

Charter Township of Union



**Economic Development Authority Board (EDA)
Regular Meeting – Lincoln Reception Center
Tuesday, June 21, 2022, at 4:30 p.m.**

This meeting will take place in-person. To better provide for social distancing during this public meeting, **the location of the EDA Board meeting has been moved to the Lincoln Reception Center, 2300 S. Lincoln Road, Mt. Pleasant, MI 48858, which is located behind the Lux Funeral Home.** Enter at the Lux Funeral Home driveway and follow the directions signs around to the Lincoln Reception Center entrance and parking are on the south side of the building.

In the interest of creating the safest possible environment, all attendees are invited and encouraged to wear masks while in the building. Extra masks will be available for those that may need one.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
- May 17, 2022
5. PRESENTATIONS
6. PUBLIC COMMENT
7. REPORTS
 - A. Accounts payable Approval – May
East DDA District #248 – Check Register
West DDA District #250 – Check Register
 - B. May Financial Reports: Income / Expense Statement; Balance Sheet
East DDA District #248
West DDA District #250

C. 2021 Annual Report of EDA Board Activities per Public Act 57 of 2018.

D. Board Member Matrix

8. NEW BUSINESS

A. RFBA – Proposal to purchase the lot at 2120 Yats Drive (PID 14-014-20-017-00) for neighborhood stabilization and blighted property restoration.

B. RFBA – Proposal to provide funding support for the new “crew car” at the Mt. Pleasant Municipal Airport.

9. PENDING BUSINESS

10. DIRECTOR COMMENTS

11. ADJOURNMENT

Next regularly scheduled meeting Tuesday, July 19, 2022, (to be held at Union Township Hall).

**Charter Township of Union
Economic Development Authority Board (EDA)
Regular Board Meeting
Tuesday, May 17, 2022**

MINUTES

A regular meeting of the Charter Township of Union Economic Development Authority was held on May 17, 2022, at 4:30 p.m. at Lincoln Reception Center 2300 S Lincoln Road, Mt. Pleasant, MI 48858.

Meeting was called to order at 4:35 p.m.

ROLL CALL

Present:

Bacon
Hunter
Zalud
Mielke
Kequom
Figg
Coyne
Barz
Sweet

Others Present: Rodney Nanney – Community & Economic Development Director, Sherrie Teall – Finance Director, Amy Peak – Building Services Clerk, Ali Barnes – Yeo & Yeo

APPROVAL OF AGENDA

MOTION by **Mielke** SUPPORTED by **Coyne** to APPROVE the agenda as presented. **MOTION CARRIED 9-0.**

APPROVAL OF MINUTES

MOTION by **Zalud** SUPPORTED by **Bacon** to APPROVE minutes from the April 19, 2022, as amended. **MOTION CARRIED 9-0.**

PRESENTATIONS

- A. Ali Barnes – Yeo & Yeo gave FY 2021 audit presentation. The audit had no material weaknesses or significant deficiencies, and the Township received an unmodified opinion which is the highest level of assurance.

PUBLIC COMMENT – No public comment offered.

REPORTS - None

ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS

Finance Director, Sherrie Teall reviewed the accounts payable for the East DDA. MOTION by **Zalud** SUPPORTED by **Sweet** to APPROVE the East DDA payables 4/20/22 – 5/17/22 in the amount of \$9,778.86 as presented. **MOTION CARRIED 9-0.**

No accounts payable for the West DDA.

Finance Director, Sherrie Teall reviewed revenues and expenditures through 4/30/2022. Financial reports were RECEIVED AND FILED by Chair Kequom

NEW BUSINESS

A. Annual Election of Officers

Figg nominated Tom Kequom for Chair with support from Hunter. MOTION by **Zalud** SUPPORTED by **Mielke** to elect Tom Kequom as EDA Chair. **MOTION CARRIED 9-0.**

Zalud nominated Bryan Mielke as Vice Chair with support from Hunter. MOTION by **Figg** SUPPORTED by **Hunter** to elect Bryan Mielke as Vice Chair. **MOTION CARRIED 9 – 0.**

B. RFBA – Approval of contractor and bid for East Remus Rd Sidewalk project.

Community and Economic Development Director reviewed Request for Board Action. Discussion held. Jim Zalud abstained from discussion and vote for RFBA as owner of Isabella Corporation.

MOTION by **Bacon** SUPPORTED by **Barz** to approve the construction contract with The Isabella Corporation in the amount of \$297,400.00 to perform all work as specified in the Bidding documents for Remus Road (M-20) Sidewalk Project to construct concrete sidewalks and ramps on both sides of E. Remus Road (M-20) from Bradley Street west through the intersection with S. Lincoln Road. **8 – YES, 0 – NO, 0 – ABSENT, 1 – Abstain. MOTION CARRIED 8 – 0.**

Zalud excused himself at 5:39 p.m.
Hunter excused herself at 5:40 p.m.

DIRECTOR COMMENTS

- Presented property that is up for foreclosure to see if there is interest to be researched further and brought before the EDA board for future consideration.

BOARD COMMENTS

- Kequom inquired about updated authorized signers for banking accounts.
- Hunter commented on the need to pursue sidewalks along E. Bluegrass Road.

Next regular EDA meeting to be held on Tuesday, June 21, 2022.
Meeting adjourned by Chair Kequom at 5:50 p.m.

APPROVED BY

Chair Kequom

(Recorded by Amy Peak)

DRAFT

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 248 EDDA CHECKING						
06/14/2022	248	91 (E)	00146	CONSUMERS ENERGY	2027 FLORENCE ST	28.67
					4923 E. PICKARD	34.45
					4675 E. PICKARD	29.22
					4592 E. PICKARD ST STE B	29.81
					4592 E. PICKARD ST. STE A	39.81
					5771 E. PICKARD ST. STE B	30.07
					5771 E. PICKARD RD. STE A	34.66
					5770 E. PICKARD ST. STE B	29.81
					5770 E. PICKARD ST STE A	42.96
					5325 E. PICKARD	53.77
					2029 2ND ST	51.70
					5157 E. PICKARD ST STE.B	29.81
					5157 E. PICAKRD ST STE A	22.76
					4900 E. PICKARD ST	28.78
					1940 S. ISABELLA RD	45.15
						<u>531.43</u>
06/21/2022	248	4277	01738	ANDREW PATTERSON PLUMBING INC	BACKFLOW PREVENTION TESTS-IRRIGATION SYS	475.00
06/21/2022	248	4278	00072	BLOCK ELECTRIC	REPAIRED 5 STREET LIGHT HEADS&BENCH LIGH	912.96
					INSTALL SUMMER BANNERS/REPAIR BANNER HOL	182.00
					INSTALL ART REACH BANNERES	1,945.00
						<u>3,039.96</u>
06/21/2022	248	4279	01741	GOENNER LAWNCARE LLC	MOWING ON PICKARD-MAY 2022	2,175.00
06/21/2022	248	4280	01343	HOMETOWN DECORATIONS & DISPLAY	CORD REPLACEMENT ON HOLIDAY LIGHTING	1,960.00
06/21/2022	248	4281	00450	M M I	PARK BENCH GROUND MAINT-MAY 2022	1,037.00
06/21/2022	248	4282	00398	MCGUIRK SAND - GRAVEL INC	5800 E. PICKARD DEMO	15,785.00
06/21/2022	248	4283	01244	MOUNT PLEASANT AREA CVB	ANNUAL CONTRIBUTION-COMMUNITY PROMOTION	5,000.00
06/21/2022	248	4284	00530	PLEASANT THYME HERB FARM	WATER, WEED, HANG BASKETS ON PICKARD	5,332.50
06/21/2022	248	4285	00649	THIELEN TURF IRRIGATION, INC.	EDA IRRIGATION REPAIRS	95.00
06/21/2022	248	4286	00672	UNION TOWNSHIP FIRE FUND	PUBLIC SAFETY-FIRE PROTECTION FOR EDDA	78,174.73
06/21/2022	248	4287	00732	YEO & YEO, PC	EDDA AUDIT PRESENTATION-FY 2021	300.00

248 TOTALS:

Total of 12 Disbursements:

