. edge conc. walk  
S50°W 34.3' N. face 10" Maple  
S45°E 42.0' N. face util. pole  
S70°E 34.87' Center manhole

East 1/4 corner Section 24, T7N-R2E  
P.K. 4.5' South of Manhole  
N40°E 30.78' Tag in SE face PP  
N45°W 32.74' Tag in NE face PP  
S35°E 32.46' Tag in NE face PP  
S65°W 54.20' Tag in NNW face PP

CLIENT: Sue Ludington

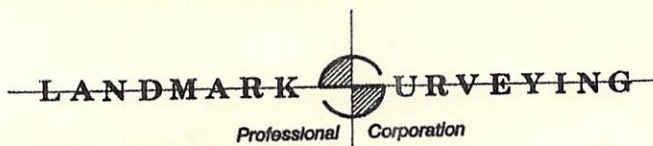
Section 24, T7N-R2E  
Owosso Township  
Shiawassee County  
Michigan

Sheet #2 of 2

DATE: January 24, 2024

JOB NO: 28667

REV: 04/02/2024



204 N. Shiawassee St. (M-52)  
Owosso, Michigan 48867

TEL: (989) 725-8725  
(810) 659-1053  
FAX: (989) 725-2452  
landmark@michonline.net





## MEMORANDUM

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301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

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DATE: April 25, 2024

TO: Mayor Teich and the Owosso City Council

FROM: Tanya Buckelew, Planning & Building Director

SUBJECT: Marihuana Provisioning Center and Adult Recreational Retail Ownership License Transfer

### RECOMMENDATION:

Recommend approval of the transfer of the Medical Marihuana License and the Adult Use Recreational Retail License from Classic Roots Farm to Hazed Owosso, LLC for the approved facility location at 1115 Corunna Ave. This request is for the marijuana licenses only, as Hazed Owosso, LLC does not own the building at 1115 Corunna Ave.

### BACKGROUND:

Classic Roots Farm has been operating the Medical Marihuana Provisioning Center and Adult Use Recreational Retail store at 1115 Corunna Avenue since April of 2022.

Ordinance No. 817 and 818 were amended in May of 2021 to allow the transfer of Medical Marihuana Facilities Licenses and Recreational Marihuana Establishment Licenses with City Council approval.

### FISCAL IMPACTS:

\$5,000 transfer application fee, plus the continued \$5,000 annual fee per license.

**RESOLUTION NO.**

**AUTHORIZATION TO TRANSFER THE MEDICAL MARIHUANA PROVISIONING  
LICENSE AND ADULT USE RECREATIONAL RETAIL LICENSE FROM  
CLASSIC ROOTS FARM dba DCAD, LLC TO HAZED OWOSSO, LLC**

WHEREAS, Classic Roots Farm dba DCAD, LLC has been operating a Medical Marihuana Provisioning Center and Adult Use Recreational Retail store at 1115 Corunna Avenue, Owosso since April of 2022; and

WHEREAS, the City Council approved Ordinance Nos. 817 & 818 in May of 2021 to allow the transfer of Medical Marihuana Facilities Licenses and Recreational Marijuana Establishment Licenses with the consent of City Council; and

WHEREAS, Classic Roots Farm dba DCAD, LLC desires to transfer its Medical Marihuana License and the Adult Use Recreational Retail License to Hazed Owosso, LLC; and

WHEREAS, the request is for the license transfer only as the building at 1115 Corunna Avenue is not owned by Hazed Owosso, LLC.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

FIRST: it has heretofore determined that it is advisable, necessary, and in the public interest to transfer the Medical Marihuana Provisioning License and the Adult Use Recreational Retail License from Classic Roots Farm dba DCAD, LLC to Hazed Owosso, LLC.

Rec'd 4/12/24



301 W. MAIN, OWOSSO, MICHIGAN 48867 (989) 725-0540

### MARIHUANA LICENSE AMENDMENT APPLICATION

TYPE OF AMENDMENT	FEE
<input checked="" type="checkbox"/> Change of Ownership	\$5,000
<input type="checkbox"/> Purchasing a Business	\$5,000
<input type="checkbox"/> Change of Location	\$5,000

#### CHANGE OF OWNERSHIP:

Entity Name: Hazed Owosso, LLC

Assumed Name (if applicable): Hazed

Change of Ownership Filing Date: April 7, 2024

**Explanation of Change Requested:**

*Indicate specifically the changes you want to make.  
Include all individuals and entities being added or removed.*

Hazed Owosso, LLC will be taking over the location at 1115 Corunna Ave., Owosso, MI 48867 and is seeking municipal approval for a medical and adult-use retailer license.

The transition will be handled under a sublease agreement. Classic Roots Farm will no longer be operating the location and will transfer operation of the location to Hazed Owosso, LLC.

Attached are the pertinent portions of the agreement to sublease, and company documents demonstrating the ownership of Hazed Owosso, LLC for your reference.

- Submit documentation related to the Change of Ownership

#### PURCHASING A BUSINESS:

Entity Name making purchase:

Assumed Name (if applicable):

Entity Name being purchased:

Purchase Date:

Will this purchase be an entity purchase and/or asset purchase?

*An entity purchase includes items such as: name or FEIN.*

An asset purchase includes items such as: real estate, facility fixtures, inventory, etc.

Entity Purchase       Asset Purchase       Entity & Asset Purchase

Submit documentation related to Purchasing A Business

Submit new Ownership Prequalification

Submit new Ownership License

**CHANGE OF LOCATION:**

Entity Name:

Assumed Name (if applicable):

Current Physical Address:

New Physical Address:

Reason for Change of Location:

Submit documentation related to Change of Location (deed or lease agreement)

Person Completing Form:      Hazed Owosso, LLC

Name (First, Middle, Last):      Nadeem Noah Harfouch, Esq.

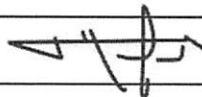
Affiliation with Entity:      Attorney

Email Address:      nharfouch@harfouchlaw.com

Phone:      248-781-8800

*I attest the information I provided on this form is true and accurate and that I will comply with the requirements of the Medical Marihuana Facilities Licensing Act (MMFLA) and/or Michigan Regulation and Taxation of Marihuana Act (MRTMA) and associated rules. I understand that falsified or fraudulent information could subject the licensee to disciplinary action as provided in the MMFLA, MRTMA, and associated rules, up to and including license revocation.*

Signature:



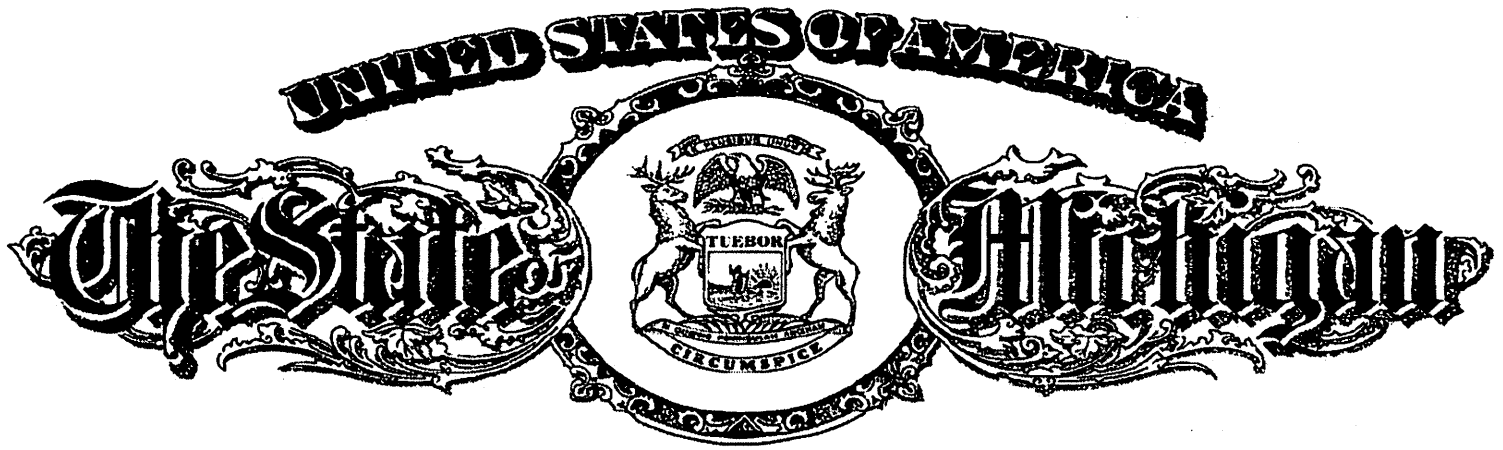
Date:      April 7, 2024

**FOR DEPARTMENT USE ONLY**

<b>Date Received:</b> 4/12/24	
<b>Staff Signature:</b> 	
<b>Comments:</b> paid transfer fee on 4/18/24	
<b>City Manager Review:</b> 4-24-2024	
<b>Signature:</b> 	<b>Date:</b> 4-24-2024
<b>Comments:</b>	
<b>City Attorney Review:</b>	
<b>Signature:</b>	<b>Date:</b>
<b>Comments:</b>	
<b>City Council Review:</b>	<b>Date of Meeting:</b> 5/6/24
<b>Comments/Motion:</b>	
<input type="checkbox"/> <b>Approved</b>	<input type="checkbox"/> <b>Denied</b>

**FOR DEPARTMENT USE ONLY**

<b>Date Received:</b>	
<b>Staff Signature:</b>	
Comments:	
<b>City Manager Review:</b>	
<b>Signature:</b>	<b>Date:</b>
Comments:	
<b>City Attorney Review:</b>	
<b>Signature:</b> <i>Scott F. Ford</i>	<b>Date:</b> <i>4/24/24</i>
Comments:	
<b>City Council Review:</b>	<b>Date of Meeting:</b>
Comments/Motion:	
<input type="checkbox"/> <b>Approved</b>	<input type="checkbox"/> <b>Denied</b>



**Department of Licensing and Regulatory Affairs**

**Lansing, Michigan**

*This is to Certify That*

**HAZED OWOSSO, LLC**

*was validly authorized on January 23, 2024, as a Michigan DOMESTIC LIMITED LIABILITY COMPANY and said limited liability company is validly in existence under the laws of this state and has satisfied its annual filing obligations.*

*This certificate is issued pursuant to the provisions of 1993 PA 23 to attest to the fact that the company is in good standing in Michigan as of this date.*

*This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.*



*In testimony whereof, I have hereunto set my hand, in the City of Lansing, this 7th day of February, 2024.*

*Linda Clegg, Director*

*Corporations, Securities & Commercial Licensing Bureau*

*Sent by electronic transmission*

**Certificate Number: 24020152903**

Verify this certificate at: URL to eCertificate Verification Search <http://www.michigan.gov/corpverifycertificate>.





GRETCHEN WHITMER  
GOVERNOR

MARLON I. BROWN, DPA  
DIRECTOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING

VIA ELECTRONIC MAIL

Date: March 20, 2024

Addressee: Hazed Owosso LLC  
Address: 43211 Coralbean Ct.  
Sterling Heights, MI 48314

RE: Prequalification status for your pending application

Dear Applicant:

The Cannabis Regulatory Agency (Agency) considered your partial application for prequalification status and determined that you have prequalification status pursuant to the licensing provisions of the Medical Marihuana Facilities Licensing Act (MMFLA) and associated rules. This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements of the MMFLA and associated rules are completed. A state operating license for a marihuana facility cannot be issued at this stage of the application process. During complete application review, the Agency will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status. This prequalification status will expire two years from the date of prequalification status if the applicant has not received its initial state operating license.

If you have not already done so, please submit a facility license application (Step 2) for each state operating license for which you wish to apply. It is recommended that facility license applications not be submitted more than 60 days prior to the date you anticipate that your proposed facility will be ready for inspection. You may submit an application online through the Accela Citizen Access Portal on the Agency website at [www.michigan.gov/craonline](http://www.michigan.gov/craonline) or your application may be submitted by mail or in person as follows:

**Mailing Address:**  
Cannabis Regulatory Agency  
Medical Facilities Licensing Section  
P.O. Box 30205  
Lansing, MI 48909

**In Person:**  
Cannabis Regulatory Agency  
Medical Facilities Licensing Section  
2407 North Grand River  
Lansing, MI 48906

Sincerely,

Licensing Division  
Cannabis Regulatory Agency

GRETCHEN WHITMER  
GOVERNOR



MARLON I. BROWN, DPA  
DIRECTOR

STATE OF MICHIGAN  
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS  
LANSING  
VIA ELECTRONIC MAIL

Date: March 05, 2024

Addressee: Hazed Owosso LLC  
Address: 43211 Coralbean Ct.  
Sterling Heights, MI 48314

RE: Prequalification status for your pending application

Dear Applicant:

The Cannabis Regulatory Agency (Agency) considered your partial application for prequalification status and determined that you have prequalification status pursuant to the licensing provisions of the Michigan Regulation and Taxation of Marihuana Act (MRTMA) and associated rules. This letter may be provided to a municipality as documentation of your prequalification status. Please note that this is a pending status until all application requirements of the MRTMA and associated rules are completed. A state license for a marihuana establishment cannot be issued at this stage of the application process. During complete application review, the Agency will consider all information relevant to eligibility including information that has been newly acquired or information that is newly apparent since determination of prequalification status.

If you have not already done so, please submit a marijuana establishment license application (Step 2) for each state license for which you wish to apply. You may submit an application online through the Accela Citizen Access Portal on the Agency website at [www.michigan.gov/cra](http://www.michigan.gov/cra) or your application may be submitted by mail or in person as follows:

**Mailing Address:**

Cannabis Regulatory Agency  
Licensing Division  
Adult-Use  
P.O. Box. 30205  
Lansing, MI 48909

**In Person:**

Cannabis Regulatory Agency  
Licensing Division  
Adult-Use  
2407 North Grand River  
Lansing, MI 48906

Sincerely,

Licensing Division  
Cannabis Regulatory Agency



## MEMORANDUM

301 W MAIN ST · OWOSSO, MICHIGAN 48867-2958 · WWW.CI.OWOSSO.MI.US

**DATE:** May 6, 2024

**TO:** Mayor Teich and the Owosso City Council

**FROM:** Ryan E. Suchanek, Director of Public Services & Utilities

**SUBJECT:** Burning Brush at Aiken Road Brush Site

### RECOMMENDATION:

Have an item of business to openly discuss and comment regarding the success of last year's burning of brush, and request ability to continue to burn brush at the City owned Aiken Road Brush Site again and into the foreseeable future.

### BACKGROUND:

City of Owosso staff recommend an item of business on the proposal to continue brush burns at the Aiken Road Brush Site, for the purpose of receiving comments, open discussion, and voting by council.

The purpose of the proposed brush burn is to address the mass influx of brush the City has received in the last few years at the City's Aiken Road Brush Site. The City has received and picked up more brush in the last few years than it has seen over the last five (5) to seven (7) years. Also in recent years, the cost of grinding brush has gone up exponentially. With these two components combined, the City does not have the funds to grind all of the brush it currently takes in. Thus we are looking to alternate solutions to be able to serve the public by maintaining the collection and receiving citizens' brush, while still being able to handle and manage the brush and leaves that are produced by City residents.

The Director of Public Services & Utilities previously asked the City Manager to reach out on the City Manager Listserv to other municipalities, to see how they are dealing with their brush. A large majority of them answered with brush burning. Including the surrounding municipalities such as City of Corunna, City of Ovid, and Village of Morrice, just to name a few.

Owosso's Department of Public Works (DPW), in coordination with the Owosso Fire Department, is looking to do controlled burns out at the City's Aiken Road Brush site, away from the majority of the City residents, during the spring to fall time frames, weather dependent.

Just like last year, some brush will ultimately still be needed and planned to be ground up into wood chips. As has been done in years past, grindings and leaves will still be incorporated together, along with the created ash, and composted into black dirt.

On May 1, 2023, Owosso City Council approved burning of the brush at Aiken Road Brush Site. Last year's estimated savings from the three (3) brush burns that occurred, saved the City an estimated \$20,000.00. Along with the savings, DPW staff was able to do long needed maintenance, organization, and cleanup of the entire Brush Site, making it both more efficient, and safer for the public and staff. Without the burns, the City would not be able to continue this publicly highly praised and appreciated service as it is setup today.

Attachment: Resolution

Submitted by: Ryan E. Suchanek, Director of Public Services & Utilities

**RESOLUTION NO.**

**AUTHORIZING THE BURNING OF BRUSH  
AT THE AIKEN ROAD BRUSH SITE**

WHEREAS, the City of Owosso, Shiawassee County, Michigan, has seen a massive influx of brush at the City's Aiken Road Brush Site; and

WHEREAS, this brush needs to be managed and handled with limited funding; and

WHEREAS, the City is seeking permission to hold controlled burns at the City's Aiken Road Brush Site, away from residents, now and into the foreseeable future as a means of cost effectively disposing of excess brush; and

WHEREAS, the City of Owosso's Director of Public Services & Utilities has worked in cooperation with City of Owosso staff, including the Owosso Fire Department, and recommends the controlled brush burns.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Owosso, Shiawassee County, Michigan that:

- FIRST: it has heretofore determined that it is advisable, necessary and in the public interest to approve controlled burns at the City's Aiken Road Brush Site by the Department of Public Works, in coordination with the Fire Department.



## MEMORANDUM

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301 W. MAIN ▪ OWOSSO, MICHIGAN 48867-2958 ▪ WWW.CI.OWOSSO.MI.US

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DATE: April 26, 2024  
TO: Owosso City Council  
FROM: Brad Barrett, Finance Director  
SUBJECT: Monthly Financial Report – March 2024

RECOMMENDATION:

Receive and file communication from Finance Department.

BACKGROUND:

Per Section 8.6(c) of the Owosso City Charter....

*During each month, the City Manager shall submit to the Council data showing the relation between the estimated and actual revenues and expenditures to the end of the preceding month;....*

A revenue and expenditure report and cash summary report is included for the period ending March 31, 2024. Six month budget amendments are incorporated in this report.

Revenue Expense Report

The column labeled "Activity for month" reflects revenues received and expenses paid during the specific month and the column labeled "YTD Balance reflects revenues received and expenses paid since the beginning of the fiscal year (July 1<sup>st</sup>.)

FISCAL IMPACTS:

None.

**Document originated by:**

Revenue and Expenditure Report for City of Owosso – Period ending 3-31-2024  
Cash Summary by Account for City of Owosso – 3-1-2024 through 3-31-2024

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO  
MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 101 - GENERAL FUND							
Revenues							
101-000-402.000	GENERAL PROPERTY TAX	3,748,866.00	3,766,976.00	24,565.10	3,571,271.38	195,704.62	94.80
101-000-402.500	OBSELETE PROPERTY REHAB TAXES (O	2,732.00	2,732.00	4,050.73	4,050.73	(1,318.73)	148.27
101-000-404.000	PA 298 OF 1917	295,374.00	296,162.00	3,537.34	282,965.05	13,196.95	95.54
101-000-432.000	PAYMENT IN LIEU OF TAXES (PILT)	1,079.00	1,079.00	1,200.36	1,200.36	(121.36)	111.25
101-000-434.000	TRAILER PARK TAXES	1,000.00	1,000.00	(1,390.00)	745.50	254.50	74.55
101-000-437.000	INDUSTRIAL/COMMERCIAL FACILITIE	14,082.00	14,082.00	15,083.03	15,083.03	(1,001.03)	107.11
101-000-439.000	MARIJUANA TAX DISTR.	207,000.00	207,000.00	0.00	237,851.03	(30,851.03)	114.90
101-000-445.000	INTEREST & PENALTIES ON TAXES	17,465.00	17,465.00	6,538.68	12,669.00	4,796.00	72.54
101-000-447.000	ADMINISTRATION FEES	102,017.00	150,000.00	18,443.96	148,085.31	1,914.69	98.72
101-000-476.000	LIQUOR LICENSES	10,500.00	10,500.00	0.00	10,256.40	243.60	97.68
101-000-477.000	CABLE TELEVISION FRANCHISE FEES	93,168.00	93,168.00	0.00	40,649.83	52,518.17	43.63
101-000-478.000	ROW LICENSES	1,000.00	1,000.00	0.00	390.00	610.00	39.00
101-000-491.000	PERMITS (GUN)	500.00	500.00	20.00	260.00	240.00	52.00
101-000-502.000	GRANT-FEDERAL	850,000.00	0.00	0.00	0.00	0.00	0.00
101-000-502.000-USDOT-OHSP	GRANT-FEDERAL	0.00	2,033.00	0.00	3,222.64	(1,189.64)	158.52
101-000-502.100	FEDERAL GRANT - DEPT OF JUSTICE	0.00	450.00	0.00	450.00	0.00	100.00
101-000-502.100-COSSAP2022	FEDERAL GRANT - DEPT OF JUSTICE	200,000.00	200,000.00	4,613.52	19,706.63	180,293.37	9.85
101-000-540.000	STATE SOURCES	2,100.00	3,609.00	0.00	3,609.24	(0.24)	100.01
101-000-540.531	LOCAL GRANT	0.00	6,207.00	0.00	6,207.02	(0.02)	100.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION S	34,000.00	99,156.00	0.00	99,155.55	0.45	100.00
101-000-574.000	REVENUE SHARING	1,611,431.00	1,611,431.00	0.00	847,135.00	764,296.00	52.57
101-000-574.050	REVENUE SHARING - STATUTORY	528,144.00	528,144.00	0.00	239,241.00	288,903.00	45.30
101-000-605.200	CHARGE FOR SERVICES RENDERED	132,400.00	132,400.00	(108,343.17)	15,238.61	117,161.39	11.51
101-000-605.250	DUPLICATING SERVICES	1,000.00	1,000.00	84.08	847.73	152.27	84.77
101-000-605.300	FIRE SERVICES	3,000.00	4,300.00	500.00	6,550.00	(2,250.00)	152.33
101-000-605.301	POLICE DEPARTMENT SERVICES	0.00	0.00	188,736.30	188,736.30	(188,736.30)	100.00
101-000-607.100	FILING FEES - ABATEMENT APPLICA'	0.00	0.00	2,400.00	2,400.00	(2,400.00)	100.00
101-000-628.000	RENTAL REGISTRATION	1,500.00	0.00	0.00	0.00	0.00	0.00
101-000-638.000	AMBULANCE CHARGES	325,379.00	325,379.00	32,541.46	265,325.87	60,053.13	81.54
101-000-638.000-TREAT-ONLY	AMBULANCE CHARGES	13,533.00	13,533.00	700.00	3,150.00	10,383.00	23.28
101-000-638.100	AMBULANCE MILEAGE CHARGES	149,744.00	149,744.00	19,718.83	112,461.34	37,282.66	75.10
101-000-638.200	AMBULANCE/ ADVANCED LIFE SUPPOR'	381,012.00	381,012.00	50,457.23	347,038.52	33,973.48	91.08
101-000-642.000	CHARGE FOR SERVICES - SALES	3,870.00	2,770.00	280.00	2,065.00	705.00	74.55
101-000-652.200	PARKING LEASE INCOME	1,680.00	1,680.00	0.00	840.00	840.00	50.00
101-000-657.000	ORDINANCE FINES & COSTS	10,000.00	10,000.00	861.96	7,054.36	2,945.64	70.54
101-000-657.100	PARKING VIOLATIONS	1,000.00	5,850.00	435.00	7,640.00	(1,790.00)	130.60
101-000-665.000	INTEREST INCOME	50,000.00	176,048.00	60,547.23	298,880.94	(122,832.94)	169.77
101-000-665.100	MERS INTEREST INCOME	10.00	180.00	244.44	424.23	(244.23)	235.68
101-000-665.200	ICMA INTEREST INCOME	10.00	0.00	0.00	0.00	0.00	0.00
101-000-667.100	RENTAL INCOME	500.00	500.00	0.00	500.00	0.00	100.00
101-000-673.000	SALE OF FIXED ASSETS	0.00	45.00	2,900.00	2,945.00	(2,900.00)	6,544.44
101-000-675.000	MISCELLANEOUS	20,000.00	80,817.00	678.53	85,285.25	(4,468.25)	105.53
101-000-676.200	WASTEWATER UTIL. ADMIN REIMB	199,752.00	227,664.00	56,829.00	170,603.00	57,061.00	74.94
101-000-676.300	CITY UTILITIES ADMIN REIMB	835,156.00	836,941.00	380,773.16	611,749.16	225,191.84	73.09
101-000-676.400	DDA TIF CHARGE BACK	15,453.00	15,453.00	62,830.87	75,732.19	(60,279.19)	490.08
101-000-676.500	ACT 51 ADMIN REIMBURSEMENT	199,870.00	199,870.00	52,445.30	119,629.20	80,240.80	59.85
101-000-676.600	BRA ADMIN FEES	0.00	0.00	6,450.52	6,450.52	(6,450.52)	100.00
101-000-687.000	INSURANCE REFUNDS	88,000.00	88,000.00	0.00	7,561.75	80,438.25	8.59
101-000-696.000	BOND PROCEEDS	0.00	850,000.00	0.00	16,922.76	833,077.24	1.99
101-000-699.287	ARPA TRANSFER IN	0.00	150,300.00	300.00	150,300.00	0.00	100.00
TOTAL REVENUES		10,153,327.00	10,666,180.00	889,033.46	8,050,536.43	2,615,643.57	75.48

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO  
MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BGDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 101 - GENERAL FUND							
Expenditures							
101	CITY COUNCIL	5,560.00	8,060.00	0.00	5,694.01	2,365.99	70.65
171	CITY MANAGER	294,181.00	326,390.00	25,059.84	235,723.17	90,666.83	72.22
201	FINANCE	242,732.00	244,107.00	17,265.52	157,023.39	87,083.61	64.33
210	CITY ATTORNEY	120,000.00	120,000.00	18,236.64	75,729.32	44,270.68	63.11
215	CLERK	292,291.00	319,829.00	(10,024.82)	196,852.61	122,976.39	61.55
228	INFORMATION & TECHNOLOGY	294,655.00	294,655.00	20,713.19	173,026.39	121,628.61	58.72
253	TREASURY	180,703.00	233,555.00	16,425.22	150,846.56	82,708.44	64.59
257	ASSESSING	214,803.00	214,442.00	19,259.68	147,596.87	66,845.13	68.83
261	GENERAL ADMIN	354,925.00	401,557.00	3,394.06	301,177.23	100,379.77	75.00
262	ELECTION	0.00	63,561.00	58,221.29	60,566.71	2,994.29	95.29
265	BUILDING & GROUNDS	199,985.00	203,875.00	11,199.62	105,019.51	98,855.49	51.51
270	HUMAN RESOURCES	218,345.00	219,575.00	15,669.06	143,992.26	75,582.74	65.58
301	POLICE	3,019,525.00	3,151,114.00	320,805.14	2,095,782.93	1,055,331.07	66.51
336	FIRE	3,120,374.00	3,228,294.00	187,215.20	1,753,001.59	1,475,292.41	54.30
371	BUILDING AND SAFETY	29,880.00	29,880.00	2,529.68	20,747.10	9,132.90	69.43
441	PUBLIC WORKS	616,753.00	610,091.00	96,719.05	425,111.43	184,979.57	69.68
528	LEAF AND BRUSH COLLECTION	299,315.00	317,813.00	6,823.87	223,786.50	94,026.50	70.41
585	PARKING	37,444.00	37,444.00	7,478.25	60,316.79	(22,872.79)	161.09
720	COMMUNITY DEVELOPMENT	80,376.00	80,376.00	3,243.14	21,278.70	59,097.30	26.47
751	PARKS	421,956.00	429,758.00	30,119.85	236,198.47	193,559.53	54.96
966	TRANSFERS OUT	81,921.00	81,921.00	14,314.82	56,232.82	25,688.18	68.64
TOTAL EXPENDITURES		10,125,724.00	10,616,297.00	864,668.30	6,645,704.36	3,970,592.64	62.60
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		10,153,327.00	10,666,180.00	889,033.46	8,050,536.43	2,615,643.57	75.48
TOTAL EXPENDITURES		10,125,724.00	10,616,297.00	864,668.30	6,645,704.36	3,970,592.64	62.60
NET OF REVENUES & EXPENDITURES		27,603.00	49,883.00	24,365.16	1,404,832.07	(1,354,949.07)	2,816.25



PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 202 - MAJOR STREET FUND							
Revenues							
202-000-502.000	GRANT-FEDERAL	692,500.00	692,500.00	0.00	307,644.37	384,855.63	44.43
202-000-540.000	STATE SOURCES	45,000.00	45,000.00	0.00	0.00	45,000.00	0.00
202-000-541.000	TRUNKLINE MAINTENANCE	41,585.00	42,948.00	0.00	3,824.63	39,123.37	8.91
202-000-542.000	GAS & WEIGHT TAX	1,461,387.00	1,461,387.00	113,739.83	916,149.36	545,237.64	62.69
202-000-581.000	CONTRIBUTION FROM TOWNSHIP	0.00	102,831.00	0.00	102,831.04	(0.04)	100.00
202-000-665.000	INTEREST INCOME	10,000.00	61,026.00	17,159.90	98,505.15	(37,479.15)	161.42
TOTAL REVENUES		2,250,472.00	2,405,692.00	130,899.73	1,428,954.55	976,737.45	59.40
Expenditures							
451	CONSTRUCTION	1,956,250.00	1,906,125.00	13,367.28	1,180,256.79	725,868.21	61.92
463	STREET MAINTENANCE	516,594.00	523,792.00	14,849.71	199,909.74	323,882.26	38.17
473	BRIDGE MAINTENANCE	100,500.00	100,500.00	10,078.25	16,007.75	84,492.25	15.93
474	TRAFFIC SERVICES-MAINTENANCE	16,750.00	2,350.00	8,266.36	15,544.56	(13,194.56)	661.47
478	SNOW & ICE CONTROL	169,048.00	171,265.00	13,979.22	91,185.20	80,079.80	53.24
480	TREE TRIMMING	76,239.00	80,453.00	6,071.66	39,818.74	40,634.26	49.49
482	ADMINISTRATION & ENGINEERING	208,153.00	214,489.00	46,915.74	136,335.01	78,153.99	63.56
485	LOCAL STREET TRANSFER	350,000.00	350,000.00	262,500.00	262,500.00	87,500.00	75.00
486	TRUNKLINE SURFACE MAINTENANCE	200.00	1,650.00	0.00	2,983.29	(1,333.29)	180.81
488	TRUNKLINE SWEEPING & FLUSHING	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
490	TRUNKLINE TREE TRIM & REMOVAL	200.00	600.00	0.00	191.01	408.99	31.84
491	TRUNKLINE STORM DRAIN, CURBS	1,000.00	900.00	0.00	0.00	900.00	0.00
492	TRUNKLINE ROADSIDE CLEANUP	400.00	568.00	0.00	212.86	355.14	37.48
494	TRUNKLINE TRAFFIC SIGNS	100.00	409.00	0.00	441.19	(32.19)	107.87
497	TRUNKLINE SNOW & ICE CONTROL	8,000.00	11,450.00	2,246.27	14,717.15	(3,267.15)	128.53
TOTAL EXPENDITURES		3,405,434.00	3,366,551.00	378,274.49	1,960,103.29	1,406,447.71	58.22
Fund 202 - MAJOR STREET FUND:							
TOTAL REVENUES		2,250,472.00	2,405,692.00	130,899.73	1,428,954.55	976,737.45	59.40
TOTAL EXPENDITURES		3,405,434.00	3,366,551.00	378,274.49	1,960,103.29	1,406,447.71	58.22
NET OF REVENUES & EXPENDITURES		(1,154,962.00)	(960,859.00)	(247,374.76)	(531,148.74)	(429,710.26)	55.28