113,905.62

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 250 WDDA CHECKING						
06/21/2022	250	270	01244	MOUNT PLEASANT AREA CVB	ANNUAL CONTR-COMMUNITY PROMOTION	5,000.00
06/21/2022	250	271	00672	UNION TOWNSHIP FIRE FUND	PUBLIC SAFETY-FIRE PROTECTION FOR WDDA	63,255.49
06/21/2022	250	272	00673	UNION TOWNSHIP GENERAL FUND	REIMBURSE GEN FUND-PRINTING UPDATED TIF	88.23
06/21/2022	250	273	00732	YEO & YEO, PC	WDDA AUDIT PRESENTATION-FY 2021	300.00

250 TOTALS:

Total of 4 Checks:

68,643.72

Less 0 Void Checks:

0.00

Total of 4 Disbursements:

68,643.72

User: SHERRIE

DB: Union

PERIOD ENDING 05/31/2022

GL NUMBER	DESCRIPTION	YTD BALANCE		2022		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2022 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Revenues								
Dept 000 - NONE								
248-000-402.000	CURRENT PROPERTY TAX	466,608.87		468,000.00	468,000.00		506,459.10	108.22
248-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)	(4,000.00)		0.00	0.00
248-000-402.100	PRIOR YEARS PROPERTY TAXES	0.00		(250.00)	(250.00)		0.00	0.00
248-000-420.000	DELQ PERSONAL PROPERTY CAPT	0.00		300.00	300.00		0.00	0.00
248-000-445.000	INTEREST ON TAXES	0.00		500.00	500.00		0.00	0.00
248-000-573.000	STATE AID REVENUE-LCSA	0.00		56,000.00	56,000.00		0.00	0.00
248-000-665.000	INTEREST EARNED	2,511.31		4,800.00	4,800.00		982.34	20.47
248-000-671.000	OTHER REVENUE	0.00		100.00	100.00		14,820.00	4,820.00
Total Dept 000 - NONE		469,120.18		525,450.00	525,450.00		522,261.44	99.39
TOTAL REVENUES		469,120.18		525,450.00	525,450.00		522,261.44	99.39
Expenditures								
Dept 000 - NONE								
248-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	14,642.25		15,270.00	15,270.00		5,517.50	36.13
248-000-801.001	MAINT- BENCHES/TRASH RECEPTACLES	0.00		5,000.00	5,000.00		0.00	0.00
248-000-801.003	SIDEWALK SNOWPLOWING	5,900.00		11,000.00	11,000.00		5,600.00	50.91
248-000-801.004	RIGHT OF WAY LAWN CARE	7,617.00		23,000.00	23,000.00		4,625.00	20.11
248-000-801.005	IRRIGATION / LIGHTING REPAIRS	761.84		35,000.00	35,000.00		8,257.66	23.59
248-000-801.007	FLOWER / LANDSCAPE MAINTENANCE	0.00		21,000.00	21,000.00		5,332.50	25.39
248-000-801.015	STREET LIGHT BANNERS/CHRISTMAS	4,700.00		21,960.00	21,960.00		8,717.00	39.69
248-000-826.000	LEGAL FEES	0.00		2,000.00	2,000.00		0.00	0.00
248-000-880.000	COMMUNITY PROMOTION	0.00		10,000.00	10,000.00		5,000.00	50.00
248-000-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00		0.00	0.00
248-000-900.000	PRINTING & PUBLISHING	0.00		250.00	250.00		0.00	0.00
248-000-915.000	MEMBERSHIP & DUES	152.50		500.00	500.00		0.00	0.00
248-000-917.000	WATER & SEWER CHARGES	0.00		17,000.00	17,000.00		0.00	0.00
248-000-920.000	ELECTRIC/NATURAL GAS	6,116.66		14,000.00	14,000.00		5,037.02	35.98
248-000-935.000	PROPERTY/LIABILITY INSURANCE	1,391.61		1,800.00	1,800.00		1,528.22	84.90
248-000-940.000	LEASE/RENT	600.00		700.00	700.00		1,135.00	162.14
248-000-955.000	MISC.	0.00		100.00	100.00		0.00	0.00
Total Dept 000 - NONE		41,881.86		218,580.00	218,580.00		50,749.90	23.22
Dept 336 - FIRE DEPARTMENT								
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		81,200.00	81,200.00		78,174.73	96.27
Total Dept 336 - FIRE DEPARTMENT		0.00		81,200.00	81,200.00		78,174.73	96.27
Dept 728 - ECONOMIC DEVELOPMENT								
248-728-967.300	SEWER SYSTEM PROJECTS	0.00		435,000.00	435,000.00		0.00	0.00
248-728-967.400	STREET/ROAD PROJECTS	0.00		250,000.00	250,000.00		0.00	0.00
248-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		175,000.00	175,000.00		0.00	0.00
248-728-967.600	PARKS PROJECTS	19,714.91		10,000.00	10,000.00		10,000.00	100.00
248-728-974.000	CAPITAL OUTLAY-LAND IMPROVEMENTS	0.00		90,000.00	90,000.00		15,858.82	17.62
Total Dept 728 - ECONOMIC DEVELOPMENT		19,714.91		960,000.00	960,000.00		25,858.82	2.69
TOTAL EXPENDITURES		61,596.77		1,259,780.00	1,259,780.00		154,783.45	12.29

User: SHERRIE

DB: Union

PERIOD ENDING 05/31/2022

GL NUMBER	DESCRIPTION	YTD BALANCE		2022		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2022 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Fund 248 - EAST DDA FUND:								
	TOTAL REVENUES	469,120.18		525,450.00	525,450.00	522,261.44		99.39
	TOTAL EXPENDITURES	61,596.77		1,259,780.00	1,259,780.00	154,783.45		12.29
	NET OF REVENUES & EXPENDITURES	407,523.41		(734,330.00)	(734,330.00)	367,477.99		50.04

User: SHERRIE

DB: Union

PERIOD ENDING 05/31/2022

GL NUMBER	DESCRIPTION	YTD BALANCE		2022		YTD BALANCE		% BGD USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2022 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 250 - WEST DDA FUND								
Revenues								
Dept 000 - NONE								
250-000-402.000	CURRENT PROPERTY TAX	341,992.49		359,000.00	359,000.00		397,780.60	110.80
250-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)	(4,000.00)		0.00	0.00
250-000-420.000	DELQ PERSONAL PROPERTY CAPT	20.93		20.00	20.00		0.00	0.00
250-000-445.000	INTEREST ON TAXES	2.89		200.00	200.00		0.00	0.00
250-000-665.000	INTEREST EARNED	1,968.29		4,400.00	4,400.00		1,673.36	38.03
Total Dept 000 - NONE		343,984.60		359,620.00	359,620.00		399,453.96	111.08
TOTAL REVENUES		343,984.60		359,620.00	359,620.00		399,453.96	111.08
Expenditures								
Dept 000 - NONE								
250-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	12,714.75		8,270.00	8,270.00		3,167.50	38.30
250-000-880.000	COMMUNITY PROMOTION	0.00		5,000.00	5,000.00		5,000.00	100.00
250-000-883.000	COMMUNITY IMPROVEMENT GRANTS	0.00		40,000.00	40,000.00		0.00	0.00
250-000-915.000	MEMBERSHIP & DUES	152.50		400.00	400.00		0.00	0.00
250-000-967.400	STREET/ROAD PROJECTS	0.00		330,000.00	330,000.00		0.00	0.00
Total Dept 000 - NONE		12,867.25		383,670.00	383,670.00		8,167.50	2.13
Dept 336 - FIRE DEPARTMENT								
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	0.00		59,000.00	59,000.00		63,255.49	107.21
Total Dept 336 - FIRE DEPARTMENT		0.00		59,000.00	59,000.00		63,255.49	107.21
Dept 728 - ECONOMIC DEVELOPMENT								
250-728-940.000	LEASE/RENT	0.00		0.00	0.00		475.00	100.00
250-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		320,000.00	320,000.00		0.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		0.00		320,000.00	320,000.00		475.00	0.15
TOTAL EXPENDITURES		12,867.25		762,670.00	762,670.00		71,897.99	9.43
Fund 250 - WEST DDA FUND:								
TOTAL REVENUES		343,984.60		359,620.00	359,620.00		399,453.96	111.08
TOTAL EXPENDITURES		12,867.25		762,670.00	762,670.00		71,897.99	9.43
NET OF REVENUES & EXPENDITURES		331,117.35		(403,050.00)	(403,050.00)		327,555.97	81.27

Fund 248 EAST DDA FUND

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH	5,684.95
248-000-002.000	SAVINGS	995,295.23
248-000-003.001	CERTIFICATE OF DEPOSIT	534,319.22
248-000-084.703	DUE FROM CURRENT TAX FUND	506,459.10
Total Assets		2,041,758.50
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	113,374.19
248-000-214.101	DUE TO GENERAL FUND	10,000.00
Total Liabilities		123,374.19
*** Fund Balance ***		
248-000-370.379	RESTRICTED FUND BALANCE	1,550,906.32
Total Fund Balance		1,550,906.32
Beginning Fund Balance		1,550,906.32
Net of Revenues VS Expenditures		367,477.99
Ending Fund Balance		1,918,384.31
Total Liabilities And Fund Balance		2,041,758.50

Fund 250 WEST DDA FUND

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH	816.82
250-000-002.000	SAVINGS	521,256.67
250-000-002.001	SHARES	53.70
250-000-003.001	CERTIFICATE OF DEPOSIT	950,789.70
250-000-084.703	DUE FROM CURRENT TAX FUND	397,780.60
Total Assets		1,870,697.49
*** Liabilities ***		
250-000-202.000	ACCOUNTS PAYABLE	68,643.72
Total Liabilities		68,643.72
*** Fund Balance ***		
250-000-370.379	RESTRICTED FUND BALANCE	1,474,497.80
Total Fund Balance		1,474,497.80
Beginning Fund Balance		1,474,497.80
Net of Revenues VS Expenditures		327,555.97
Ending Fund Balance		1,802,053.77
Total Liabilities And Fund Balance		1,870,697.49

2021 ANNUAL SYNOPSIS OF ECONOMIC DEVELOPMENT AUTHORITY ACTIVITIES

TO:	Mark Stuhldreher, Township Manager	DATE:	June 13, 2022
FROM:	Rodney C. Nanney, AICP, Community and Economic Development Director		

Background Information

This report includes a synopsis of staff, contracts, activities, accomplishments, and projects in the Township's East and West Downtown Development Authority (DDA) Districts during the 2021 fiscal year. It has been prepared consistent with the requirements Public Act 57 of 2018 (the Recodification Tax Increment Financing Act). Additional financial reporting is available in a separate document for each DDA District.

Public Act 57 of 2018 (the Recodification Tax Increment Financing Act) is a relatively new state Act that went into effect on January 1, 2019. This Act consolidated the laws authorizing seven different kinds of tax increment finance authorities and standardized reporting requirements so the state and the public could better evaluate the effectiveness of tax increment financed programs.

The Township's Economic Development Authority (EDA) Board is responsible for oversight of both the East and the West DDA Districts, supported by the Township's Community and Economic Development and Finance Department staff. The EDA Board is required to submit a comprehensive annual report to the state Treasury Department and to each taxing unit levying taxes captured by the authority, and to make information available to the public. These reports are required to include detailed information on the capture and use of tax increment revenues, information on debt, and the progress/status of development plans.

Staff Contact Information

Rodney Nanney, AICP, Community and Economic Development Director

(989) 772-4600 Ext. 232
rnanney@uniontownshipmi.com

Sherrie Teall, Finance Director

(989) 772-4600 Ext. 240
steall@uniontownshipmi.com

List and Descriptions of Current Contracts

The following is a summary list of current contracts and other documents related to management of and services provided by the EDA in the DDA Districts:

Current Contracts	
Pleasant Thyme Herb Farm 5490 East Baseline Road Mount Pleasant, MI 48858	Installation and maintenance of flower baskets, wall planters, and sidewalk planters, and pruning of street trees all along the Pickard Road corridor in the East DDA District.
Mid-Michigan Industries 2426 Parkway Drive Mount Pleasant, MI 48858	Maintenance of park benches and trash receptacles along the Pickard Road corridor in the East DDA District.
	General litter pickup and sweeping along the Pickard Road corridor in the East DDA District prior to the Memorial Day, Independence Day, and Labor Day holidays.
Block Electric Co. 350 South Meridian Road Mount Pleasant, MI 48858	Maintenance of streetlighting and accent lighting and installation of streetlight banners along the Pickard Road corridor in the East DDA District.
Doug’s Small Engine Repair 5293 East Pickard Road Mount Pleasant, MI 48858	Snowplowing and winter maintenance of the sidewalks along the Pickard Road corridor in the East DDA District.
Goenner Lawn Care LLC 441 W. Remus Rd. Road Mount Pleasant, MI 48858	Mowing, trimming, curb and sidewalk edging, and clearing of clippings from sidewalks for public lawn areas along the Pickard Road corridor in the East DDA District.
Thielen Turf Irrigation, Inc. 600 Industrial Drive Mount Pleasant, MI 48858	Irrigation system maintenance along the Pickard Road corridor in the East DDA District.
BeGreen, Inc. 9085 South Vandecar Road Shepherd, MI 48883	Weed control and fertilization treatments along the Pickard Road corridor in the East DDA District.
Price Mini-Storage 4695 East Pickard Road Mount Pleasant, MI 48858	Lease of enclosed storage space for keeping of EDA equipment, off-season banners, and supplies for the East DDA District and the West DDA District.
Hometown Decoration & Display LLC 2645 24 th Avenue Hudsonville, MI 49426	Furnish, provide, and install holiday decorations, display equipment, and materials along the Pickard Road corridor in the East DDA District.
CIB Planning, Inc. 17195 Silver Parkway, No. 309 Fenton, MI 48430	Assistance with and consultations for preparation of updated Development and Tax Increment Financing Plan Updates for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018.
Isabella County Road Commission 2261 East Remus Road Mount Pleasant, MI 48858	Participation agreements for funding of specific road projects within the East and DDA Districts for which the Road Commission has responsibility to complete.
Charter Township of Union 2010 South Lincoln Road Mount Pleasant, MI 48858	Participation agreements for funding of specific municipal water and sanitary sewer projects within the East and DDA Districts for which the Charter Township of Union Public Services Department has responsibility to complete.

Statement Regarding Expenditure of Funds

For tax increment revenues described in the annual audit, all funds have been expended within five (5) years of their receipt.

The Township’s Finance Director, Sherrie Teall, has prepared separate Annual Financial Reports for the East DDA and West DDA Districts for filing with the Michigan Department of Treasury in accordance with the financial reporting requirements in Section 911 of Public Act 57 of 2018.

List of Accomplishments

The following is a list of EDA accomplishments, including progress made on development and tax increment finance plan goals and objectives:

1. Completion of the work to update the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018.
2. Final adoption of the updated plans by the Board of Trustees following the public hearing and notice requirements of Act 57.
3. Successful collaboration with Isabella County to secure agreement to expand the boundaries of the East DDA District to support economic development in an underutilized industrial area and neighborhood stabilization in a residential area otherwise surrounded by the existing East DDA District boundaries.
4. Successful extension of the terms of the East and West DDA Districts by twenty years (to 12/31/2041) to allow for completion of the projects and priorities outlined in the updated DDA District development plans.
5. Purchase of the land at 5800 E. Pickard Rd. to accommodate relocation and expansion of the Sanitary Sewer Pump Station #1, and to allow for removal of a functionally obsolete office building and replacement of dilapidated entry signage for the adjacent Enterprise Industrial Park.