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24		ACTIVITY FOR MONTH 03/31/24 INCR (DECR)	YTD BALANCE 03/31/2024 NORM (ABNORM)	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2023-24 AMENDED BUDGET			BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 203 - LOCAL STREET FUND								
Revenues								
203-000-502.000	GRANT-FEDERAL	175,000.00	175,000.00	0.00	0.00	175,000.00	0.00	
203-000-540.000	STATE SOURCES	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00	
203-000-542.000	GAS & WEIGHT TAX	537,320.00	537,320.00	41,882.23	280,142.64	257,177.36	52.14	
203-000-665.000	INTEREST INCOME	5,000.00	21,500.00	1,809.95	29,858.99	(8,358.99)	138.88	
203-000-699.202	MAJOR STREET TRANSFER	350,000.00	350,000.00	262,500.00	262,500.00	87,500.00	75.00	
TOTAL REVENUES		1,082,320.00	1,098,820.00	306,192.18	572,501.63	526,318.37	52.10	
Expenditures								
451	CONSTRUCTION	535,250.00	714,748.00	26,468.23	645,900.26	68,847.74	90.37	
463	STREET MAINTENANCE	612,287.00	619,992.00	17,569.89	312,246.98	307,745.02	50.36	
474	TRAFFIC SERVICES-MAINTENANCE	1,500.00	1,500.00	12.27	731.67	768.33	48.78	
478	SNOW & ICE CONTROL	71,592.00	72,578.00	3,753.16	40,969.79	31,608.21	56.45	
480	TREE TRIMMING	125,669.00	128,547.00	13,141.01	68,874.65	59,672.35	53.58	
482	ADMINISTRATION & ENGINEERING	116,047.00	122,172.00	14,336.89	73,786.27	48,385.73	60.40	
TOTAL EXPENDITURES		1,462,345.00	1,659,537.00	75,281.45	1,142,509.62	517,027.38	68.85	
Fund 203 - LOCAL STREET FUND:								
TOTAL REVENUES		1,082,320.00	1,098,820.00	306,192.18	572,501.63	526,318.37	52.10	
TOTAL EXPENDITURES		1,462,345.00	1,659,537.00	75,281.45	1,142,509.62	517,027.38	68.85	
NET OF REVENUES & EXPENDITURES		(380,025.00)	(560,717.00)	230,910.73	(570,007.99)	9,290.99	101.66	

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)	
Fund 208 - PARK/RECREATION SITES FUND								
Revenues								
208-000-665.000	INTEREST INCOME	0.00	1,000.00	123.08	1,369.56	(369.56)		136.96
208-000-674.100	PRIVATE DONATIONS	0.00	4,046.00	4,000.00	8,045.97	(3,999.97)		198.86
TOTAL REVENUES		0.00	5,046.00	4,123.08	9,415.53	(4,369.53)		186.59
Expenditures								
751	PARKS	0.00	26,016.00	19.30	10,934.59	15,081.41		42.03
TOTAL EXPENDITURES		0.00	26,016.00	19.30	10,934.59	15,081.41		42.03
Fund 208 - PARK/RECREATION SITES FUND:								
TOTAL REVENUES		0.00	5,046.00	4,123.08	9,415.53	(4,369.53)		186.59
TOTAL EXPENDITURES		0.00	26,016.00	19.30	10,934.59	15,081.41		42.03
NET OF REVENUES & EXPENDITURES		0.00	(20,970.00)	4,103.78	(1,519.06)	(19,450.94)		7.24

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24		ACTIVITY FOR MONTH 03/31/24	YTD BALANCE 03/31/2024 NORM (ABNORM)	AVAILABLE		% BGD USED
		ORIGINAL BUDGET	2023-24 AMENDED BUDGET			BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 239 - OMS/DDA REVLG LOAN FUND								
Revenues								
239-000-644.000	PENALTIES - LATE CHARGES	250.00	250.00	0.00	175.70		74.30	70.28
239-000-665.000	INTEREST INCOME	5,000.00	10,500.00	2,033.01	15,148.57		(4,648.57)	144.27
239-000-670.000	LOAN PRINCIPAL	0.00	0.00	(52,005.16)	0.00		0.00	0.00
239-000-670.100	LOAN INTEREST	20,000.00	20,000.00	1,082.32	11,488.01		8,511.99	57.44
TOTAL REVENUES		25,250.00	30,750.00	(48,889.83)	26,812.28		3,937.72	87.19
Expenditures								
200	GEN SERVICES	1,130.00	43,971.00	127.50	43,810.71		160.29	99.64
TOTAL EXPENDITURES		1,130.00	43,971.00	127.50	43,810.71		160.29	99.64
Fund 239 - OMS/DDA REVLG LOAN FUND :								
TOTAL REVENUES		25,250.00	30,750.00	(48,889.83)	26,812.28		3,937.72	87.19
TOTAL EXPENDITURES		1,130.00	43,971.00	127.50	43,810.71		160.29	99.64
NET OF REVENUES & EXPENDITURES		24,120.00	(13,221.00)	(49,017.33)	(16,998.43)		3,777.43	128.57

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 243 - BRA / OBRA #12 WOODWARD LOFT							
Revenues							
243-000-402.300	OBRA:TAX CAPTURE	128,996.00	128,132.00	128,132.16	128,132.16	(0.16)	100.00
243-000-402.300-BRA-DIST22	OBRA:TAX CAPTURE	0.00	0.00	10.29	10.29	(10.29)	100.00
243-000-573.000	LOCAL COMMUNITY STABILIZATION S	0.00	6,010.00	0.00	6,009.59	0.41	99.99
243-000-665.000	INTEREST INCOME	100.00	50.00	8.66	51.27	(1.27)	102.54
TOTAL REVENUES		129,096.00	134,192.00	128,151.11	134,203.31	(11.31)	100.01
Expenditures							
721	PROFESSIONAL SERVICES	1,000.00	1,000.00	1,000.52	1,000.52	(0.52)	100.05
964	TAX REIMBURSEMENTS	127,996.00	133,142.00	0.00	0.00	133,142.00	0.00
TOTAL EXPENDITURES		128,996.00	134,142.00	1,000.52	1,000.52	133,141.48	0.75
Fund 243 - BRA / OBRA #12 WOODWARD LOFT:							
TOTAL REVENUES		129,096.00	134,192.00	128,151.11	134,203.31	(11.31)	100.01
TOTAL EXPENDITURES		128,996.00	134,142.00	1,000.52	1,000.52	133,141.48	0.75
NET OF REVENUES & EXPENDITURES		100.00	50.00	127,150.59	133,202.79	(133,152.79)	6,405.58

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
248-000-402.000	GENERAL PROPERTY TAX	35,926.00	35,246.00	714.47	32,444.91	2,801.09	92.05
248-000-402.100	TIF	220,053.00	218,644.00	218,643.76	218,643.76	0.24	100.00
248-000-540.000	STATE SOURCES	0.00	6,760.00	0.00	6,759.85	0.15	100.00
248-000-540.000-MATCHMAIN2	STATE SOURCES	0.00	25,000.00	0.00	25,000.00	0.00	100.00
248-000-573.000	LOCAL COMMUNITY STABILIZATION S	5,436.00	24,228.00	0.00	24,228.43	(0.43)	100.00
248-000-665.000	INTEREST INCOME	500.00	5,478.00	453.53	4,741.84	736.16	86.56
248-000-670.000	LOAN PRINCIPAL	4,312.00	0.00	0.00	0.00	0.00	0.00
248-000-670.100	LOAN INTEREST	1,844.00	1,844.00	144.71	1,367.56	476.44	74.16
248-000-674.400	INCOME-PROMOTION	25,000.00	15,000.00	0.00	13,451.00	1,549.00	89.67
248-000-674.700	EV STATION REVENUE	1,620.00	1,620.00	283.38	1,530.34	89.66	94.47
248-000-675.000	MISCELLANEOUS	0.00	47.00	0.00	46.84	0.16	99.66
248-000-699.101	TRANSFERS FROM GENERAL FUND	33,921.00	33,921.00	8,550.82	24,251.19	9,669.81	71.49
TOTAL REVENUES		328,612.00	367,788.00	228,790.67	352,465.72	15,322.28	95.83
Expenditures							
200	GEN SERVICES	159,632.00	211,009.00	68,031.08	124,473.15	86,535.85	58.99
261	GENERAL ADMIN	84,802.00	86,148.00	6,577.59	54,210.17	31,937.83	62.93
704	ORGANIZATION	3,000.00	1,500.00	0.00	150.60	1,349.40	10.04
705	PROMOTION	18,766.00	17,705.00	0.00	13,001.75	4,703.25	73.44
706	DESIGN	7,000.00	7,000.00	0.00	1,580.24	5,419.76	22.57
707	ECONOMIC VITALITY	0.00	31,483.00	0.00	29,982.74	1,500.26	95.23
905	DEBT SERVICE	70,236.00	22,150.00	18,435.06	22,056.26	93.74	99.58
TOTAL EXPENDITURES		343,436.00	376,995.00	93,043.73	245,454.91	131,540.09	65.11
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		328,612.00	367,788.00	228,790.67	352,465.72	15,322.28	95.83
TOTAL EXPENDITURES		343,436.00	376,995.00	93,043.73	245,454.91	131,540.09	65.11
NET OF REVENUES & EXPENDITURES		(14,824.00)	(9,207.00)	135,746.94	107,010.81	(116,217.81)	1,162.28

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO  
MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 249 - BUILDING INSPECTION FUND							
Revenues							
249-000-476.100	MARIJUANA LICENSE FEE	80,000.00	80,000.00	0.00	45,000.00	35,000.00	56.25
249-000-490.000	PERMITS-BUILDING	106,000.00	117,352.00	4,954.30	78,878.99	38,473.01	67.22
249-000-490.100	PERMITS-ELECTRICAL	27,000.00	31,200.00	1,850.00	22,145.00	9,055.00	70.98
249-000-490.200	PERMITS-PLUMBING & MECHANICAL	60,000.00	58,534.00	6,255.00	45,070.00	13,464.00	77.00
249-000-628.000	RENTAL REGISTRATION	70,000.00	70,000.00	2,700.00	57,300.00	12,700.00	81.86
249-000-665.000	INTEREST INCOME	1,000.00	5,000.00	624.22	6,904.04	(1,904.04)	138.08
249-000-675.000	MISCELLANEOUS	0.00	25.00	0.00	25.00	0.00	100.00
TOTAL REVENUES		344,000.00	362,111.00	16,383.52	255,323.03	106,787.97	70.51
Expenditures							
200	GEN SERVICES	106,752.00	108,453.00	7,189.65	71,608.45	36,844.55	66.03
371	BUILDING AND SAFETY	156,563.00	158,661.00	12,546.78	104,412.32	54,248.68	65.81
TOTAL EXPENDITURES		263,315.00	267,114.00	19,736.43	176,020.77	91,093.23	65.90
Fund 249 - BUILDING INSPECTION FUND:							
TOTAL REVENUES		344,000.00	362,111.00	16,383.52	255,323.03	106,787.97	70.51
TOTAL EXPENDITURES		263,315.00	267,114.00	19,736.43	176,020.77	91,093.23	65.90
NET OF REVENUES & EXPENDITURES		80,685.00	94,997.00	(3,352.91)	79,302.26	15,694.74	83.48

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 254 - HOUSING & REDEVELOPMENT							
Revenues							
254-000-502.400	GRANT-MSHDA:HO	105,000.00	0.00	0.00	0.00	0.00	0.00
254-000-502.550	GRANT - MSHDA: NEP	75,000.00	0.00	0.00	0.00	0.00	0.00
254-000-540.000-114116MAIN	STATE SOURCES	0.00	712,192.00	0.00	299,648.05	412,543.95	42.07
254-000-540.000-MSHDANEP23	STATE SOURCES	0.00	74,910.00	0.00	74,910.45	(0.45)	100.00
254-000-665.000	INTEREST INCOME	0.00	1,800.00	155.17	2,245.50	(445.50)	124.75
254-000-675.000-114116MAIN	MISCELLANEOUS	0.00	515,060.00	41,392.07	228,359.24	286,700.76	44.34
TOTAL REVENUES		180,000.00	1,303,962.00	41,547.24	605,163.24	698,798.76	46.41
Expenditures							
200	GEN SERVICES	180,000.00	1,299,746.00	96,983.67	654,813.39	644,932.61	50.38
TOTAL EXPENDITURES		180,000.00	1,299,746.00	96,983.67	654,813.39	644,932.61	50.38
Fund 254 - HOUSING & REDEVELOPMENT:							
TOTAL REVENUES		180,000.00	1,303,962.00	41,547.24	605,163.24	698,798.76	46.41
TOTAL EXPENDITURES		180,000.00	1,299,746.00	96,983.67	654,813.39	644,932.61	50.38
NET OF REVENUES & EXPENDITURES		0.00	4,216.00	(55,436.43)	(49,650.15)	53,866.15	1,177.66



REVENUE AND EXPENDITURE REPORT FOR CITY OF OWOSSO  
 PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO  
 MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)	
Fund 259 - OBRA-DIST#15 -ARMORY BUILDING								
Revenues								
259-000-402.300	OBRA:TAX CAPTURE	46,953.00	48,717.00	48,717.18	48,717.18	(0.18)		100.00
TOTAL REVENUES		<u>46,953.00</u>	<u>48,717.00</u>	<u>48,717.18</u>	<u>48,717.18</u>	<u>(0.18)</u>		<u>100.00</u>
Expenditures								
721	PROFESSIONAL SERVICES	6,007.00	5,792.00	1,500.00	5,792.00	0.00		100.00
964	TAX REIMBURSEMENTS	40,946.00	42,680.00	0.00	0.00	42,680.00		0.00
TOTAL EXPENDITURES		<u>46,953.00</u>	<u>48,472.00</u>	<u>1,500.00</u>	<u>5,792.00</u>	<u>42,680.00</u>		<u>11.95</u>
Fund 259 - OBRA-DIST#15 -ARMORY BUILDING:								
TOTAL REVENUES		<u>46,953.00</u>	<u>48,717.00</u>	<u>48,717.18</u>	<u>48,717.18</u>	<u>(0.18)</u>		<u>100.00</u>
TOTAL EXPENDITURES		<u>46,953.00</u>	<u>48,472.00</u>	<u>1,500.00</u>	<u>5,792.00</u>	<u>42,680.00</u>		<u>11.95</u>
NET OF REVENUES & EXPENDITURES		<u>0.00</u>	<u>245.00</u>	<u>47,217.18</u>	<u>42,925.18</u>	<u>(42,680.18)</u>		<u>.7,520.48</u>

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)	
Fund 272 - OBRA FUND-DISTRICT #17 CARGILL (PREV #8)								
Revenues								
272-000-402.300	OBRA:TAX CAPTURE	199,180.00	198,942.00	198,942.90	198,942.90	(0.90)		100.00
TOTAL REVENUES		<u>199,180.00</u>	<u>198,942.00</u>	<u>198,942.90</u>	<u>198,942.90</u>	<u>(0.90)</u>		<u>100.00</u>
Expenditures								
721	PROFESSIONAL SERVICES	11,369.00	10,720.00	0.00	10,720.00	0.00		100.00
905	DEBT SERVICE	167,999.00	167,999.00	167,998.20	167,998.20	0.80		100.00
TOTAL EXPENDITURES		<u>179,368.00</u>	<u>178,719.00</u>	<u>167,998.20</u>	<u>178,718.20</u>	<u>0.80</u>		<u>100.00</u>
Fund 272 - OBRA FUND-DISTRICT #17 CARGILL (PREV #8):								
TOTAL REVENUES		<u>199,180.00</u>	<u>198,942.00</u>	<u>198,942.90</u>	<u>198,942.90</u>	<u>(0.90)</u>		<u>100.00</u>
TOTAL EXPENDITURES		<u>179,368.00</u>	<u>178,719.00</u>	<u>167,998.20</u>	<u>178,718.20</u>	<u>0.80</u>		<u>100.00</u>
NET OF REVENUES & EXPENDITURES		<u>19,812.00</u>	<u>20,223.00</u>	<u>30,944.70</u>	<u>20,224.70</u>	<u>(1.70)</u>		<u>100.01</u>

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)	
Fund 273 - OBRA #9 ROBBINS LOFT								
Revenues								
273-000-402.300	OBRA:TAX CAPTURE	4,267.00	4,262.00	4,262.07	4,262.07		(0.07)	100.00
273-000-573.000	LOCAL COMMUNITY STABILIZATION S	0.00	559.00	0.00	558.86		0.14	99.97
273-000-665.000	INTEREST INCOME	100.00	1,000.00	229.08	1,355.46		(355.46)	135.55
TOTAL REVENUES		4,367.00	5,821.00	4,491.15	6,176.39		(355.39)	106.11
Expenditures								
721	PROFESSIONAL SERVICES	1,200.00	1,200.00	1,200.00	1,200.00		0.00	100.00
TOTAL EXPENDITURES		1,200.00	1,200.00	1,200.00	1,200.00		0.00	100.00
Fund 273 - OBRA #9 ROBBINS LOFT:								
TOTAL REVENUES		4,367.00	5,821.00	4,491.15	6,176.39		(355.39)	106.11
TOTAL EXPENDITURES		1,200.00	1,200.00	1,200.00	1,200.00		0.00	100.00
NET OF REVENUES & EXPENDITURES		3,167.00	4,621.00	3,291.15	4,976.39		(355.39)	107.69