Projects and Investments in 2021

The following is a list of EDA projects and investments in the East and West DDA Districts:

Current Projects and Investments		Status
a.	Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.	Banners completed and installed
b.	Installation and maintenance of twelve (12) Welcome Banners in collaboration with the City of Mount Pleasant, Mount Pleasant Area Convention and Visitors Bureau, and Middle Michigan Development Corporation (East DDA)	Banners installed with seasonal changes

2021 Annual Synopsis of EDA Activities
 Charter Township of Union

Current Projects and Investments		Status
c.	Jameson Park building and site improvements (East DDA)	Funds budgeted; construction of exterior building and site improvements initiated in 2021; completed in 2022
d.	Rehabilitation of Pump Station #1 located on Enterprise Drive (East DDA)	Funds budgeted; construction planned for 2022
e.	S. Lincoln Road improvements south of the bridge over the Chippewa River to Broomfield Road (West DDA)	Funds budgeted; county Road Commission construction planned for 2022
f.	S. Lincoln Road improvements north of the bridge over the Chippewa River to M-20/Remus Road (West DDA)	General agreement to be a funding partner, but not yet budgeted
g.	Funding in support of new sidewalk construction within the county road right-of-way along the west side of Lincoln Road from 2300 South Lincoln Road (Lux Funeral Home) north to McDonald Park and the Township Hall (West DDA)	Funds budgeted; construction planned for 2022
h.	Funding in support of new sidewalk construction along the north and south sides of the E. Remus Rd./M-20 state highway right-of-way from Bradley St. west to the S. Lincoln Rd. intersection (West DDA)	Funds budgeted; construction planned for 2022
i.	Annual funding transfer to the Fire Fund in support of the fire service delivery contract with the City of Mount Pleasant (East DDA and West DDA)	Completed
j.	Annual funding support to the Middle Michigan Development Corporation for MMDC economic development activities for the East DDA and West DDA Districts	Completed
k.	Annual funding support to the Mt. Pleasant Area Convention and Visitors Bureau in support of CVB destination marketing activities for the East DDA and West DDA Districts	Completed
l.	Purchase of the land at 5800 E. Pickard Rd. to accommodate relocation and expansion of the Sanitary Sewer Pump Station #1, and to allow for removal of a functionally obsolete office building and replacement of dilapidated entry signage for the adjacent Enterprise Industrial Park	Completed
m.	Develop and implement a beautification grant program to encourage DDA District businesses to undertake private landscaping improvement and site beautification projects on existing lots.	Funds budgeted; implementation planned for 2022

Current Projects and Investments		Status
n.	Develop and implement a pedestrian access improvements grant program to encourage DDA District businesses to undertake private installation of private sidewalks and barrier-free pedestrian access improvements from public sidewalks to existing buildings.	Funds budgeted; implementation planned for 2022
o.	Develop and implement a freestanding signage improvements grant program to support private improvement projects to replace existing signs with monument-style ground signs.	Funds budgeted; implementation planned for 2022

Events and Promotional Campaigns in 2021

The following is a list of EDA events and promotional campaigns:

1. Art Reach of Mid-Michigan Annual Festival of Banners along the Pickard Road corridor in the East DDA District.
2. Display of seasonal Welcome Banners at the M-20/US-127 interchange gateway entrances into the East DDA District.
3. Collaboration with and financial support for the destination marketing activities of the Mount Pleasant Area Convention and Visitors Bureau to market and grow the business community in the East DDA and West DDA Districts.
4. Collaboration with and financial support for the economic development activities of the Middle Michigan Development Corporation to market and promote available properties and assist local manufacturing, industrial, and commercial businesses in the East DDA and West DDA Districts.
5. Survey of the business communities in both DDA Districts as part of the project to update the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts per requirements of Public Act 57 of 2018.

Progress on Development/Tax Increment Finance Plan Goals and Objectives

The EDA continued to make good progress towards completion of specific project priorities listed in the Development and Tax Increment Financing plans for the East and West Downtown Development Authority Districts. All projects included in this report for 2021 are consistent with the goals and objectives of these plans.

For 2022, the EDA will be moving forward to implement the project priorities outlined in the DDA Districts’ development plans and specified in more detail in the associated Implementation Strategies for each DDA District.

All projects included in this report are consistent with the goals and objectives of these plans.

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	James	Thering	11/20/2024
2-Chair	Phil	Squatrito	2/15/2023
3-Vice Chair	Ryan	Buckley	2/15/2025
4-Secretary	Doug	LaBelle II	2/15/2025
5 - Vice Secretary	Tera	Albrecht	2/15/2024
6	Stan	Shingles	2/15/2024
7	Paul	Gross	2/15/2025
8	Jack	Williams	2/15/2023
9	Jessica	Lapp	2/15/2023
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1- PC Rep	Ryan	Buckley	2/15/2025
2 - Chair	Andy	Theisen	12/31/2022
3 - Vice Chair	Liz	Presnell	12/31/2022
4 - Secretary	vacant seat		12/31/2022
5 -	Brandon	LaBelle	12/31/2022
Alt. #1	vacant seat		12/31/2022
Alt. #2	vacant seat		2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2022
2	Sarvjit	Chowdhary	12/31/2022
3	Bryan	Neyer	12/31/2022
Alt #1	Randy	Golden	12/31/2022
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herren	12/31/2023
2	Joseph	Schafer	12/31/2023
3	Andy	Theisen	12/31/2023
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2022
2	John	Dinse	12/31/2023
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2023
2	Lynn	Laskowsky	12/31/2025



Board Expiration Dates

EDA Board Members (9 Members) 4 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Bryan	Mielke	11/20/2024
2	Thomas	Kequom	4/14/2023
3	James	Zalud	4/14/2023
4	Richard	Barz	2/13/2025
5	Robert	Bacon	1/13/2023
6	Marty	Figg	6/22/2026
7	Cheryl	Hunter	6/22/2023
8	Jeff	Sweet	2/13/2025
9	David	Coyne	3/26/2026
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2022
2	vacant seat		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Robert	Sommerville	12/31/2022
Sidewalks and Pathways Prioritization Committee (2 year term -PC Appointments)			
#	F Name	L Name	Expiration Date
1 - BOT Representative	Kimberly	Rice	11/20/2024
2 - PC Representative	Stan	Shingles	2/15/2024
3 - Township Resident	Jeff	Siler	8/15/2023
4 - Township Resident	Jeremy	MacDonald	10/17/2022
5 - Member at large	Phil	Hertzler	8/15/2023
Mid Michigan Aquatic Recreational Authority (2 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1-City of Mt. Pleasant	John	Zang	12/31/2023
2-City of Mt. Pleasant	Judith	Wagley	12/31/2022
1-Union Township	Stan	Shingles	12/31/2023
2-Union Township	Allison	Chiodini	12/31/2022
1-Mt. Pleasant Schools	Lisa	Diaz	12/31/2022

TO: Economic Development Authority Board **DATE:** June 9, 2022
FROM: Rodney C. Nanney, AICP, Community and Economic Development Director **DATE FOR CONSIDERATION:** 6/21/2022

ACTIONS REQUESTED: To authorize an appropriation of up to \$48,000.00 for the purchase from the Isabella County Treasurer of one (1) tax foreclosed parcel totaling approximately 0.24 acres of land (PID 14-014-20-017-00) located at 2120 Yats Drive at the minimum bid price of \$4,956.31, plus payment of ancillary costs for the purchase, removal of the dilapidated dwelling and other structures, and associated site clean-up and restoration costs to prepare the lot for redevelopment; and to authorize the Township Manager to execute the purchase in accordance with this appropriation.

Current Action Emergency

Funds Budgeted in 2022: No If Yes Account# _____

Finance Approval _____

BACKGROUND INFORMATION

About the Neighborhood.

Private investments are a key indicator of the vitality of any neighborhood. A visit to the Yats Drive and Betty Lane neighborhood will find a number of modest houses and lots that are generally cared-for and maintained, but also a few properties, including 2120 Yats Drive, which are showing signs of disinvestment or neglect. A perception of neighborhood decline will breed on itself over time to become a hard reality if left unchecked.

On the other hand, a relatively small public investment, if done with the clear and visible purpose of supporting neighborhood stabilization, can have a big impact towards changing neighborhood perceptions and spurring new private investment. As residents gain confidence in the future of their neighborhood, amazing things can happen. Targeted public investment in a neighborhood improvement can do much to build that confidence.

About the Lot.

The lot at 2120 Yats Drive in the East DDA District initially came to our attention in late November of 2020, due to neighbor complaints about junk and debris in the yard and the deteriorating condition of the existing dwelling. The Zoning Administrator found the home unoccupied and notices of violation went unanswered for months. Beginning in the Spring of 2021, complaints about excessively tall grass and weeds led to further enforcement action, including periodic mowing by the Township’s contractor for weed control ordinance enforcement.