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BGD USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)	
Fund 276 - OBRA FUND DISTRICT #16 - QDOBA								
Revenues								
276-000-402.300	OBRA:TAX CAPTURE	11,278.00	11,264.00	11,264.35	11,264.35	(0.35)		100.00
276-000-665.000	INTEREST INCOME	10.00	0.00	0.00	0.00	0.00		0.00
276-000-674.200	DONATIONS	17,434.00	17,550.00	0.00	17,550.00	0.00		100.00
TOTAL REVENUES		28,722.00	28,814.00	11,264.35	28,814.35	(0.35)		100.00
Expenditures								
721	PROFESSIONAL SERVICES	550.00	3,300.00	1,000.00	4,237.00	(937.00)		128.39
905	DEBT SERVICE	28,172.00	28,172.00	0.00	28,171.00	1.00		100.00
TOTAL EXPENDITURES		28,722.00	31,472.00	1,000.00	32,408.00	(936.00)		102.97
Fund 276 - OBRA FUND DISTRICT #16 - QDOBA:								
TOTAL REVENUES		28,722.00	28,814.00	11,264.35	28,814.35	(0.35)		100.00
TOTAL EXPENDITURES		28,722.00	31,472.00	1,000.00	32,408.00	(936.00)		102.97
NET OF REVENUES & EXPENDITURES		0.00	(2,658.00)	10,264.35	(3,593.65)	935.65		135.20

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED	
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)			
Fund 277 - OBRA FUND DISTRICT #20 - J&H OIL									
Revenues									
277-000-402.300	OBRA:TAX CAPTURE	52,072.00	53,950.00	53,950.27	53,950.27	(0.27)		100.00	
TOTAL REVENUES		<u>52,072.00</u>	<u>53,950.00</u>	<u>53,950.27</u>	<u>53,950.27</u>	<u>(0.27)</u>		<u>100.00</u>	
Expenditures									
721	PROFESSIONAL SERVICES	1,000.00	3,809.00	1,000.00	3,808.50	0.50		99.99	
964	TAX REIMBURSEMENTS	0.00	49,977.00	0.00	0.00	49,977.00		0.00	
TOTAL EXPENDITURES		<u>1,000.00</u>	<u>53,786.00</u>	<u>1,000.00</u>	<u>3,808.50</u>	<u>49,977.50</u>		<u>7.08</u>	
Fund 277 - OBRA FUND DISTRICT #20 - J&H OIL:									
TOTAL REVENUES		52,072.00	53,950.00	53,950.27	53,950.27	(0.27)		100.00	
TOTAL EXPENDITURES		<u>1,000.00</u>	<u>53,786.00</u>	<u>1,000.00</u>	<u>3,808.50</u>	<u>49,977.50</u>		<u>7.08</u>	
NET OF REVENUES & EXPENDITURES		51,072.00	164.00	52,950.27	50,141.77	(49,977.77)		10,574.25	

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 280 - OBRA FUND-DISTRICT #21 - 152 E HOWARD ST							
Revenues							
280-000-402.300	OBRA:TAX CAPTURE	512.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES		<u>512.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Fund 280 - OBRA FUND-DISTRICT #21 - 152 E HOWARD ST:							
TOTAL REVENUES		512.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
NET OF REVENUES & EXPENDITURES		512.00	0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF OWOSSO  
 PERIOD ENDING 03/31/2024

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CITY OF OWOSSO  
 MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 283 - OBRA FUND-DISTRICT#3-TIAL							
Revenues							
283-000-402.300	OBRA:TAX CAPTURE	15,005.00	14,986.00	14,986.95	14,986.95	(0.95)	100.01
283-000-573.000	LOCAL COMMUNITY STABILIZATION S	0.00	611.00	0.00	611.23	(0.23)	100.04
TOTAL REVENUES		15,005.00	15,597.00	14,986.95	15,598.18	(1.18)	100.01
Expenditures							
721	PROFESSIONAL SERVICES	750.00	750.00	750.00	750.00	0.00	100.00
905	DEBT SERVICE	22,407.00	19,392.00	19,391.28	19,391.28	0.72	100.00
TOTAL EXPENDITURES		23,157.00	20,142.00	20,141.28	20,141.28	0.72	100.00
Fund 283 - OBRA FUND-DISTRICT#3-TIAL:							
TOTAL REVENUES		15,005.00	15,597.00	14,986.95	15,598.18	(1.18)	100.01
TOTAL EXPENDITURES		23,157.00	20,142.00	20,141.28	20,141.28	0.72	100.00
NET OF REVENUES & EXPENDITURES		(8,152.00)	(4,545.00)	(5,154.33)	(4,543.10)	(1.90)	99.96

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 284 - OPIOID SETTLEMENT FUND							
Revenues							
284-000-665.000	INTEREST INCOME	1,000.00	0.00	101.57	101.57	(101.57)	100.00
284-000-685.000	OPIOID SETTLEMENT REVENUE	0.00	5,185.00	0.00	5,185.04	(0.04)	100.00
TOTAL REVENUES		1,000.00	5,185.00	101.57	5,286.61	(101.61)	101.96
Fund 284 - OPIOID SETTLEMENT FUND:							
TOTAL REVENUES		1,000.00	5,185.00	101.57	5,286.61	(101.61)	101.96
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		1,000.00	5,185.00	101.57	5,286.61	(101.61)	101.96



PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDTG USED	
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)		
Fund 287 - ARPA - AMERICAN RESCUE PLAN ACT									
Revenues									
287-000-665.000	INTEREST INCOME	5,000.00	30,000.00	8,427.49	45,693.92	(15,693.92)		152.31	
TOTAL REVENUES		<u>5,000.00</u>	<u>30,000.00</u>	<u>8,427.49</u>	<u>45,693.92</u>	<u>(15,693.92)</u>		<u>152.31</u>	
Expenditures									
966	TRANSFERS OUT	1,100,000.00	1,387,873.00	300.00	150,300.00	1,237,573.00		10.83	
TOTAL EXPENDITURES		<u>1,100,000.00</u>	<u>1,387,873.00</u>	<u>300.00</u>	<u>150,300.00</u>	<u>1,237,573.00</u>		<u>10.83</u>	
Fund 287 - ARPA - AMERICAN RESCUE PLAN ACT:									
TOTAL REVENUES		5,000.00	30,000.00	8,427.49	45,693.92	(15,693.92)		152.31	
TOTAL EXPENDITURES		1,100,000.00	1,387,873.00	300.00	150,300.00	1,237,573.00		10.83	
NET OF REVENUES & EXPENDITURES		<u>(1,095,000.00)</u>	<u>(1,357,873.00)</u>	<u>8,127.49</u>	<u>(104,606.08)</u>	<u>(1,253,266.92)</u>		<u>7.70</u>	

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)	
Fund 297 - HISTORICAL FUND								
Revenues								
297-000-540.000	STATE SOURCES	0.00	335.00	0.00	335.00	0.00		100.00
297-000-643.000	SALES	2,500.00	3,000.00	0.00	2,928.00	72.00		97.60
297-000-665.000	INTEREST INCOME	500.00	2,000.00	209.84	2,321.70	(321.70)		116.09
297-000-665.100	ENDOWMENT SPENDABLE FUNDS	1,010.00	1,066.00	0.00	1,066.00	0.00		100.00
297-000-667.100	RENTAL INCOME	14,000.00	16,800.00	700.00	11,950.00	4,850.00		71.13
297-000-674.100	PRIVATE DONATIONS	13,000.00	20,000.00	0.00	13,693.73	6,306.27		68.47
297-000-674.200	DONATIONS	1,000.00	1,651.00	0.00	1,650.86	0.14		99.99
297-000-699.101	TRANSFERS FROM GENERAL FUND	20,000.00	20,000.00	5,000.00	15,000.00	5,000.00		75.00
TOTAL REVENUES		52,010.00	64,852.00	5,909.84	48,945.29	15,906.71		75.47
Expenditures								
797	HISTORICAL COMMISSION	25,958.00	28,877.00	595.80	17,635.56	11,241.44		61.07
798	CASTLE	16,420.00	17,408.00	1,229.96	13,183.87	4,224.13		75.73
799	GOULD HOUSE	8,817.00	11,845.00	1,003.82	11,046.44	798.56		93.26
800	COMSTOCK/WOODARD	500.00	500.00	0.00	985.09	(485.09)		197.02
TOTAL EXPENDITURES		51,695.00	58,630.00	2,829.58	42,850.96	15,779.04		73.09
Fund 297 - HISTORICAL FUND:								
TOTAL REVENUES		52,010.00	64,852.00	5,909.84	48,945.29	15,906.71		75.47
TOTAL EXPENDITURES		51,695.00	58,630.00	2,829.58	42,850.96	15,779.04		73.09
NET OF REVENUES & EXPENDITURES		315.00	6,222.00	3,080.26	6,094.33	127.67		97.95

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 301 - GENERAL DEBT SERVICE (VOTED BONDS)							
Revenues							
301-000-402.000	GENERAL PROPERTY TAX	782,750.00	649,981.00	7,302.90	620,926.38	29,054.62	95.53
301-000-573.000	LOCAL COMMUNITY STABILIZATION S	0.00	22,718.00	0.00	22,717.68	0.32	100.00
301-000-665.000	INTEREST INCOME	5,000.00	104.00	0.00	104.11	(0.11)	100.11
TOTAL REVENUES		787,750.00	672,803.00	7,302.90	643,748.17	29,054.83	95.68
Expenditures							
905	DEBT SERVICE	782,750.00	782,750.00	636,125.00	782,250.00	500.00	99.94
TOTAL EXPENDITURES		782,750.00	782,750.00	636,125.00	782,250.00	500.00	99.94
Fund 301 - GENERAL DEBT SERVICE (VOTED BONDS):							
TOTAL REVENUES		787,750.00	672,803.00	7,302.90	643,748.17	29,054.83	95.68
TOTAL EXPENDITURES		782,750.00	782,750.00	636,125.00	782,250.00	500.00	99.94
NET OF REVENUES & EXPENDITURES		5,000.00	(109,947.00)	(628,822.10)	(138,501.83)	28,554.83	125.97

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED	
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)		
Fund 469 - CAPITAL PROJECTS-BUILDING AUTHORITY									
Revenues									
469-000-665.000	INTEREST INCOME	0.00	325.00	54.29	483.98	(158.98)		148.92	
TOTAL REVENUES		<u>0.00</u>	<u>325.00</u>	<u>54.29</u>	<u>483.98</u>	<u>(158.98)</u>		<u>148.92</u>	
Expenditures									
901	CAPITAL OUTLAY	0.00	10,194.00	0.00	5,219.00	4,975.00		51.20	
TOTAL EXPENDITURES		<u>0.00</u>	<u>10,194.00</u>	<u>0.00</u>	<u>5,219.00</u>	<u>4,975.00</u>		<u>51.20</u>	
Fund 469 - CAPITAL PROJECTS-BUILDING AUTHORITY:									
TOTAL REVENUES		0.00	325.00	54.29	483.98	(158.98)		148.92	
TOTAL EXPENDITURES		0.00	10,194.00	0.00	5,219.00	4,975.00		51.20	
NET OF REVENUES & EXPENDITURES		<u>0.00</u>	<u>(9,869.00)</u>	<u>54.29</u>	<u>(4,735.02)</u>	<u>(5,133.98)</u>		<u>47.98</u>	

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDT USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 494 - CAPITAL PROJECTS FUND-DOWNTOWN							
Expenditures							
271	ADMINISTRATIVE	20,000.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		<u>20,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Fund 494 - CAPITAL PROJECTS FUND-DOWNTOWN:							
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		<u>20,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
NET OF REVENUES & EXPENDITURES		(20,000.00)	0.00	0.00	0.00	0.00	0.00

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24		ACTIVITY FOR MONTH 03/31/24 INCR (DECR)	YTD BALANCE 03/31/2024 NORM (ABNORM)	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2023-24 AMENDED BUDGET			BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 588 - TRANSPORTATION FUND								
Revenues								
588-000-402.000	GENERAL PROPERTY TAX	0.00	0.00	0.00	0.21	(0.21)	100.00	
588-000-573.000	LOCAL COMMUNITY STABILIZATION S	0.00	1,074.00	0.00	1,074.43	(0.43)	100.04	
588-000-665.000	INTEREST INCOME	1,000.00	0.00	0.00	0.00	0.00	0.00	
588-000-699.101	TRANFERS FROM GENERAL FUND	28,000.00	28,000.00	764.00	16,981.63	11,018.37	60.65	
TOTAL REVENUES		29,000.00	29,074.00	764.00	18,056.27	11,017.73	62.10	
Expenditures								
200	GEN SERVICES	89,119.00	84,073.00	0.00	84,072.68	0.32	100.00	
TOTAL EXPENDITURES		89,119.00	84,073.00	0.00	84,072.68	0.32	100.00	
Fund 588 - TRANSPORTATION FUND:								
TOTAL REVENUES		29,000.00	29,074.00	764.00	18,056.27	11,017.73	62.10	
TOTAL EXPENDITURES		89,119.00	84,073.00	0.00	84,072.68	0.32	100.00	
NET OF REVENUES & EXPENDITURES		(60,119.00)	(54,999.00)	764.00	(66,016.41)	11,017.41	120.03	

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	NORM	(ABNORM)	
Fund 590 - SEWER FUND								
Revenues								
590-000-491.000	PERMITS	0.00	575.00	100.00	800.00		(225.00)	139.13
590-000-643.100	METERED SALES	3,229,118.00	3,229,118.00	758,152.47	2,244,650.63		984,467.37	69.51
590-000-644.000	PENALTIES - LATE CHARGES	41,727.00	41,727.00	0.91	44,789.25		(3,062.25)	107.34
590-000-665.000	INTEREST INCOME	10,000.00	50,000.00	8,199.83	63,488.96		(13,488.96)	126.98
590-000-675.000	MISCELLANEOUS	1,000.00	1,000.00	1,600.00	5,888.85		(4,888.85)	588.89
TOTAL REVENUES		3,281,845.00	3,322,420.00	768,053.21	2,359,617.69		962,802.31	71.02
Expenditures								
200	GEN SERVICES	2,092,248.00	2,238,430.00	306,003.58	1,661,349.90		577,080.10	74.22
549	SEWER OPERATIONS	234,137.00	237,203.00	13,625.41	129,639.59		107,563.41	54.65
901	CAPITAL OUTLAY	625,000.00	625,000.00	1,846.72	33,686.56		591,313.44	5.39
905	DEBT SERVICE	126,553.00	126,553.00	63,026.47	126,552.94		0.06	100.00
TOTAL EXPENDITURES		3,077,938.00	3,227,186.00	384,502.18	1,951,228.99		1,275,957.01	60.46
Fund 590 - SEWER FUND:								
TOTAL REVENUES		3,281,845.00	3,322,420.00	768,053.21	2,359,617.69		962,802.31	71.02
TOTAL EXPENDITURES		3,077,938.00	3,227,186.00	384,502.18	1,951,228.99		1,275,957.01	60.46
NET OF REVENUES & EXPENDITURES		203,907.00	95,234.00	383,551.03	408,388.70		(313,154.70)	428.83

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 591 - WATER FUND							
Revenues							
591-000-491.000	PERMITS	1,000.00	1,250.00	150.00	1,480.00	(230.00)	118.40
591-000-493.000	PERMITS-OWOSSO TOWNSHIP	0.00	9,000.00	0.00	8,952.05	47.95	99.47
591-000-538.000	CAPITAL CONTRIBUTION-FEDERAL	3,545,000.00	1,129,255.00	0.00	0.00	1,129,255.00	0.00
591-000-538.000-DWRF755501	CAPITAL CONTRIBUTION-FEDERAL	1,500,000.00	1,578,257.00	138,732.00	992,927.00	585,330.00	62.91
591-000-538.000-DWRLF23-24	CAPITAL CONTRIBUTION-FEDERAL	0.00	2,655,749.00	400,753.00	2,078,011.45	577,737.55	78.25
591-000-540.000-DWAMEGLE21	STATE SOURCES	180,000.00	179,825.00	0.00	165,114.68	14,710.32	91.82
591-000-605.100	WATER MAIN REPLACEMENT CHARGE	771,783.00	771,783.00	195,673.54	589,835.40	181,947.60	76.43
591-000-605.350	MATERIAL & SERVICE	10,000.00	12,000.00	5,845.98	35,022.65	(23,022.65)	291.86
591-000-643.100	METERED SALES	3,623,370.00	3,623,370.00	881,183.75	2,717,005.72	906,364.28	74.99
591-000-643.200	METERED SALES-WHOLESALE-USAGE	330,000.00	330,000.00	23,145.80	232,251.92	97,748.08	70.38
591-000-644.000	PENALTIES - LATE CHARGES	65,000.00	65,000.00	(43.29)	56,080.04	8,919.96	86.28
591-000-665.000	INTEREST INCOME	20,000.00	90,000.00	13,515.93	129,320.92	(39,320.92)	143.69
591-000-667.100	RENTAL INCOME	1,440.00	3,426.00	120.00	4,039.08	(613.08)	117.89
591-000-667.300	HYDRANT RENTAL	27,555.00	29,525.00	1,000.00	2,235.49	27,289.51	7.57
591-000-670.000	LOAN PRINCIPAL	6,171.00	0.00	0.00	0.00	0.00	0.00
591-000-670.100	LOAN INTEREST	72.00	1,981.00	161.45	1,476.49	504.51	74.53
591-000-673.000	SALE OF FIXED ASSETS	0.00	40.00	1,835.40	1,873.80	(1,833.80)	4,684.50
591-000-675.000	MISCELLANEOUS	1,500.00	41,904.00	0.00	41,904.00	0.00	100.00
591-000-675.200	MISCELLANEOUS WATER CHARGES	1,000.00	2,000.00	95.00	2,635.00	(635.00)	131.75
591-000-699.287	ARPA TRANSFER IN	1,000,000.00	1,137,573.00	0.00	0.00	1,137,573.00	0.00
TOTAL REVENUES		11,083,891.00	11,661,938.00	1,662,168.56	7,060,165.69	4,601,772.31	60.54
Expenditures							
200	GEN SERVICES	1,241,156.00	1,201,342.00	237,157.20	777,021.19	424,320.81	64.68
552	WATER UNDERGROUND	2,955,684.00	3,395,589.00	131,124.44	1,947,434.75	1,448,154.25	57.35
553	WATER FILTRATION	1,369,348.00	1,397,674.00	95,390.69	863,085.13	534,588.87	61.75
901	CAPITAL OUTLAY	5,115,502.00	5,983,601.00	260,356.18	2,344,887.48	3,638,713.52	39.19
905	DEBT SERVICE	581,159.00	581,159.00	77,652.55	238,165.94	342,993.06	40.98
TOTAL EXPENDITURES		11,262,849.00	12,559,365.00	801,681.06	6,170,594.49	6,388,770.51	49.13
Fund 591 - WATER FUND:							
TOTAL REVENUES		11,083,891.00	11,661,938.00	1,662,168.56	7,060,165.69	4,601,772.31	60.54
TOTAL EXPENDITURES		11,262,849.00	12,559,365.00	801,681.06	6,170,594.49	6,388,770.51	49.13
NET OF REVENUES & EXPENDITURES		(178,958.00)	(897,427.00)	860,487.50	889,571.20	(1,786,998.20)	99.12



PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO  
MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 599 - WASTEWATER FUND							
Revenues							
599-000-538.000-CWSRF23-24	CAPITAL CONTRIBUTION-FEDERAL (B)	0.00	17,731,281.00	0.00	50,000.00	17,681,281.00	0.28
599-000-538.000-CWSRF24-25	CAPITAL CONTRIBUTION-FEDERAL (B)	0.00	50,000.00	0.00	0.00	50,000.00	0.00
599-000-540.000	STATE SOURCES	13,325,000.00	0.00	0.00	0.00	0.00	0.00
599-000-540.000-CWSR571001	STATE SOURCES	2,905,624.00	2,474,759.00	392,403.00	1,319,584.00	1,155,175.00	53.32
599-000-540.000-CWSRF23-24	STATE SOURCES-GRANT	0.00	1,412,500.00	0.00	712,634.00	699,866.00	50.45
599-000-540.000-CWSRF24-25	STATE SOURCES (GRANT)	0.00	508,039.00	0.00	0.00	508,039.00	0.00
599-000-602.100	OP & MAINT CHRG - OWOSSO	1,237,218.00	1,249,872.00	108,348.75	942,186.14	307,685.86	75.38
599-000-602.200	OP & MAINT CHRG - OWOSSO TWP	231,595.00	221,008.00	15,843.07	160,088.67	60,919.33	72.44
599-000-602.300	OP & MAINT CHRG - CALEDONIA TWS	111,194.00	127,932.00	11,434.34	99,585.46	28,346.54	77.84
599-000-602.400	OP & MAINT CHRG - CORUNNA	225,096.00	255,305.00	18,593.84	187,279.72	68,025.28	73.36
599-000-603.100	REPLACEMENT CHRG - OWOSSO	131,884.00	266,542.00	22,930.94	200,905.48	65,636.52	75.37
599-000-603.200	REPLACEMENT CHRG - OWOSSO TWP	24,687.00	62,464.00	4,792.27	45,938.26	16,525.74	73.54
599-000-603.300	REPLACEMENT CHRG - CALEDONIA TW	11,853.00	40,955.00	3,540.64	31,310.35	9,644.65	76.45
599-000-603.400	REPLACEMENT CHRG - CORUNNA	23,995.00	52,561.00	3,946.15	38,735.92	13,825.08	73.70
599-000-606.100	DEBT SERVICE CHRG - OWOSSO	184,840.00	184,841.00	15,403.39	138,630.51	46,210.49	75.00
599-000-606.200	DEBT SERVICE CHRG - OWOSSO TWP.	73,239.00	74,983.00	6,248.55	56,236.95	18,746.05	75.00
599-000-606.300	DEBT SERVICE CHRG - CALEDONIA T	55,801.00	56,847.00	4,737.27	42,635.43	14,211.57	75.00
599-000-606.400	DEBT SERVICE CHRG - CORUNNA	31,388.00	32,086.00	2,673.80	24,064.20	8,021.80	75.00
599-000-665.000	INTEREST INCOME	10,000.00	50,000.00	9,427.23	73,233.20	(23,233.20)	146.47
599-000-675.000	MISCELLANEOUS	5,000.00	5,000.00	1,056.86	3,748.71	1,251.29	74.97
TOTAL REVENUES		18,588,414.00	24,856,975.00	621,380.10	4,126,797.00	20,730,178.00	16.60
Expenditures							
200	GEN SERVICES	30,946.00	35,078.00	1,761.11	27,812.13	7,265.87	79.29
548	WASTEWATER OPERATIONS	1,982,730.00	2,094,226.00	201,786.57	1,372,622.43	721,603.57	65.54
901	CAPITAL OUTLAY	16,533,124.00	22,373,041.00	760,543.51	3,789,342.63	18,583,698.37	16.94
905	DEBT SERVICE	348,753.00	348,753.00	182,226.56	316,010.76	32,742.24	90.61
TOTAL EXPENDITURES		18,895,553.00	24,851,098.00	1,146,317.75	5,505,787.95	19,345,310.05	22.16
Fund 599 - WASTEWATER FUND:							
TOTAL REVENUES		18,588,414.00	24,856,975.00	621,380.10	4,126,797.00	20,730,178.00	16.60
TOTAL EXPENDITURES		18,895,553.00	24,851,098.00	1,146,317.75	5,505,787.95	19,345,310.05	22.16
NET OF REVENUES & EXPENDITURES		(307,139.00)	5,877.00	(524,937.65)	(1,378,990.95)	1,384,867.95	13,464.20

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24		ACTIVITY FOR MONTH 03/31/24	YTD BALANCE 03/31/2024 NORM (ABNORM)	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2023-24 AMENDED BUDGET			BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 661 - FLEET MAINTENANCE FUND								
Revenues								
661-000-502.000	GRANT-FEDERAL	0.00	26,700.00	0.00	26,700.00	0.00	100.00	100.00
661-000-665.000	INTEREST INCOME	10,000.00	60,000.00	12,328.58	92,431.84	(32,431.84)	154.05	154.05
661-000-667.200	EQUIPMENT RENTAL	794,596.00	830,296.00	97,727.65	667,495.89	162,800.11	80.39	80.39
661-000-673.000	SALE OF FIXED ASSETS	0.00	18,706.00	0.00	18,706.00	0.00	100.00	100.00
661-000-675.000	MISCELLANEOUS	0.00	404.00	0.00	403.97	0.03	99.99	99.99
TOTAL REVENUES		804,596.00	936,106.00	110,056.23	805,737.70	130,368.30	86.07	86.07
Expenditures								
594	FLEET MAINTENANCE	422,135.00	421,153.00	37,053.11	286,787.31	134,365.69	68.10	68.10
901	CAPITAL OUTLAY	1,182,461.00	1,182,461.00	11,773.93	165,276.90	1,017,184.10	13.98	13.98
TOTAL EXPENDITURES		1,604,596.00	1,603,614.00	48,827.04	452,064.21	1,151,549.79	28.19	28.19
Fund 661 - FLEET MAINTENANCE FUND:								
TOTAL REVENUES		804,596.00	936,106.00	110,056.23	805,737.70	130,368.30	86.07	86.07
TOTAL EXPENDITURES		1,604,596.00	1,603,614.00	48,827.04	452,064.21	1,151,549.79	28.19	28.19
NET OF REVENUES & EXPENDITURES		(800,000.00)	(667,508.00)	61,229.19	353,673.49	(1,021,181.49)	52.98	52.98

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDTG USED
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 858 - 2013 SPECIAL ASSESSMENT							
Revenues							
858-000-451.000	SPECIAL ASSESSMENTS	1,000.00	1,071.00	208.48	1,070.17	0.83	99.92
TOTAL REVENUES		<u>1,000.00</u>	<u>1,071.00</u>	<u>208.48</u>	<u>1,070.17</u>	<u>0.83</u>	<u>99.92</u>
Fund 858 - 2013 SPECIAL ASSESSMENT:							
TOTAL REVENUES		1,000.00	1,071.00	208.48	1,070.17	0.83	99.92
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		<u>1,000.00</u>	<u>1,071.00</u>	<u>208.48</u>	<u>1,070.17</u>	<u>0.83</u>	<u>99.92</u>

PERIOD ENDING 03/31/2024

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CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE		% BDGT USED	
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)			
Fund 864 - 2016 SPECIAL ASSESSMENT									
Revenues									
864-000-451.000	SPECIAL ASSESSMENTS	4,000.00	3,507.00	1,988.25	2,765.87	741.13		78.87	
TOTAL REVENUES		<u>4,000.00</u>	<u>3,507.00</u>	<u>1,988.25</u>	<u>2,765.87</u>	<u>741.13</u>		<u>78.87</u>	
Fund 864 - 2016 SPECIAL ASSESSMENT:									
TOTAL REVENUES		4,000.00	3,507.00	1,988.25	2,765.87	741.13		78.87	
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00		0.00	
NET OF REVENUES & EXPENDITURES		<u>4,000.00</u>	<u>3,507.00</u>	<u>1,988.25</u>	<u>2,765.87</u>	<u>741.13</u>		<u>78.87</u>	

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 865 - 2017 SPECIAL ASSESSMENTS							
Revenues							
865-000-445.000	INTEREST & PENALTIES ON TAXES	100.00	222.00	0.00	221.76	0.24	99.89
865-000-451.000	SPECIAL ASSESSMENTS	12,000.00	14,258.00	2,858.89	10,369.16	3,888.84	72.73
865-000-665.000	INTEREST INCOME	0.00	25.00	8.66	42.79	(17.79)	171.16
TOTAL REVENUES		12,100.00	14,505.00	2,867.55	10,633.71	3,871.29	73.31
Fund 865 - 2017 SPECIAL ASSESSMENTS:							
TOTAL REVENUES		12,100.00	14,505.00	2,867.55	10,633.71	3,871.29	73.31
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		12,100.00	14,505.00	2,867.55	10,633.71	3,871.29	73.31

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 866 - 2018 SPECIAL ASSESSMENTS							
Revenues							
866-000-445.000	INTEREST & PENALTIES ON TAXES	500.00	150.00	0.00	151.11	(1.11)	100.74
866-000-451.000	SPECIAL ASSESSMENTS	65,000.00	44,709.00	26,864.93	44,782.29	(73.29)	100.16
866-000-665.000	INTEREST INCOME	0.00	15.00	4.68	23.13	(8.13)	154.20
TOTAL REVENUES		65,500.00	44,874.00	26,869.61	44,956.53	(82.53)	100.18
Fund 866 - 2018 SPECIAL ASSESSMENTS:							
TOTAL REVENUES		65,500.00	44,874.00	26,869.61	44,956.53	(82.53)	100.18
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		65,500.00	44,874.00	26,869.61	44,956.53	(82.53)	100.18

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 867 - 2019 SPECIAL ASSESSMENTS							
Revenues							
867-000-445.000	INTEREST & PENALTIES ON TAXES	250.00	165.00	0.00	183.49	(18.49)	111.21
867-000-451.000	SPECIAL ASSESSMENTS	25,000.00	18,377.00	6,976.42	18,051.21	325.79	98.23
867-000-665.000	INTEREST INCOME	0.00	20.00	6.32	31.23	(11.23)	156.15
TOTAL REVENUES		25,250.00	18,562.00	6,982.74	18,265.93	296.07	98.40
Fund 867 - 2019 SPECIAL ASSESSMENTS:							
TOTAL REVENUES		25,250.00	18,562.00	6,982.74	18,265.93	296.07	98.40
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		25,250.00	18,562.00	6,982.74	18,265.93	296.07	98.40

PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24	2023-24	ACTIVITY FOR	YTD BALANCE	AVAILABLE	% BDGT
		ORIGINAL BUDGET	AMENDED BUDGET	MONTH 03/31/24 INCR (DECR)	03/31/2024 NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 868 - 2020 SPECIAL ASSESSMENTS							
Revenues							
868-000-445.000	INTEREST & PENALTIES ON TAXES	500.00	350.00	0.00	331.92	18.08	94.83
868-000-451.000	SPECIAL ASSESSMENTS	25,000.00	17,771.00	2,868.10	19,856.70	(2,085.70)	111.74
868-000-665.000	INTEREST INCOME	0.00	100.00	25.74	127.22	(27.22)	127.22
TOTAL REVENUES		25,500.00	18,221.00	2,893.84	20,315.84	(2,094.84)	111.50
Fund 868 - 2020 SPECIAL ASSESSMENTS:							
TOTAL REVENUES		25,500.00	18,221.00	2,893.84	20,315.84	(2,094.84)	111.50
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		25,500.00	18,221.00	2,893.84	20,315.84	(2,094.84)	111.50



PERIOD ENDING 03/31/2024

\*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

CITY OF OWOSSO

MONTHLY REVENUE AND EXPENDITURE REPORT

GL NUMBER	DESCRIPTION	2023-24		ACTIVITY FOR MONTH 03/31/24	YTD BALANCE 03/31/2024 NORM (ABNORM)	AVAILABLE		% BDGT USED
		ORIGINAL BUDGET	2023-24 AMENDED BUDGET			BALANCE NORM (ABNORM)	BALANCE NORM (ABNORM)	
Fund 869 - 2021-20XX SPECIAL ASSESSMENTS								
Revenues								
869-000-445.000	INTEREST & PENALTIES ON TAXES	500.00	235.00	0.00	234.41		0.59	99.75
869-000-445.000-SPECIA2022	INTEREST & PENALTIES ON TAXES	0.00	100.00	266.10	356.96		(256.96)	356.96
869-000-445.000-SPECIA2023	INTEREST & PENALTIES ON TAXES	0.00	105.00	0.00	100.65		4.35	95.86
869-000-451.000	SPECIAL ASSESSMENTS	25,000.00	13,264.00	2,032.65	18,236.06		(4,972.06)	137.49
869-000-451.000-SPECIA2022	SPECIAL ASSESSMENT REVENUE	6,000.00	25,095.00	16,750.54	18,552.34		6,542.66	73.93
869-000-451.000-SPECIA2023	SPECIAL ASSESSMENTS	0.00	91,360.00	3,263.71	96,978.06		(5,618.06)	106.15
869-000-665.000	INTEREST INCOME	0.00	900.00	292.49	1,445.09		(545.09)	160.57
TOTAL REVENUES		31,500.00	131,059.00	22,605.49	135,903.57		(4,844.57)	103.70
Fund 869 - 2021-20XX SPECIAL ASSESSMENTS:								
TOTAL REVENUES		31,500.00	131,059.00	22,605.49	135,903.57		(4,844.57)	103.70
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00		0.00	0.00
NET OF REVENUES & EXPENDITURES		31,500.00	131,059.00	22,605.49	135,903.57		(4,844.57)	103.70
TOTAL REVENUES - ALL FUNDS		49,638,244.00	58,537,859.00	5,277,218.11	27,136,018.93		31,401,840.07	46.36
TOTAL EXPENDITURES - ALL FUNDS		53,075,280.00	62,688,943.00	4,742,557.48	26,266,788.42		36,422,154.58	41.90
NET OF REVENUES & EXPENDITURES		(3,437,036.00)	(4,151,084.00)	534,660.63	869,230.51		(5,020,314.51)	20.94