After an extensive investigation, the Zoning Administrator was finally able to locate the owner living in an assisted living facility in Mt. Pleasant. She did make a commitment to demolish the

dwelling and clean-up the property, but passed away in January of this year, apparently without active heirs or an executor for her estate. In February, the Township received notification that this lot had fallen into tax foreclosure, with the County Treasurer ultimately taking ownership shortly thereafter.

Under the state Property Tax Act (Public Act 206 of 1893, as amended), the Township can exercise its option under Section 78m(1) of the Act to purchase the property prior to the Treasurer's planned auction date for the minimum bid price. There is a very limited time period for the Township to take this action, which is anticipated to open on Wednesday, July 6, 2022.

JUSTIFICATION

The East DDA District includes several residential neighborhoods adjacent to the E. Pickard Rd. (M-20) and S. Isabella Rd. business districts. The EDA Board has invested substantial resources in the establishment and maintenance of public improvements in the East DDA District, including re-paving of Yats Drive and other residential streets. The health and vitality of these neighborhoods has a direct impact on the adjacent business districts. Purchase and rehabilitation of the lot at 2120 Yats Drive is consistent with implementation of the East DDA District development plan.

Neighborhood stabilization projects like this are also supported by the policies of the Township's adopted Master Plan, which includes the following policy statements about housing best practices, preservation, and maintenance:

"The success of Union Township neighborhoods still relies in large part on the creation, preservation and rehabilitation of the housing stock, the availability of home ownership, the proximity to community facilities and services, and housing options for all segments of the population. People looking for a place to live, or deciding whether to stay within a geographic area, typically focus on several factors. These factors include the character of the neighborhood/immediate area, quality of the public-school system, distance from the workplace, perceptions of home value appreciation, the diversity of housing available to meet changing needs and income levels, among other issues." (page 26)

"Residents who take pride in their homes, whether rented or owned, can contribute positively to a neighborhood's image and reinvestment opportunities. Therefore, home stewardship should be supported broadly, beyond owner-occupied residences to include rental home and apartment maintenance." (page 28)

SCOPE OF THIS AUTHORIZATION

The requested authorization would result in an amendment to the FY2022 budget for the East DDA District Fund to set aside \$48,000.00 for the purchase of approximately 0.24 acres of land (PID 14-014-20-017-00) located at 2120 Yats Drive plus ancillary costs for the purchase, for removal of the dilapidated dwelling and other structures, and for associated site clean-up and restoration to prepare the lot for redevelopment; and would authorize the Township Manager to execute the purchase in accordance with this appropriation.

BOARD OF TRUSTEES GOALS ADDRESSED

Board of Trustees goals addressed (from Policy 1.0: Global End):

1. **Community well-being and the common good**
2. **Prosperity through economic diversity, cultural diversity, and social diversity**
3. **Safety**
6. **Commerce**

Purchase of the lot at 2120 Yats Drive would support neighborhood stabilization through effective use of resources that achieve the highest quality of life (1.0), and would help neighborhood residents take pride in their neighborhood (1.1.1.3) and its future through additional private improvement efforts inspired by this project. The rehabilitation of this lot to remove current code and ordinance violations would be an extension of the Township's fair and nondiscriminatory code enforcement efforts (1.1.1.2) to support healthy residential living options at all income levels so that all residents can thrive, enjoy a safe environment (1.3), and achieve more than their basic needs (1.2).

Clean-up of this blighted lot would also help to ensure a safe route for students walking to the nearby elementary school by eliminating potential space to hide criminal behavior (1.3.5), and would prevent this dilapidated dwelling from potentially becoming a problematic rental property (1.6.1). The redevelopment of this lot would also help to facilitate economic development in the area by improving the visual character and functionality of the lot, which is located across the street from a nearly six acre tract of land with frontage on Yats Drive and S. Isabella Road that is planned and zoned for commercial development (1.6).

COST

Minimum Bid Amount.

The Treasurer's Office reports that the anticipated minimum bid price will be \$4,956.31, which includes the past due property taxes, interest, and fees for the 2019, 2020, and 2021 property tax assessments along with foreclosure-related charges. This minimum bid amount also includes fees for delinquent Township water, sewer, and weed control charges for 2019-2021 totaling \$1,439.09.

Ancillary Costs.

There is an outstanding sewer utility bill for 2022 that currently totals \$585.51, which would become the Township's responsibility as an ancillary cost. Other ancillary costs include the required fee for the Treasurer's Office to prepare and record their quit claim action to the Township, anticipated 2022 property taxes, and the anticipated cost for mowing the lot during remainder of the 2022 growing season. These ancillary costs are not anticipated to exceed \$2,500.00.

Additional one-time costs to the Township following purchase of the lot would include asbestos remediation, demolition, and removal of the dilapidated dwelling and other structures, , capping of utilities, replacement groundcover, and associated site clean-up and restoration. Estimated costs for this work are in the range of \$25,000 - \$35,000.00 and would be subject to a request for bids and a separate EDA Board review and authorization.

In addition to receiving the quit claim deed from the Treasurer’s Office, it is recommended that the Township pursue a “quiet title” action, including a title search and legal action to secure a court order establishing clear title for the Township. Estimated costs for this work are in the range of \$3,300 - \$5,500.00 for an uncontested action.

TIMETABLE

If the EDA Board chooses to exercise the Township’s option to purchase this lot for the minimum bid amount, the county Treasurer is required by The General Property Tax Act to take action to convey the property to the Township within 30 days via a quit claim deed that will be recorded on the property by the Treasurer. Following completion of the purchase, the Community and Economic Development Director would prepare and distribute the requests for bids necessary for the authorized demolition, clean-up, and site restoration work. Review of bids and selection of successful bidders would then follow the established Township procedures.

RESOLUTION

To authorize an appropriation of up to \$48,000.00 for the purchase from the Isabella County Treasurer of one (1) tax foreclosed parcel totaling approximately 0.24 acres of land (PID 14-014-20-017-00) located at 2120 Yats Drive at the minimum bid price of \$4,956.31, plus payment of ancillary costs for the purchase, removal of the dilapidated dwelling and other structures, and associated site clean-up and restoration costs to prepare the lot for redevelopment; and to authorize the Township Manager to execute the purchase in accordance with this appropriation.

Resolved by _____ Seconded by _____

- Yes:
- No:
- Absent:

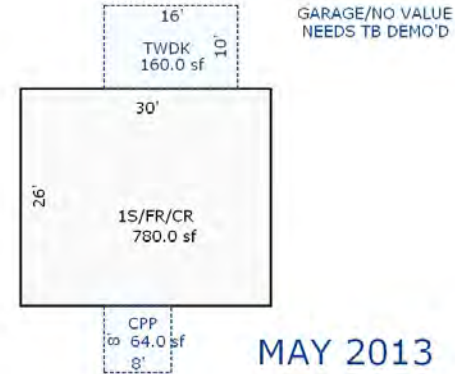


Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcnt. Trans.					
Property Address		Class: RESIDENTIAL-IMPROV		Zoning: R2B	Building Permit(s)	Date	Number	Status					
2120 YATS DR		School: MT PLEASANT CITY SCHOOL DIST											
Owner's Name/Address		P.R.E. 0%		MAP #:									
SKORNA BARBARA A.P. 2120 YATS DR MOUNT PLEASANT MI 48858-0000		2023 Est TCV 38,770 TCV/TFA: 49.71											
Tax Description		X Improved	Vacant	Land Value Estimates for Land Table 4024.4024 PDWS DYRES GARDEN 13064									
T14N R4W, SEC 14; COMM 396 FT W AND 668.7 FT S OF NE COR OF SEC 14 TH W 176 FT TH S 60 FT TH E 176 FT TH N 60 FT TO POB		Public Improvements		* Factors * 13' R/W NOT INCLUDED									
Comments/Influences		X Sewer		Description	Frontage	Depth	Front	Depth	Rate	%Adj.	Reason	Value	
08/14/2019 PMD NO ONE HOME LEFT CARD NEEDS MAINTENANCE GRASS NEEDS CUTTING.		X Electric		A-FF	60.00	143.00	1.0000	1.0000	200	100		12,000	
		X Gas		AG RURAL ROAD ROW					0!	100		0	
		Curb		60 Actual Front Feet, 0.24 Total Acres					Total Est. Land Value =	12,000			
		Street Lights		Land Improvement Cost Estimates									
		Standard Utilities		Description			Rate	Size		% Good	Cash Value		
		Underground Utils.		Wood Frame			17.07	308		10	526		
		Topography of Site		Total Estimated Land Improvements True Cash Value =					526				
		Level		Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value			
		Rolling		2023	6,000	13,400	19,400			12,409C			
		Low		2022	6,000	13,400	19,400			12,409C			
		High		2021	6,000	13,100	19,100			12,013C			
		Landscaped		2020	5,400	12,100	17,500			11,848C			
		Swamp		The Equalizer. Copyright (c) 1999 - 2009. Licensed To: Township of Union, County of Isabella, Michigan									
		Wooded		PMD 08/14/2019 INSPECTED									
		Pond		PMD 06/07/2013 DATA ENTER									
		Waterfront		PMD 05/02/2013 IAD INFO A									
		Ravine											
		Wetland											
		Flood Plain											



*** Information herein deemed reliable but not guaranteed***

Building Type		(3) Roof (cont.)		(11) Heating/Cooling			(15) Built-ins		(15) Fireplaces		(16) Porches/Decks		(17) Garage	
X	Single Family Mobile Home Town Home Duplex A-Frame		Eavestrough Insulation 0 Front Overhang 0 Other Overhang	X	Gas Wood	Oil Coal	Elec. Steam		Appliance Allow. Cook Top Dishwasher Garbage Disposal Bath Heater Vent Fan Hot Tub Unvented Hood Vented Hood Intercom Jacuzzi Tub Jacuzzi repl.Tub Oven Microwave		Interior 1 Story Interior 2 Story 2nd/Same Stack Two Sided Exterior 1 Story Exterior 2 Story Prefab 1 Story Prefab 2 Story Heat Circulator Raised Hearth Wood Stove Direct-Vented Gas	Area 64 160	Type CPP Treated Wood	Year Built: Car Capacity: Class: D Exterior: Siding Brick Ven.: 0 Stone Ven.: 0 Common Wall: Detache Foundation: 18 Inch Finished?: Auto. Doors: 0 Mech. Doors: 0 Area: 308 % Good: 10 Storage Area: 0 No Conc. Floor: 0
X	Wood Frame		Drywall Paneled				Plaster Wood T&G		1					
Building Style: 1 STORY		Trim & Decoration		Forced Air w/o Ducts Forced Air w/ Ducts Forced Hot Water Electric Baseboard Elec. Ceil. Radiant Radiant (in-floor) Electric Wall Heat Space Heater Wall/Floor Furnace Forced Heat & Cool Heat Pump No Heating/Cooling			Standard Range Self Clean Range Sauna Trash Compactor Central Vacuum Security System		Class: D Effec. Age: 45 Floor Area: 780 Total Base New : 106,421 Total Depr Cost: 53,883 Estimated T.C.V: 28,989		E.C.F. X 0.538		Bsmnt Garage: Carport Area: Roof:	
Yr Built	Remodeled	Size of Closets		Central Air Wood Furnace			No. of Elec. Outlets							
1935 OLD	0	Ex	X	Ord		Min	Many		Ave.		X		Few	
Condition: Poor		Lg	X	Ord		Small	(13) Plumbing							
Room List		Doors: Solid X H.C.		(5) Floors			Average Fixture(s)							
Basement 4 1st Floor 2nd Floor 2 Bedrooms				Kitchen: Other: Other:			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan							
(1) Exterior		(6) Ceilings		(12) Electric			(14) Water/Sewer							
Wood/Shingle Aluminum/Vinyl Brick				60 Amps Service			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic							
X	Asphalt	(7) Excavation		No./Qual. of Fixtures			Lump Sum Items:							
X	Insulation	Basement: 0 S.F. Crawl: 780 S.F. Slab: 0 S.F. Height to Joists: 0.0		Ex. Ord. X Min										
(2) Windows		Many Avg. X Large Avg. X Small		No. of Elec. Outlets										
X	Wood Sash	(8) Basement		Many Ave. X Few										
X	Metal Sash	Conc. Block Poured Conc. Stone Treated Wood Concrete Floor		(13) Plumbing										
X	Vinyl Sash	(9) Basement Finish		(13) Plumbing										
X	Double Hung	Recreation SF Living SF Walkout Doors No Floor SF		Average Fixture(s)										
X	Horiz. Slide Casement			1 3 Fixture Bath 2 Fixture Bath Softener, Auto Softener, Manual Solar Water Heat No Plumbing Extra Toilet Extra Sink Separate Shower Ceramic Tile Floor Ceramic Tile Wains Ceramic Tub Alcove 1 Vent Fan										
X	Double Glass			(14) Water/Sewer										
X	Patio Doors			Public Water 1 Public Sewer 1 Water Well 1000 Gal Septic 2000 Gal Septic										
X	Storms & Screens			Lump Sum Items:										
(3) Roof		(10) Floor Support												
X	Gable	Joists: Unsupported Len: Cntr.Sup:												
X	Hip													
X	Flat													
X	Asphalt Shingle													
X	Comp. Roll													
Chimney: Metal														



*** Information herein deemed reliable but not guaranteed***

From: [Angel Kelly](#)
To: [Rodney Nanney](#)
Subject: RE: 2120 Yats Dr. - PID 14-014-20-017-00 - market value and minimum bid?
Date: Wednesday, June 8, 2022 12:29:43 PM

Hi Rodney,
The minimum bid is set at \$4,956.31.
The SEV is at 19,100 which you would double that amount for fair market value.
No claimants have filed for the surplus proceeds at this time, but have until July 1st to do so.

Thank you,

Angel Kelly

Tax Reversion Administrator
Isabella County
(989) 772-0911 Ext 256

From: Rodney Nanney <RNanney@uniontownshipmi.com>
Sent: Wednesday, June 8, 2022 12:10 PM
To: Angel Kelly <akelly@isabellacounty.org>
Subject: RE: 2120 Yats Dr. - PID 14-014-20-017-00 - market value and minimum bid?

Angel,

Has your office made a determination related to the market value of the above listed property? If so, please send me a copy of the determination. Also, please send me the minimum bid amount for the lot.

I am planning to take this item to our EDA Board in June for their consideration to purchase the lot to demolish the house and clear off the junk.

Thank you for your help.

Regards,

Rodney C. Nanney, AICP
Community and Economic Development Director
Charter Township of Union
2010 South Lincoln Road
Mount Pleasant, MI 48858
(989) 772-4600 ext. 232

From: Angel Kelly <akelly@isabellacounty.org>
Sent: Friday, May 13, 2022 9:23 AM

To: Rodney Nanney <RNanney@uniontownshipmi.com>

Subject: RE: 2120 Yats Dr. - PID 14-014-20-017-00

Hi Rodney,

After talking with Steve about the protocol for foreclosed parcels, here is the basic information.

The township will have an opportunity to purchase the property at the minimum bid amount AFTER July 1, 2022 and before the tax sale on August 24, 2022, IF there are no claimants that have filed for the surplus proceeds. Minimum bid is yet to be determined.

If there is an interested party that has filed for the surplus, then the amount changes and the township can purchase it at fair market value.

That value is determined by how the property has been assessed. Currently that assessed value is at 19,100.

As of to date, we have not had a response from anyone on the foreclosure of this parcel.

If you have any questions please feel free to reach out to me. Thank you for your interest.

Angel Kelly

Tax Reversion Administrator

Isabella County

(989) 772-0911 Ext 256

From: Rodney Nanney <RNanney@uniontownshipmi.com>

Sent: Wednesday, May 11, 2022 3:56 PM

To: Angel Kelly <akelly@isabellacounty.org>

Subject: 2120 Yats Dr. - PID 14-014-20-017-00

Dear Angel Kelly:

It was a pleasure to chat with you this afternoon about this property and the potential for consideration of a purchase by our East DDA District to resolve the longstanding derelict building and junk in the yard ordinance violations. I appreciate your offer to check into options for the Township to be able to purchase the property for the public purpose of stabilizing the neighborhood by demolishing the building, cleaning up the junk, and preparing the lot for development of a new home.

Here is my contact information (below).