CASH SUMMARY BY ACCOUNT FOR CITY OF OWOSSO  
 FROM 03/01/2024 TO 03/31/2024  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 03/01/2024	Total Debits	Total Credits	Ending Balance 03/31/2024
<b>Fund 101 GENERAL FUND</b>					
001.200	POOLED CASH (HUNTINGTON BANK)	426,624.47	846,452.86	879,793.04	393,284.29
001.201	MI CLASS ACCOUNT	92,102.12	423.07	0.00	92,525.19
001.204	HUNTINGTON LIQUIDITY PORTAL	1,069,252.43	4,189.67	0.00	1,073,442.10
001.205	THE STATE BANK	2,676,822.19	6,952.00	0.00	2,683,774.19
001.206	SWEEP ACCOUNT HUNTINGTON	43,870.85	6,573.88	0.00	50,444.73
001.300	FRANKENMUTH CREDIT UNION ACCOUNTS	1,687,387.86	1,118.93	0.00	1,688,506.79
001.306	DORT FEDERAL CREDIT UNION ACCOUNTS	1,587,998.52	10,929.64	0.00	1,598,928.16
002.203	AMBULANCE PAYMENT BANK ACCOUNT	93,660.59	74,628.36	12.19	168,276.76
004.000	PETTY CASH	1,925.00	0.00	0.00	1,925.00
005.401	MERS DC FUNDS - RESTRICTED	415.71	27,432.18	27,603.24	244.65
	<b>GENERAL FUND</b>	<b>7,680,059.74</b>	<b>978,700.59</b>	<b>907,408.47</b>	<b>7,751,351.86</b>
<b>Fund 202 MAJOR STREET FUND</b>					
001.200	POOLED CASH (HUNTINGTON BANK)	200,400.73	2,313,739.83	2,578,274.49	(64,133.93)
001.201	MI CLASS ACCOUNT	1,154,583.68	5,304.28	0.00	1,159,887.96
001.204	HUNTINGTON LIQUIDITY PORTAL	737,242.91	2,211,507.82	0.00	2,948,750.73
001.300	FRANKENMUTH CREDIT UNION ACCOUNTS	524,508.63	347.80	0.00	524,856.43
	<b>MAJOR STREET FUND</b>	<b>2,616,735.95</b>	<b>4,530,899.73</b>	<b>2,578,274.49</b>	<b>4,569,361.19</b>
<b>Fund 203 LOCAL STREET FUND</b>					
001.200	POOLED CASH (HUNTINGTON BANK)	(168,442.71)	304,382.23	75,281.45	60,658.07
001.204	HUNTINGTON LIQUIDITY PORTAL	373,227.79	1,462.15	0.00	374,689.94
001.300	FRANKENMUTH CREDIT UNION ACCOUNTS	524,508.63	347.80	0.00	524,856.43
	<b>LOCAL STREET FUND</b>	<b>729,293.71</b>	<b>306,192.18</b>	<b>75,281.45</b>	<b>960,204.44</b>
<b>Fund 208 PARK/RECREATION SITES FUND</b>					
001.200	POOLED CASH (HUNTINGTON BANK)	(8,273.40)	4,000.00	19.30	(4,292.70)
001.204	HUNTINGTON LIQUIDITY PORTAL	31,425.90	123.08	0.00	31,548.98
	<b>PARK/RECREATION SITES FUND</b>	<b>23,152.50</b>	<b>4,123.08</b>	<b>19.30</b>	<b>27,256.28</b>
<b>Fund 239 OMS/DDA REVLG LOAN FUND</b>					
001.200	POOLED CASH (HUNTINGTON BANK)	132,245.61	44,936.16	127.50	177,054.27
001.204	HUNTINGTON LIQUIDITY PORTAL	117,291.44	459.52	0.00	117,750.96
001.300	FRANKENMUTH CREDIT UNION ACCOUNTS	209,802.94	139.12	0.00	209,942.06
001.306	DORT FEDERAL CREDIT UNION ACCOUNTS	208,417.77	1,434.37	0.00	209,852.14
	<b>OMS/DDA REVLG LOAN FUND</b>	<b>667,757.76</b>	<b>46,969.17</b>	<b>127.50</b>	<b>714,599.43</b>
<b>Fund 243 BRA / OBRA #12 WOODWARD LOFT</b>					
001.200	POOLED CASH (HUNTINGTON BANK)	6,009.59	128,132.16	1,000.00	133,141.75
001.200-BRA-DIST22	POOLED CASH (HUNTINGTON BANK)	0.00	10.29	0.52	9.77
001.201	MI CLASS ACCOUNT	1,893.32	8.66	0.00	1,901.98

CASH SUMMARY BY ACCOUNT FOR CITY OF OWOSSO  
 FROM 03/01/2024 TO 03/31/2024  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 03/01/2024	Total Debits	Total Credits	Ending Balance 03/31/2024
	BRA / OBRA #12 WOODWARD LOFT	7,902.91	128,151.11	1,000.52	135,053.50
Fund 248	DOWNTOWN DEVELOPMENT AUTHORITY				
001.200	POOLED CASH (HUNTINGTON BANK)	(26,714.66)	230,904.72	95,013.42	109,176.64
001.201	MI CLASS ACCOUNT	26,771.16	123.08	0.00	26,894.24
001.203	MAIN STREET OWOSSO / DDA CHECKING	8,612.53	283.38	0.00	8,895.91
001.204	HUNTINGTON LIQUIDITY PORTAL	84,353.94	330.45	0.00	84,684.39
	DOWNTOWN DEVELOPMENT AUTHORITY	93,022.97	231,641.63	95,013.42	229,651.18
Fund 249	BUILDING INSPECTION FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	108,383.95	11,674.90	20,301.43	99,757.42
001.204	HUNTINGTON LIQUIDITY PORTAL	159,352.78	624.22	0.00	159,977.00
	BUILDING INSPECTION FUND	267,736.73	12,299.12	20,301.43	259,734.42
Fund 254	HOUSING & REDEVELOPMENT				
001.200	POOLED CASH (HUNTINGTON BANK)	20,581.60	74,845.40	96,983.67	(1,556.67)
001.204	HUNTINGTON LIQUIDITY PORTAL	39,590.33	155.17	0.00	39,745.50
	HOUSING & REDEVELOPMENT	60,171.93	75,000.57	96,983.67	38,188.83
Fund 259	OBRA-DIST#15 -ARMORY BUILDING				
001.200	POOLED CASH (HUNTINGTON BANK)	1.45	48,717.18	1,500.00	47,218.63
Fund 272	OBRA FUND-DISTRICT #17 CARGILL (PREV #8)				
001.200	POOLED CASH (HUNTINGTON BANK)	9,681.38	198,942.90	167,998.20	40,626.08
Fund 273	OBRA #9 ROBBINS LOFT				
001.200	POOLED CASH (HUNTINGTON BANK)	3,595.57	4,262.07	1,200.00	6,657.64
001.201	MI CLASS ACCOUNT	49,854.50	229.08	0.00	50,083.58
	OBRA #9 ROBBINS LOFT	53,450.07	4,491.15	1,200.00	56,741.22
Fund 276	OBRA FUND DISTRICT #16 - QDOBA				
001.200	POOLED CASH (HUNTINGTON BANK)	(5,419.06)	11,264.35	1,000.00	4,845.29
Fund 277	OBRA FUND DISTRICT #20 - J&H OIL				
001.200	POOLED CASH (HUNTINGTON BANK)	0.50	53,950.27	1,000.00	52,950.77
Fund 283	OBRA FUND-DISTRICT#3-TIAL				
001.200	POOLED CASH (HUNTINGTON BANK)	9,725.25	14,986.95	20,141.28	4,570.92
Fund 284	OPIOID SETTLEMENT FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	25,922.19	0.00	25,922.19	0.00
001.204	HUNTINGTON LIQUIDITY PORTAL	0.00	26,023.76	0.00	26,023.76

CASH SUMMARY BY ACCOUNT FOR CITY OF OWOSSO  
 FROM 03/01/2024 TO 03/31/2024  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 03/01/2024	Total Debits	Total Credits	Ending Balance 03/31/2024
	OPIOID SETTLEMENT FUND	25,922.19	26,023.76	25,922.19	26,023.76
Fund 287	ARPA - AMERICAN RESCUE PLAN ACT				
001.200	POOLED CASH (HUNTINGTON BANK)	300.00	0.00	300.00	0.00
001.201	MI CLASS ACCOUNT	657,277.44	3,019.52	0.00	660,296.96
001.306	DORT FEDERAL CREDIT UNION ACCOUNTS	785,748.54	5,407.97	0.00	791,156.51
	ARPA - AMERICAN RESCUE PLAN ACT	1,443,325.98	8,427.49	300.00	1,451,453.47
Fund 297	HISTORICAL FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	8,072.67	5,700.00	2,804.63	10,968.04
001.202	HC CHECKING ACCOUNT	6,706.91	0.00	24.95	6,681.96
001.204	HUNTINGTON LIQUIDITY PORTAL	53,584.67	209.84	0.00	53,794.51
004.000	PETTY CASH	100.00	0.00	0.00	100.00
	HISTORICAL FUND	68,464.25	5,909.84	2,829.58	71,544.51
Fund 301	GENERAL DEBT SERVICE (VOTED BONDS)				
001.200	POOLED CASH (HUNTINGTON BANK)	602,644.58	7,302.90	636,125.00	(26,177.52)
Fund 469	CAPITAL PROJECTS-BUILDING AUTHORITY				
001.200	POOLED CASH (HUNTINGTON BANK)	(4,975.00)	0.00	0.00	(4,975.00)
001.201	MI CLASS ACCOUNT	11,811.22	54.29	0.00	11,865.51
	CAPITAL PROJECTS-BUILDING AUTHORITY	6,836.22	54.29	0.00	6,890.51
Fund 588	TRANSPORTATION FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	(764.00)	764.00	0.00	0.00
Fund 590	SEWER FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	720,940.31	39,991.53	390,828.16	370,103.68
001.201	MI CLASS ACCOUNT	410,384.16	1,885.33	0.00	412,269.49
001.204	HUNTINGTON LIQUIDITY PORTAL	642,132.11	2,515.91	0.00	644,648.02
001.300	FRANKENMUTH CREDIT UNION	261,451.25	173.38	0.00	261,624.63
001.306	DORT FEDERAL CREDIT UNION ACCOUNTS	526,703.79	3,625.21	0.00	530,329.00
004.000	PETTY CASH	200.00	0.00	0.00	200.00
	SEWER FUND	2,561,811.62	48,191.36	390,828.16	2,219,174.82
Fund 591	WATER FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	1,125,917.27	618,186.31	802,607.34	941,496.24
001.201	MI CLASS ACCOUNT	1,582,292.84	7,269.17	0.00	1,589,562.01
001.204	HUNTINGTON LIQUIDITY PORTAL	1,594,411.92	6,246.76	0.00	1,600,658.68
	WATER FUND	4,302,622.03	631,702.24	802,607.34	4,131,716.93
Fund 599	WASTEWATER FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	(1,253,367.49)	611,952.87	1,146,317.75	(1,787,732.37)

CASH SUMMARY BY ACCOUNT FOR CITY OF OWOSSO  
 FROM 03/01/2024 TO 03/31/2024  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 03/01/2024	Total Debits	Total Credits	Ending Balance 03/31/2024
001.201	MI CLASS ACCOUNT	384,762.58	1,767.63	0.00	386,530.21
001.204	HUNTINGTON LIQUIDITY PORTAL	1,351,682.74	5,295.62	0.00	1,356,978.36
001.300	FRANKENMUTH CREDIT UNION ACCOUNTS	261,451.25	173.38	0.00	261,624.63
001.306	DORT FEDERAL CREDIT UNION ACCOUNTS	318,284.86	2,190.60	0.00	320,475.46
	WASTEWATER FUND	1,062,813.94	621,380.10	1,146,317.75	537,876.29
Fund 661	FLEET MAINTENANCE FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	365,860.98	97,727.65	37,053.11	426,535.52
001.201	MI CLASS ACCOUNT	648,165.80	2,977.87	0.00	651,143.67
001.204	HUNTINGTON LIQUIDITY PORTAL	521,935.34	2,044.75	0.00	523,980.09
001.205	THE STATE BANK	1,037,133.89	6,952.00	0.00	1,044,085.89
001.300	FRANKENMUTH CREDIT UNION ACCOUNTS	533,794.50	353.96	0.00	534,148.46
	FLEET MAINTENANCE FUND	3,106,890.51	110,056.23	37,053.11	3,179,893.63
Fund 703	CURRENT TAX COLLECTION FUND				
001.200	POOLED CASH (HUNTINGTON BANK)	2,004,109.21	640,942.19	2,645,132.25	(80.85)
001.204	HUNTINGTON LIQUIDITY PORTAL	618,906.10	0.00	618,906.10	0.00
	CURRENT TAX COLLECTION FUND	2,623,015.31	640,942.19	3,264,038.35	(80.85)
Fund 858	2013 SPECIAL ASSESSMENT				
001.200	POOLED CASH (HUNTINGTON BANK)	861.69	208.48	0.00	1,070.17
Fund 864	2016 SPECIAL ASSESSMENT				
001.200	POOLED CASH (HUNTINGTON BANK)	777.62	1,988.25	0.00	2,765.87
Fund 865	2017 SPECIAL ASSESSMENTS				
001.200	POOLED CASH (HUNTINGTON BANK)	5,866.31	2,858.89	0.00	8,725.20
001.201	MI CLASS ACCOUNT	1,899.85	8.66	0.00	1,908.51
	2017 SPECIAL ASSESSMENTS	7,766.16	2,867.55	0.00	10,633.71
Fund 866	2018 SPECIAL ASSESSMENTS				
001.200	POOLED CASH (HUNTINGTON BANK)	17,090.86	26,864.93	0.00	43,955.79
001.201	MI CLASS ACCOUNT	996.06	4.68	0.00	1,000.74
	2018 SPECIAL ASSESSMENTS	18,086.92	26,869.61	0.00	44,956.53
Fund 867	2019 SPECIAL ASSESSMENTS				
001.200	POOLED CASH (HUNTINGTON BANK)	9,903.76	6,976.42	0.00	16,880.18
001.201	MI CLASS ACCOUNT	1,379.43	6.32	0.00	1,385.75
	2019 SPECIAL ASSESSMENTS	11,283.19	6,982.74	0.00	18,265.93
Fund 868	2020 SPECIAL ASSESSMENTS				

CASH SUMMARY BY ACCOUNT FOR CITY OF OWOSSO  
 FROM 03/01/2024 TO 03/31/2024  
 FUND: ALL FUNDS  
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 03/01/2024	Total Debits	Total Credits	Ending Balance 03/31/2024
001.200	POOLED CASH (HUNTINGTON BANK)	11,818.88	2,868.10	0.00	14,686.98
001.201	MI CLASS ACCOUNT	5,603.12	25.74	0.00	5,628.86
	2020 SPECIAL ASSESSMENTS	<u>17,422.00</u>	<u>2,893.84</u>	<u>0.00</u>	<u>20,315.84</u>
Fund 869	2021-20XX SPECIAL ASSESSMENTS				
001.200	POOLED CASH (HUNTINGTON BANK)	49,642.14	22,313.00	0.00	71,955.14
001.201	MI CLASS ACCOUNT	63,655.94	292.49	0.00	63,948.43
	2021-20XX SPECIAL ASSESSMENTS	<u>113,298.08</u>	<u>22,605.49</u>	<u>0.00</u>	<u>135,903.57</u>
Fund 956	GASB 34 LONG TERM DEBT				
005.200	MMRMA CASH - RESTRICTED	276,795.29	0.00	0.00	276,795.29
	TOTAL - ALL FUNDS	<u>28,463,147.37</u>	<u>8,811,500.34</u>	<u>10,273,271.21</u>	<u>27,001,376.50</u>

**MINUTES  
OWOSSO BROWNFIELD REDEVELOPMENT AUTHORITY  
MEETING OF MARCH 6, 2024**

Meeting was called to order at 8:00 a.m. by Chairperson Susan Osika.

**Roll Call.**

*Members Present:* Vice Chairperson Janae Fear, Members Gregory Brodeur, Michael Dowler, Dallas Lintner, Randy Woodworth, and Chairperson Susan Osika.

*Members Absent:* None (one vacancy).

**AGENDA:**

It was moved by Authority Member Brodeur and supported by Authority Member Woodworth to approve the agenda for March 6, 2024 as presented.

Yeas all. Motion passed.

**MINUTES:**

It was moved by Authority Member Brodeur and supported by Authority Member Woodworth to approve the minutes of the June 14, 2023 meeting as presented.

Yeas all. Motion passed.

**COMMUNICATIONS:**

None.

**PUBLIC COMMENTS:**

None.

**PUBLIC HEARING:      **Owosso Brownfield Redevelopment District #23  
Woodland Trails/Washington Park Redevelopment****

City Manager Nathan R. Henne began the hearing by describing the purpose of the plan and noting its complexity. The plan was developed by AKT Peerless and involves two separate properties, two developers, and two local governments. It proposes \$14,000,000 in capital investment, ultimately resulting in 30 new housing units within the City. Site #1 is the current Woodland Trails condominium development. The sewer system in the development was originally intended to become part of the City's sewer system, but construction deficiencies present since its installation have prevented the City from accepting it. The proposed Brownfield Plan will allow the City to fix the deficiencies, officially accept that portion of the sewer system, and be reimbursed for this expense which would normally be borne by a developer. Upon completion of the sewer repair, a developer has agreed to build out the remaining 14 units of the original development. Site #2 is the future Washington Park condominium development. Utilities infrastructure will be constructed, and 16 new housing units developed. All of the properties are currently held by the Shiawassee County Land Bank, thus making them eligible for Brownfield treatment. Mr. Henne concluded by recommending approval of the full 24-year plan, noting that the proposed plan does not score well according to the City's current tax abatement policy because the policy is geared toward economic development and not housing development.

Sam Seimer, VP of Economic Services for AKT Peerless Environmental Services and author of the proposed plan, indicated that the plan suggests a "public, public, private, private" partnership to accomplish the end goal. The developer of the Washington Park project will have the most investment to recoup, but will be the third party repaid, after the County and the City respectively. Due to the plan's complexity, she indicated that she would always be available to answer any questions.

Justin Horvath, representing the Shiawassee County Land Bank, said the SEDP will administer the plan which will result in 30 new homes in the City. J. W. Morgan Construction will complete the build-out for the Woodland Trails development and Venture Incorporated will be responsible for infrastructure development and build-out of the Washington Park project. He also noted that the City will be completely financially protected by the plan and related agreement for all City investments required by the projects.

There were no citizen comments.

Authority Member Dowler asked about adding a 5% administrative fee for the City to the plan. It was noted this addition would add another year to the plan.

City Manager Henne inquired if the plan needed to include specific language regarding costs that have already been incurred. He also noted that the School sinking fund millage expired in December of 2023 and should be removed from the plan.

Ms. Seimer indicated she will make the necessary changes to the plan.

Authority Member Dowler noted for the group that the Washington Park project will also have a PILOT agreement. Venture Incorporated representative Allan Martin indicated that in exchange for the PILOT the townhomes in the project will be rentals for the first 15 years, the units will then be sold according to income restriction guidelines.

The hearing was closed at 8:33 a.m.

**Motion by Authority Member Brodeur, supported by Authority Member Woodworth:**

**RESOLUTION NO. 2024-01-BFA**

**CITY OF OWOSSO  
BROWNFIELD REDEVELOPMENT AUTHORITY  
BROWNFIELD PLAN FOR THE WOODLAND-WASHINGTON PROJECT**

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, (the "Act") authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated or housing property through tax increment financing of eligible environmental, non-environmental, and/or housing development activities with an approved Brownfield Plan; and

WHEREAS, the City of Owosso City Council (the "City Council") established the City of Owosso Brownfield Redevelopment Authority (the "OBRA") under the procedures of the Act, to facilitate the cleanup and redevelopment of Brownfields within the City of Owosso; and,

WHEREAS, the Shiawassee County Board of Commissioners (the "Board of Commissioners") established the Shiawassee County Brownfield Redevelopment Authority (the "SCBRA") under the procedures under Act 381, to facilitate the cleanup and redevelopment of Brownfields within Shiawassee County; and

WHEREAS, a Brownfield Plan (the "Plan") has been prepared for the redevelopment of the Woodland Trails and Washington Park Properties located at 1493 N. Mallard Circle, 1491 N. Mallard Circle, 1487 N. Mallard Circle, 1485 N. Mallard Circle, 1479 N. Mallard Circle, 1477 N. Mallard Circle, 1473 N. Mallard Circle, 1441 Pintail Ct., 1411 N. Mallard Circle, 1430 N. Mallard Circle, 1426 N. Mallard Circle, 1424 N. Mallard Circle, 1406 N. Mallard Circle, 1408 N. Mallard Circle, and N. Washington Street, all of which are currently under control of the Shiawassee County Land Bank Authority (the "SCLBA"); and



WHEREAS, the City Council will review the Brownfield Plan for the Woodlands-Washington Project at a public hearing with notice of the public hearing and notice to taxing jurisdictions provided in compliance with the requirements of Act 381, the City Council will offer a Resolution of Concurrence and a Resolution of Understanding to authorize the Plan to be administered by the Shiawassee County Brownfield Redevelopment Authority; and,

WHEREAS, the SCBRA, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), will review and recommended for approval by the Shiawassee County Board of Commissioners, a Brownfield Plan (the "Plan") pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, a public hearing on the Brownfield Plan is anticipated to be held by the Shiawassee County Board of Commissioners and notice of the public hearing and notice to taxing jurisdictions will be provided in compliance with the requirements of Act 381.

NOW, THEREFORE, Be It Resolved that the City of Owosso Brownfield Redevelopment Authority hereby approves the Brownfield Plan District No. 23 for the Woodland-Washington Project, and recommends approval of a Resolution of Concurrence and Resolution of Understanding by the City of Owosso City Council, and further recommends approval by the Shiawassee County Brownfield Redevelopment Authority, and Shiawassee County Board of Commissioners with the following changes:

1. the addition of lookback language for costs already incurred by the County and City
2. the addition of a 5% administration fee for the City
3. removal of the expired School sinking fund millage from the plan; and

BE IT FURTHER RESOLVED that should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof, other than the part so declared to be invalid; and,

BE IT FURTHER RESOLVED that any prior resolution, or any part thereof, in conflict with any of the provisions of this Resolution is hereby repealed.

**Yeas 6, nays 0. Motion passed.**

## **ITEMS OF BUSINESS**

### **Consider Consent and Clarification Agreement – Qdoba BRA District #16**

City Manager Henne introduced the next topic saying that it was postponed from the last meeting while the Authority awaited an opinion from the City Attorney. The case involves a request from Qdoba to allow the sale of the property and change the terms of their loan repayment. On its original presentation, the Authority took no issue with the sale of the property, but questioned whether the TIF could be transferred to a new buyer, whether the developer is required to pay-off the MDEQ loan upon the sale of the property, and whether the developer should be reimbursed for any shortfall payments it was required to make.

Mr. Henne indicated the Authority is now in receipt of guidance from the City Attorney advising the board that while the TIF could be transferred to a new owner they are under no obligation to use tax capture to reimburse the developer for shortfall payments made over the course of the agreement. Mr. Henne further opined that it was never intended for the City to take responsibility for shortfall payments, and he does not want to see taxpayers ultimately saddled with an expense that rightfully belongs to the developer.

Authority Member Woodworth asked if the buyer of the property could assume the terms of the plan and related agreements. City Manager Henne indicated they could, but the loan would need to be paid in full

prior to the transfer. The MDEQ is insisting on sticking to the terms of the pass-through loan agreement it has with the City, making it difficult for the City to agree to changes in the terms of the City's corresponding loan agreement with Qdoba. Authority Member Woodworth protested, saying those terms penalize the developer for paying off the loan early. City Manager Henne indicated that Qdoba was welcome to negotiate different terms if they so desire, but it is not the City's responsibility to come up with the terms.

Authority Member Dowler noted that the developer has yet to deed the extra lot to the City the way they had suggested last summer.

Authority Member Woodworth said he felt it was a problem that the developer was not formally invited to today's meeting. City Manager Henne noted that their request had not changed, and it was on the developer to maintain their involvement. Authority Member Woodworth felt very strongly that he wanted the opportunity to hear from the developer before making a decision on the matter.

There was further discussion regarding whether the City was obligated to provide their attorney opinion on the matter to the developer.

Authority Member Brodeur asked if anyone could think of anything the developer could say that would cause the Authority Members to shift the burden of the shortfall payments to another party.

**Motion by Authority Member Brodeur to deny the Consent and Clarification Agreement presented by Southwind Restaurants, LLC.**

**Motion supported by Authority Member Dowler.**

Roll Call Vote.

AYES: Authority Members Brodeur, Dowler, and Chairperson Osika.

NAYS: Vice Chairperson Fear, Authority Members Lintner and Woodworth.

ABSENT: One vacancy.

**Motion fails for lack of affirmative votes.**

There was further discussion regarding notifying the developer of the next meeting and whether the attorney opinion should be shared. City Manager Henne cautioned the group saying the City would be treading on a slippery slope if it began reaching out to each person/organization that it thought might have an interest in a meeting. Some members expressed concern for the developer because the Authority only meets on an as-needed basis. Vice Chairperson Fear indicated that she would be comfortable addressing the issue again at the next meeting as long as the developer is notified.

The discussion then turned to whether the Authority should hold regular meetings and how frequently they should be held. It was noted that the City's auditors would like to see them establish some sort of regular schedule. City Manager Henne indicated he would put together a suggested schedule.

Authority Member Dowler inquired what should be done with companies receiving abatements that do not comply with the annual reporting requirements?

**PUBLIC COMMENT:**

None.

**BOARD COMMENT:**

None.

**ADJOURNMENT:**

**Motion by Authority Member Woodworth to adjourn the meeting at 9:10 a.m., supported by Vice Chairperson Fear.**

**Yeas 6, nays 0. Motion passed.**

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Nathan R. Henne, City Manager

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**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Monday, March 25, 2024 – 6:30 P.M.**

**CALL TO ORDER:** Chairman Wascher called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE:** Recited

**ROLL CALL:** Tanya Buckelew

**MEMBERS PRESENT:** Commissioner Law, Vice-Chair Livingston, Commissioners Robertson, Schlaack, Taylor, and Chairman Wascher

**MEMBERS ABSENT:** Secretary Fear, Commissioners Martin and Owens

**OTHERS PRESENT:** Tanya Buckelew, Planning & Building Director; Justin Sprague, CIB Planning

**APPROVAL OF AGENDA:**  
**MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER ROBERTSON TO APPROVE THE AGENDA FOR March 25, 2024.**

**YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**  
**MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE January 22, 2024 MEETING.**

**YEAS ALL. MOTION CARRIED.**

**PUBLIC HEARING:** None

**SITE PLAN REVIEW:**  
**1. SITE PLAN REVIEW FOR 900 ADA STREET AND 901 N SHIAWASSEE STREET**

Jed Dingens, Architect on the project, detailed the proposed plans. Each lot would be a quad-plex (approximately 3,700 square feet), with two lower units and two upper. The lower units would be handicap accessible. Mr. Dingens further detailed the parking area layout, trash bins with screening, and a rain garden.

Justin Sprague, CIB Planning, stated the plans submitted and his review are based on the newly adopted zoning ordinance that takes effect in April 2024 and reviewed his letter of recommendations on the following:

1. **Information items.** The site plan meets the informational requirements of the ordinance.
2. **Proposed uses.** Development of two, quadplex multi-story residential buildings as permitted by the new City of Owosso Zoning Ordinance.
3. **Area and bulk.** The proposed site was reviewed in accordance with Article 16, Schedule of Regulations, as described in the following table:

<b>900 Ada (R-1 Zoning) Building 1</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
Front yard building setback	15 ft.	20 ft.	In compliance
Side yard building setback	10 ft.	10.6 ft.	In compliance
Side abutting	20 ft.	20.6 ft.	
Rear yard building setback	30 ft.	42 ft.	In compliance
Maximum building height	35 ft.	35 ft.	In compliance
<b>901 N Shiawassee (R-1 Zoning) Building 2</b>	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
Front yard building setback	15 ft.	20 ft.	In compliance
Side yard building setback	10 ft.	10.6 ft.	In compliance
Side abutting	20 ft.	20.6 ft.	
Rear yard building setback	30 ft.	42 ft.	In compliance
Maximum building height	35 ft.	35 ft.	In compliance

4. **Building design & materials.** The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. The proposed building materials were presented at the meeting, which appear to be acceptable. Further design drawings, with the proposed colors and materials, are requested for a review.
5. **Building height.** The proposed building complies with the maximum building height.
6. **Mechanical units.** The zoning ordinance requires that all exterior mechanical equipment be screened. The applicant appears to show four A/C units on each corner of the building. These will require further screening than just the proposed shrubs.
7. **Dumpster.** Mr. Dingens updated the plans to reflect trash bins instead of a dumpster and the bins will be placed behind screening.
8. **Site lighting.** The plans show the center lighting at 24' tall from grade. Per ordinance, the lights can only be 20' tall from grade. Per Mr. Dingens, the plans will be updated.
9. **Parking lot requirements.** This requirement has been met except for the center lot spaces where the dimensions are 9' X 17.6' that have an overhang into a rain garden. A variance will need to be sought to allow the reduction in parking space size. The rain garden will require approval from the City Engineer for conformance with storm water requirements.
10. **Landscaping.** The landscaping plan complies with the ordinance, however, if additional landscaping is needed to screen exterior mechanical equipment that must be shown on the plan for final approval.
11. **Screening wall.** The site plan shows a proposed 4'6" screening wall as required by the ordinance but wall material details have not been provided. This information should be provided for Planning Commission approval.
12. **Other approvals.** The proposed/revised site plan must be reviewed and approved by the appropriate city departments, consultants and agencies (MDOT).
13. **Site survey required.** To determine further grades and site drainage
14. **Sidewalks.** Work with the City Engineer to meet the city's requirements

**MOVED BY COMMISSIONER ROBERTSON SUPPORTED BY VICE-CHAIR LIVINGSTON TO TABLE THE SITE PLAN REVIEWS FOR BOTH 900 ADA STREET AND 901 N SHIAWASSEE STREET UNTIL THE APRIL 2024 MEETING, PENDING THE SURVEY AND UPDATED PLANS.**

**YEAS: COMMISSIONER LAW, VICE-CHAIR LIVINGSTON, COMMISSIONERS ROBERTSON, SCHLAACK, TAYLOR AND CHAIRMAN WASCHER**  
**NAYS: NONE**  
**RCV MOTION CARRIED**

**COMMISSIONER/CITIZEN COMMENTS:**

Marv Sanders, 916 Ada, asked about the dumpster and will there be a truck picking it up early in the morning.

Tanya Buckelew responded with there would not be a dumpster but rather trash bins that have to be taken to the street on pick up day just like the neighbors.

Jim Slingerland, 908 Campbell, asked about the roof and about the exterior materials.

Jed Dingens stated it would be a flat roof and shared the sample materials with the audience.

Jason Harris, 900 Campbell, asked about zoning and how many apartments are allowed.

Justin Sprague stated a maximum of four units per lot is allowed for the R-1 zoning.

Rich Harsh, 816 Campbell, asked if this is the ideal location due to the narrowness of Jennett Street.

Discussion about adding no parking sign on Jennett Street to prevent further narrowing of the street.

Karen Harris, 900 Campbell, asked about the number of parking spots required.