Regards,

Rodney C. Nanney, AICP

Community and Economic Development Director

BY: akelly

Year of Foreclosure: 2022

DB: Isabella County

All Records

Fees Computed As Of: 06/10/2022

Unsold Parcels Only

Parcels In Unit 14

Parcel Number	Base Tax Due Publication	Sale/Transfer Admin Fee Pers Visit	Status Interest Filing Exp	EOS Forf Rcdng	Forcl. Liber NSF/Other Rdmp Rcdng	Forcl. Page October Fee Frcl Rcdng	Date Recorded March Fee Sale Exp	Notice Exp Addl Filing Total Due
14-014-20-017-00		Not Transferred						
	3,248.18	129.92	727.57	0.00	0.00	30.00	350.00	0.00
	25.00	40.00	30.00	60.00	0.00	30.00	200.00	0.00
								4,870.67
							Sale Amount	0.00
							Excess Proceed	0.00
							Over/(Under)	(4,870.67)
2021	1,181.45	47.26	47.26	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
								1,275.97
2020	1,042.87	41.71	250.29	0.00	0.00	15.00	175.00	0.00
	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00
								1,554.87
2019	1,023.86	40.95	430.02	0.00	0.00	15.00	175.00	0.00
	25.00	40.00	30.00	30.00	0.00	30.00	200.00	0.00
								2,039.83

BY: akelly

Year of Foreclosure: 2022

DB: Isabella County

All Records

Fees Computed As Of: 06/10/2022

Unsold Parcels Only

Parcels In Unit 14

Parcel Number	Base Tax Due Publication	Sale/Transfer Admin Fee Pers Visit	Status Interest Filing Exp	EOS Forf Rcdng	Forcl. Liber NSF/Other Rdmp Rcdng	Forcl. Page October Fee Frcl Rcdng	Date Recorded March Fee Sale Exp	Notice Exp Addl Filing Total Due	
2021 1	1,181.45 0.00	47.26 0.00	47.26 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00 1,275.97	
2020 1	1,042.87 0.00	41.71 0.00	250.29 0.00	0.00 30.00	0.00 0.00	15.00 0.00	175.00 0.00	0.00 0.00 1,554.87	
2019 1	1,023.86 25.00	40.95 40.00	430.02 30.00	0.00 30.00	0.00 0.00	15.00 30.00	175.00 200.00	0.00 0.00 2,039.83	
	3,248.18 25.00	129.92 40.00	727.57 30.00	0.00 60.00	0.00 0.00	30.00 30.00	350.00 200.00	0.00 0.00 4,870.67	
1 Parcels Foreclosed									
								Sale Amount	0.00
								Over/(Under)	(4,870.67)

BY: akelly

Year of Foreclosure: 2022

DB: Isabella County

All Records

Fees Computed As Of: 06/10/2022

Unsold Parcels Only

Parcels In Unit 14

Parcel Number	Base Tax Due Publication	Sale/Transfer Admin Fee Pers Visit	Status Interest Filing Exp	EOS Forf Rcdng	Forcl. Liber NSF/Other Rdmp Rcdng	Forcl. Page October Fee Frcl Rcdng	Date Recorded March Fee Sale Exp	Notice Exp Addl Filing Total Due
14	3,248.18	129.92	727.57	0.00	0.00	30.00	350.00	0.00
1	25.00	40.00	30.00	60.00	0.00	30.00	200.00	0.00
								4,870.67
							Sale Amount	0.00
							Over/ (Under)	(4,870.67)
2021	1,181.45	47.26	47.26	0.00	0.00	0.00	0.00	0.00
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
								1,275.97
2020	1,042.87	41.71	250.29	0.00	0.00	15.00	175.00	0.00
1	0.00	0.00	0.00	30.00	0.00	0.00	0.00	0.00
								1,554.87
2019	1,023.86	40.95	430.02	0.00	0.00	15.00	175.00	0.00
1	25.00	40.00	30.00	30.00	0.00	30.00	200.00	0.00
								2,039.83

PARCEL: 14-014-20-017-00 2021 SCHOOL: 37010 CLASS: 401

OWNER: SKORNA BARBARA
PROPERTY ADDRESS: 2120 YATS DR MT PLEASANT, MI 48858

TAXABLE: 12,013 ASSESSED: 19,100 PRE: 0.00%

	Seas	Tax	Paid	Dlq
County Operation	Summ	79.40	0.00	79.40
State Educ Tax	Summ	72.07	0.00	72.07
LOCAL ADMIN	Summ	1.51	0.00	1.51

2021 Tax Year

TAX TOTAL	Summ	152.98	0.00	152.98
LOCAL INTRST	Summ	13.63	0.00	13.63
TOTAL				166.61

ICTC	Wint	10.35	0.00	10.35
Medical Care Fac	Wint	11.76	0.00	11.76
Comm on Aging	Wint	10.54	0.00	10.54
Parks and Rec	Wint	4.20	0.00	4.20
Township Oper	Wint	12.01	0.00	12.01
Township Fire	Wint	27.02	0.00	27.02
MPPS Oper	Wint	216.23	0.00	216.23
MPPS Oper FC	Wint	0.00	0.00	0.00
MPPS Debt 2007	Wint	16.33	0.00	16.33
MPPS Debt 2016	Wint	25.46	0.00	25.46
MPPS Debt 2020	Wint	6.00	0.00	6.00
Grat/Isab RESD	Wint	3.17	0.00	3.17
Grat/Isab SpEd	Wint	50.45	0.00	50.45
Grat/Isab Volc	Wint	12.01	0.00	12.01
Chippewa Library	Wint	21.02	0.00	21.02
Mid Mich College	Wint	14.65	0.00	14.65
DELQ - SEWER	Wint S	426.77	0.00	426.77
WEED REMOVAL	Wint S	130.00	0.00	130.00
Recycling Servic	Wint S	17.00	0.00	17.00
LOCAL ADMIN	Wint	4.41	0.00	4.41
TAX TOTAL	Wint	1,019.38	0.00	1,019.38

TAX TOTAL - ALL SEASONS		1,172.36	0.00	1,172.36
TOTAL LOCAL INTEREST				13.63
TOTAL				1,185.99

LEGAL DESCR:
T14N R4W, SEC 14; COMM 396 FT W AND 668.7 FT S OF NE COR OF SEC
14 TH W 176 FT TH S 60 FT TH E 176 FT TH N 60 FT TO POB

PARCEL: 14-014-20-017-00 2020 SCHOOL: 37010 CLASS: 401

OWNER: SKORNA BARBARA
PROPERTY ADDRESS: 2120 YATS DR MT PLEASANT, MI 48858

TAXABLE: 11,848 ASSESSED: 17,500 PRE: 0.00%

	Seas	Tax	Paid	Dlq
County Operation	Summ	78.31	0.00	78.31
State Educ Tax	Summ	71.08	0.00	71.08
LOCAL ADMIN	Summ	1.49	0.00	1.49

TAX TOTAL	Summ	150.88	0.00	150.88
LOCAL INTRST	Summ	13.44	0.00	13.44
TOTAL				164.32

2020 Tax Year

ICTC	Wint	10.21	0.00	10.21
Medical Care Fac	Wint	11.60	0.00	11.60
Comm on Aging	Wint	10.39	0.00	10.39
Parks and Rec	Wint	4.14	0.00	4.14
Township Oper	Wint	11.84	0.00	11.84
Township Fire	Wint	26.65	0.00	26.65
MPPS Oper	Wint	213.26	0.00	213.26
MPPS Oper FC	Wint	0.00	0.00	0.00
MPPS Debt 2007	Wint	13.26	0.00	13.26
MPPS Debt 2016	Wint	24.40	0.00	24.40
MPPS Debt 2020	Wint	9.47	0.00	9.47
Grat/Isab RESD	Wint	3.12	0.00	3.12
Grat/Isab SpEd	Wint	49.76	0.00	49.76
Grat/Isab Volc	Wint	11.84	0.00	11.84
Chippewa Library	Wint	20.73	0.00	20.73
Recycling Servic	Wint S	17.00	0.00	17.00
DELQ - SEWER	Wint S	441.16	0.00	441.16
LOCAL ADMIN	Wint	4.20	0.00	4.20