Justin Sprague stated two spaces per unit is required for 2 bedrooms and 1.5 spaces for a one bedroom. The proposed plan is nine spaces (includes two handicap spaces).

**ADJOURNMENT:**

**MOTION BY COMMISSIONER TAYLOR SUPPORTED BY COMMISSIONER LAW TO ADJOURN AT 7:35 PM UNTIL THE NEXT MEETING ON APRIL 22, 2024.**

**YEAS ALL, MOTION CARRIED**

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**Janae Fear, Secretary**



OWOSSO HISTORICAL COMMISSION  
THE CURWOOD COLLECTION

**Special Meeting of the Owosso Historical Commission**

**Minutes of April 16, 2024 – 6:00 P.M. at Owosso City Hall**

PRESIDING OFFICER: Chair Mark Erickson

MEMBERS PRESENT: Vice Chair Adams, Commissioners Elaine Greenway, Lance Little, Susan Osika, and Bill Moull

MEMBERS ABSENT: Robert Hooper

OTHERS PRESENT: Amy Fuller, Assistant City Manager, Mayor Robert Teich, Ryan Suchanek, Piper Brewer, Lucy Ham, Matthew Bartow, Argus Press

CHAIR ERICKSON CALLED THE MEETING TO ORDER AT 6:00 P.M.

**ITEMS OF BUSINESS**

Consider the revised offer on the Amos Gould House following the buyer's inspection: Amy Fuller shared that the Commission had received a revised offer on the Amos Gould House. The new offer was for \$237,000, down from \$360,000. She explained that the Commission could accept the offer, counter it, or reject it. The Commission discussed the report submitted by the Harrington's and asked questions of their Realtor. MOTION BY COMMISSIONER OSIKA TO ACCEPT THE OFFER OF \$237,000 FOR THE AMOS GOULD HOUSE. SUPPORTED BY ADAMS. PASSED BY ROLL CALL VOTE, AYES ALL.

**PUBLIC COMMENT PERIOD**

Piper Brewer expressed concerns about the Commission not knowing the buyer's intentions. She said they had brought a home inspector from Kentucky, were refusing to speak with the Argus Press, and asked if they had put any earnest money down.

Lucy Ham stated that there was \$4,000 in earnest money and the buyer also provided a preapproval letter.

Matthew Bartow from the Argus Press clarified that he wasn't sure the Harrington's were refusing to do an interview and that the Argus had reached out to a phone number they thought could be the Harrington's but had not reached anyone.

Amy Fuller stated that the Harrington's home inspector was from the area, not Kentucky.

**COMMISSIONER COMMENTS**

Commissioner Moull stated that he appreciated the letter and effort the Harrington's had shown.

**NEXT MEETING:** Monday, May 13, 2024

**ADJOURNMENT**

Osika moved to adjourn the meeting. Moull supported. The voice vote was unanimous to adjourn the meeting at 6:38 P.M.

Respectfully submitted by:  
Amy Fuller, Assistant City Manager



**MINUTES**  
**REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION**  
**Monday, April 22, 2024 – 6:30 P.M.**

**CALL TO ORDER:** Chairman Wascher called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE:** Recited

**ROLL CALL:** Tanya Buckelew

**MEMBERS PRESENT:** Secretary Fear, Commissioner Law, Vice-Chair Livingston, Commissioners Martin, Robertson, Schlaack, Taylor, and Chairman Wascher

**MEMBERS ABSENT:** Commissioner Owens

**OTHERS PRESENT:** Tanya Buckelew, Planning & Building Director; Hannah Smith, CIB Planning

**APPROVAL OF AGENDA:**  
**MOTION BY COMMISSIONER TAYLOR, SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE AGENDA FOR April 22, 2024.**

**YEAS ALL. MOTION CARRIED.**

**APPROVAL OF MINUTES:**  
**MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER TAYLOR TO APPROVE THE MINUTES FOR THE March 25, 2024 MEETING.**

**YEAS ALL. MOTION CARRIED.**

**PUBLIC HEARING:** None

**SITE PLAN REVIEW:**  
**1. SITE PLAN REVIEW FOR FOR WASHINGTON PARK**

Hannah Smith, CIB Planning, outlined the review from the City Planner Justin Sprague, noting two items will, if approved, require waivers from the Planning Commission.

1. Parking Spaces – 34 are required and 32 are proposed
2. Driveway Spacing – 130' is required and 87' is proposed

The plan is to build a multi-family residential development, consisting of two, eight-unit apartments building, one building roughly 4,785 square feet and the other roughly 5,000 square feet. Parking would be internal to the property, located behind the development, to be accessed from both N. Washington Street and W. Wesley Drive. Site improvements to include landscaping, leaving the wetlands on the west side of the property undisturbed. The property is zoned RM, Multi-Family Residential and this use is permitted.

**Review Comments**

1. **Information items.** The site plan generally meets the informational requirements of the ordinance.
2. **Proposed uses.** Development of two, eight-unit, two-story multi-family apartment buildings as permitted by the City of Owosso Ordinance.
3. **Area and Bulk.** The proposed site was reviewed in accordance with Section 38-87, as described in the following table.

	<b>Required</b>	<b>Provided</b>	<b>Comments</b>
<b>Washington Park (RM Zoning) Building 1 (Units 1 – 8)</b>			
Front yard building setback	10 ft.	10 ft.	In compliance
Side yard setback	5 ft.	5 ft.	In compliance
Rear yard building setback	20 ft.	20 ft.	In compliance
Maximum building height	2 stories (35 ft.)	2 stories	In compliance
<b>Washington Park (FM Zoning) Building 2 (Units 9 – 16)</b>			
Front yard building setback	10 ft.	10 ft.	In compliance
Side yard setback	5 ft.	5 ft.	In compliance
Rear yard building setback	20 ft.	20 ft.	In compliance
Maximum building height	2 stories (35 ft.)	2 stories	In compliance

4. **Building Design & Materials.** The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. While the proposed building materials appear to meet the ordinance standards, materials have not been submitted demonstrating that they are consistent with the City of Owosso Zoning Ordinance.
5. **Building Height.** The proposed building complies with the maximum building height.
6. **Mechanical Units.** The Zoning Ordinance requires that all exterior mechanical equipment be screened. The applicant appears to show 16 A/C units, one at the rear of each apartment unit, to be screened by shrubs.
7. **Dumpster.** The proposed dumpster enclosure is a concrete pad with concrete block walls. The gate is not specified on the site plan. Per the City of Owosso Zoning Ordinance, Section 38-63, “the enclosure shall be constructed of brick or decorative concrete block material, consistent with the building materials of the principal building”. The gate must be made of vinyl or other high-quality material. Applicant also needs to provide dimensions of the dumpster enclosure on the plan.
8. **Site Lighting.** Proposed lighting is in compliance with the Zoning Ordinance.
9. **Parking Lot Requirements.** The parking requirements for multiple-family residential units is 2.0 spaces per unit with two bedrooms and 2.5 spaces per unit with three or more bedrooms. The applicant proposes 3, 3-bedroom units and 13, 2-bedroom units which would require 33.5 parking spaces. The applicant is proposing 30, 9’ x 20’ parking spaces and 2 barrier-free parking spaces for a total of 32.
10. **Landscaping.** The landscaping plan is in compliance with the ordinance.
11. **Driveway Spacing.** Section 38-206 of the Zoning Ordinance requires a separation of 130-feet from other driveways on the same side of the street. The proposed Washington Street driveway will only be 87-feet north of an existing driveway and does not meet the requirements of this section of the ordinance. Section 38-201(4) however gives the Planning Commission the ability to provide a waiver of this requirement if specific conditions apply. The applicant will need to demonstrate that the following conditions are met for the site to be eligible for a waiver to be approved by the Planning Commission.
  - a. Size of the parcel is insufficient to meet the dimensional standards.

- b. The spacing of existing, adjacent driveways or environmental constraints prohibit adherence to the access standards at a reasonable cost.
  - c. The use will generate less than 500 total vehicle trips per day or less than 75 total vehicle trips in the peak hour of travel on the adjacent street, based on the most recent rates developed by the Institute of Transportation Engineers (ITE).
  - d. There are no other reasonable means of access.
12. **Other Approvals.** The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

**Based upon the above comments, we recommend approval of the Washington Park Site Plan, conditioned upon the following:**

- 1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval;
- 2. That the Planning Commission determines if the number of parking spaces is acceptable and approves a waiver for the fewer number of parking spaces;
- 3. That building materials are provided to determine compliance with the ordinance;
- 4. That the dumpster enclosure materials are acceptable and that the plans be revised to include enclosure dimensions;
- 5. That the Planning Commission determines if a the site is eligible for a waiver from Section 38-206 for driveway spacing;
- 6. Review and approval by the appropriate city departments, consultants, and agencies prior to issuance of a building permit.

David Christian, DC Engineering, followed with additional comments on the site plan. Thirty-two parking spaces would be sufficient, as this is low rent housing and not expecting a lot of traffic. Same with driveway spacing. A recent traffic study was performed with the results of 114 trips per day – considered low volume. If the driveway were pushed any further north, it would eliminate the ability to construct the second building.

Commissioner Robertson left the meeting at 7:40 p.m.

**MOVED BY COMMISSIONER SCHLAACK SUPPORTED BY VICE-CHAIR LIVINGSTON TO APPROVE THE SITE PLAN REVIEW FOR WASHINGTON PARK TO ALLOW FOR TWO TOWNHOMES WITH EIGHT UNITS EACH, ANY REVISIONS TO THE SITE PLAN TO BE APPROVED ADMINISTRATIVELY BY APPROPRIATE CITY DEPARTMENTS PRIOR TO ISSUANCE OF A BUILDING PERMIT, TO APPROVE THE VARIANCES TO ALLOW FOR 32 PARKING SPACES INSTEAD OF 34 AND ALLOW THE DRIVEWAY WIDTH TO BE 87 FEET INSTEAD OF 130 FEET.**

**YEAS: COMMISSIONER LAW, VICE-CHAIR LIVINGSTON, COMMISSIONERS SCHLAACK, TAYLOR, SECRETARY FEAR AND CHAIRMAN WASCHER**  
**NAYS: NONE**  
**ABSTAINED: COMMISSIONER MARTIN**  
**RCV MOTION CARRIED**

**COMMISSIONER/CITIZEN COMMENTS:**

Discussions were held regarding drainage, the units proposed versus the previous Bailey Park project, what the buildings will look like and traffic.

**ADJOURNMENT:**

**MOTION BY COMMISSIONER MARTIN SUPPORTED BY VICE-CHAIR LIVINGSTON TO ADJOURN AT 7:15 PM UNTIL THE NEXT MEETING ON MAY 28, 2024.**

**YEAS ALL, MOTION CARRIED**

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**Janae Fear, Secretary**

**OWOSSO MID-SHIAWASSEE COUNTY WWTP REVIEW BOARD  
MEETING MINUTES - DRAFT**

April 23, 2024

4:30 P.M.

W.W.T.P.

1. Roll (4:30 P.M.)  
Members Present: R. Holzheuer, R. Suchanek, J. Archer  
Members Absent (no Alternate present): J. Sawyer  
Others Present: T. Guysky, WWTP Superintendent/Board Secretary  
B. Langtry, Owosso Twp/Caledonia Twp Utility Authority  
J. Bloomfield, Owosso Twp/Caledonia Twp Utility Authority
2. Agenda Approval: Motion by Archer to approve meeting agenda as presented. Support by Holzheuer. No discussion. Motion carries 3-0.
3. Minutes of the January 23, 2024 meeting: Motion by Holzheuer to approve the January 23, 2024 meeting minutes. Support by Suchanek. No Discussion. Motion carries 3-0.
4. Secretary's Report:
  - a) Plant Performance Summary (Jan-Mar 2024): Guysky noted full permit compliance for January through March 2024 and discussed extra chemical and energy costs to achieve that, related specifically to process bypasses required by Phase I construction.
  - b) Plant Operations and Staffing: Guysky informed the Board of a new primary sludge pump installation and excellent performance of the new sludge dewatering equipment. The plant currently has one opening for Operator/Mechanic position and is currently conducting interviews.
  - c) WWTP Project Updates: Guysky updated the Board on the current projects. The Solids Handling Project is nearing completion, with all equipment operational and only punch list items to complete. The Phase I Project work is progressing at the expected pace thus far, with major demolition and underground work nearing completion. The Secondary Clarifier Project design phase is complete and will be out for bids in May 2024, with construction expected to start in Fall 2024. Suchanek is seeking funding sources for the future retention basin and nitrification tower rebuild through SEDP and senate appropriations.
5. Old Business:
  - a) Hydrogen Sulfide Study
    1. Utility Authority Plan Progress: Langtry updated the Board on the Owosso Township-Caledonia Township Utility Authority efforts toward H<sub>2</sub>S mitigation. Chemical application will resume at the start of the upcoming H<sub>2</sub>S season and continue for the

duration. The air relief valve on the Hintz Rd force main will be replaced soon. Permanent solutions will continue to be explored, with the Authority soliciting proposals from consulting firms.

6. New Business:

- a) FY 2024/25 Service Unit Charges: Guysky distributed copies of the estimated charges for Operation and Maintenance, Replacement and Debt Service. These numbers will likely be finalized by the May Review Board meeting and the O & M and Replacement charges will be ready for the Board vote at that time. Suchanek also noted the City is taking full advantage of the State Clean Water funding options for the plant rehabilitation projects, including low interest loans, grants and principal forgiveness.

7. Citizens'/Members' Comments:

NONE

8. Adjourn: Motion to adjourn by Suchanek. Support by Holzheuer. No discussion. Motion carries 3-0. Meeting adjourned at 5:06 p.m.

Respectfully submitted, Timothy J. Guysky, Secretary  
Approval by Review Board pending

**PARKS AND RECREATION COMMISSION  
REGULAR MEETING**

Draft Minutes of Wednesday, April 24, 2024  
7:00 p.m. at City Hall

- CALL TO ORDER:** Commissioner Workman called the meeting to order at 7:03 p.m.
- PLEDGE OF ALLEGIANCE:** Was recited
- ROLL CALL:** Was taken by Amy Fuller  
**MEMBERS PRESENT:** Chairman Workman, Vice Chair Selbig (7:12), Commissioners Maginity, Rodman, and Smith.  
**MEMBERS ABSENT:** Commissioners Mahoney and Bila
- APPROVAL OF AGENDA:** COMMISSIONER MAGINITY MADE A MOTION TO APPROVE THE AGENDA FOR APRIL 24, 2024. MOTION SUPPORTED BY COMMISSIONER SMITH. AYES ALL, MOTION CARRIED.
- APPROVAL OF MINUTES:** COMMISSIONER RODMAN MADE A MOTION TO APPROVE THE MINUTES FOR FEBRUARY 28, 2024 WITHOUT CHANGES. MOTION SUPPORTED BY COMMISSIONER MAGINITY. AYES ALL, MOTION CARRIED.

**PUBLIC COMMENTS:**  
Steven Shannon spoke to the Commission about the bike trails at Rosevear Park.

**OLD BUSINESS REPORT:**

Amy Fuller shared updates on the city's budget process, stated that 7 trees would be planted at the soccer fields, reminded the Commission about the Park Cleanup scheduled for April 27, and detailed two grants she was working on for projects the Commission has been trying to complete (one for Grand Ave. Park and one for the soccer fields).

**ITEM OF BUSINESS:**

**Amphitheater Mural:** The Commission discussed design ideas for the amphitheater mural. They asked questions of artist Andrew Reider. They told him they would like to see some renderings with a nature theme centered around the Shiawassee River. Commissioner Smith stated she didn't think it should be so bold that it would take away from the performers. Commissioner Maginity suggested that the space seemed very tall and the design could make the space feel shorter.

**Bylaws:** The Commissioner reviewed their bylaws. No changes were suggested.

**Next Meeting:** May 22, 2024, at 7:00 PM at the Mitchell Amphitheater  
Commissioner Smith made a motion to hold the next meeting at the amphitheater. Motion supported by Commissioner Rodman. Ayes, all. Motion carried.

**PUBLIC/COMMISSIONERS COMMENTS:** None.

**ADJOURNMENT:** COMMISSIONER SMITH MADE A MOTION TO ADJOURN AT 7:50 P.M. MOTION SUPPORTED BY COMMISSIONER RODMAN. AYES ALL, MOTION CARRIED.

Respectfully submitted by:  
Amy Fuller, Assistant City Manager