TAX TOTAL	Wint	883.03	0.00	883.03

TAX TOTAL - ALL SEASONS		1,033.91	0.00	1,033.91
TOTAL LOCAL INTEREST				13.44
TOTAL				1,047.35

LEGAL DESCR:
T14N R4W, SEC 14; COMM 396 FT W AND 668.7 FT S OF NE COR OF SEC
14 TH W 176 FT TH S 60 FT TH E 176 FT TH N 60 FT TO POB

PARCEL: 14-014-20-017-00 2019 SCHOOL: 37010 CLASS: 401

OWNER: SKORNA BARBARA
PROPERTY ADDRESS: 2120 YATS DR MT PLEASANT, MI 48858

TAXABLE: 11,628 ASSESSED: 19,200 PRE: 0.00%

	Seas	Tax	Paid	Dlq
County Operation	Summ	76.86	0.00	76.86
State Educ Tax	Summ	69.76	0.00	69.76
LOCAL ADMIN	Summ	1.46	0.00	1.46

TAX TOTAL	Summ	148.08	0.00	148.08
LOCAL INTRST	Summ	13.20	0.00	13.20
TOTAL				161.28

2019 Tax Year

ICTC	Wint	10.02	0.00	10.02
Medical Care Fac	Wint	8.13	0.00	8.13
Comm on Aging	Wint	10.20	0.00	10.20
Parks and Rec	Wint	4.06	0.00	4.06
Township Oper	Wint	11.62	0.00	11.62
Township Fire	Wint	23.25	0.00	23.25
MPPS Oper	Wint	209.30	0.00	209.30
MPPS Oper FC	Wint	0.00	0.00	0.00
MPPS Debt 1997	Wint	0.00	0.00	0.00
MPPS Debt 2007	Wint	14.88	0.00	14.88
MPPS Debt 2016	Wint	31.39	0.00	31.39
Grat/Isab RESD	Wint	3.06	0.00	3.06
Grat/Isab SpEd	Wint	46.91	0.00	46.91
Grat/Isab Volc	Wint	11.62	0.00	11.62
Chippewa Library	Wint	20.34	0.00	20.34
Recycling Servic	Wint S	17.00	0.00	17.00
DELQ - SEWER	Wint S	441.16	0.00	441.16
LOCAL ADMIN	Wint	4.04	0.00	4.04

TAX TOTAL	Wint	866.98	0.00	866.98

TAX TOTAL - ALL SEASONS		1,015.06	0.00	1,015.06
TOTAL LOCAL INTEREST				13.20
TOTAL				1,028.26

LEGAL DESCR:
T14N R4W, SEC 14; COMM 396 FT W AND 668.7 FT S OF NE COR OF SEC
14 TH W 176 FT TH S 60 FT TH E 176 FT TH N 60 FT TO POB

Steven W. Pickens Treasurer

Kathleen Schafer Chief Deputy Treasurer
Angel Kelly Tax Reversion Admin.
Claudia Bradley Senior Deputy Treasurer
Kelly King Deputy Treasurer



Isabella County
Office of the Treasurer

200 N Main Street
Mt. Pleasant, Michigan 48858
Phone 989-317-4091 Fax 989-779-9396

May 5, 2022

Bryan Mielke
Union Township Supervisor
2010 S Lincoln Rd
Mt Pleasant MI 48858

Dear Bryan and Board Members:

In following Public Act 123, we are hereby supplying you with a list of foreclosed properties which your municipality has an option to purchase under the new PA123 requirements.

In accordance with MCL 21.78t, those who hold title or equity interest in property may file to claim for surplus proceeds, if any are available. They would have to file the claim form with our office by July 1, 2022.

The order of rights to purchase these properties is the State, City or Village, Township, County and Land Banks.

If an interested party of the property makes claim and the State does not want the property, then the local unit may purchase the property at fair market value up to the date of sale. If it is after the county's sale date and no bids were received, then the property may be purchased by the local units at minimum bid.

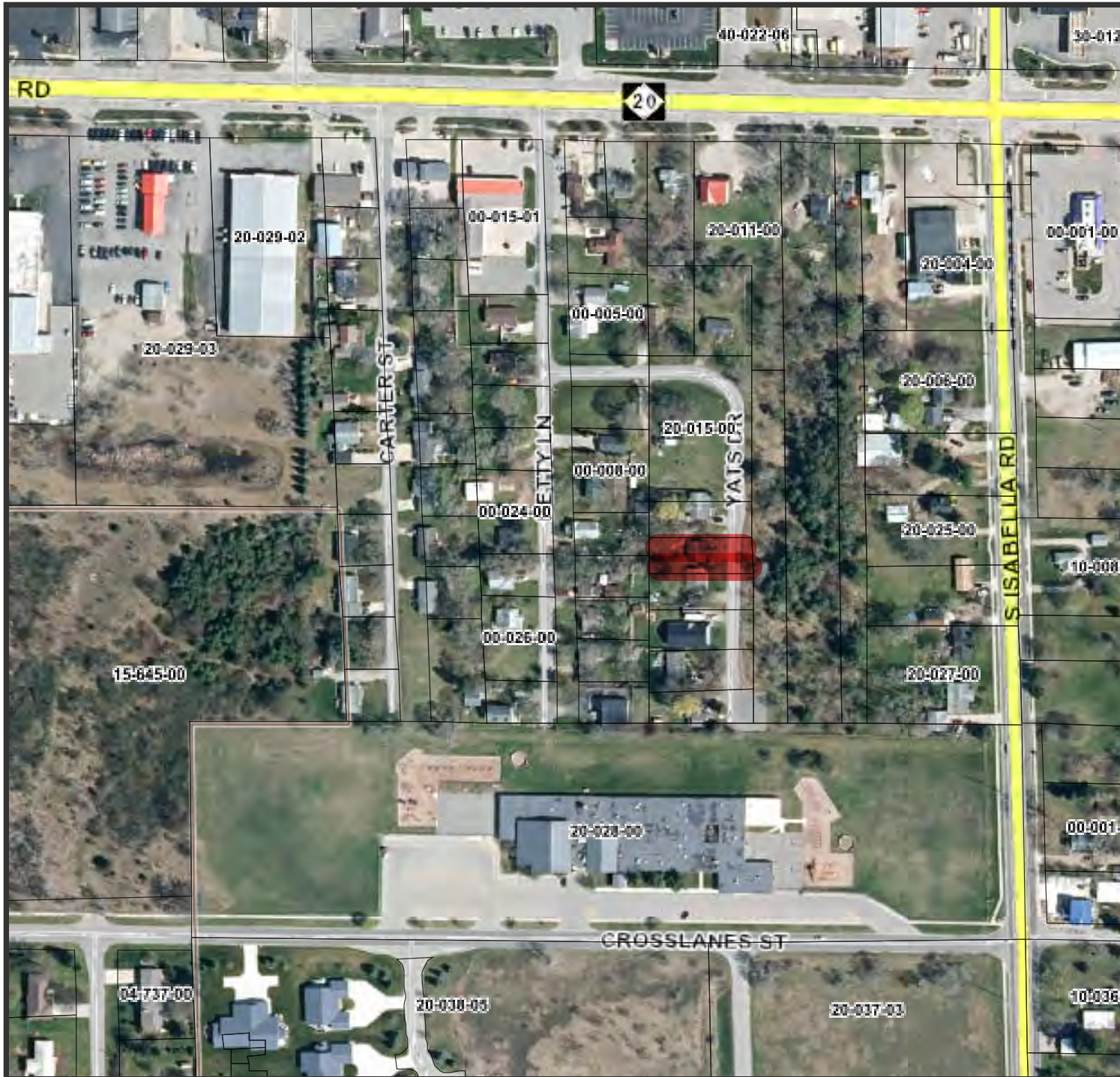
Please check with our office after July 1, 2022 to see if any claims have been filed. We need to be notified in writing by July 15, 2022 if you want to purchase any of these properties.

14-014-20-017-00 - Barbara Skorna 2120 Yats Dr.

If you have any questions, please contact our office at 989-317-4091 at your earliest convenience.

Thank you,

Steven W Pickens
Isabella County Treasurer



2120 Yats Drive

Dilapidated dwelling and
junk - ordinance
enforcement



Map Publication:
05/17/2022 10:44 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Isabella County expresses no warranty for the information displayed on this map document.