



# City Council Agenda

September 7, 2021  
7:00 p.m.

City Council Chambers  
97 N. Broad Street  
Hillsdale, MI 49242

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- I. Call to Order and Pledge of Allegiance**
- II. Roll Call**
- III. Approval of Agenda**
- IV. Public Comments on Agenda Items**
- V. Consent Agenda**
  - A. Approval of Bills
    - 1. City and BPU Claims of August 19, 2021: \$533,740.74
    - 2. Payroll of August 19, 2021: \$129,146.47
  - B. City Council Minutes of August 16, 2021
  - C. Planning Commission Minutes of June 30, 2021
  - D. Brownfield Redevelopment Authority Minutes of October 29, 2020
  - E. EDC Minutes of June 17, 2021
  - F. EDC Three Meadows Committee Minutes of June 30, 2021
  - G. EDC Manufacturing & Technology Park Committee Minutes of July 21, 2021
  - H. Hospital Finance Authority Minutes of September 1, 2021
  - I. Faith Covenant Bible Church Use Agreement – Ratification of Signatures
  - J. Latimer Use Agreement – Owen Memorial Park
  - K. Fair Parade – Right of Way Use Permit/Traffic Control Order
- VI. Communications/Petitions**
  - A. Certificate of Appreciation: Fire Captain Steven McDowell
  - B. Art Around Town: September 18, 2021
  - C. Vear Email on Streets Improvement Project
  - D. Fall 2021 City Newsletter
- VII. Introduction and Adoption of Ordinances/Public Hearing**
- VIII. Old Business**
  - A. Road Projects Verbal Update- Jake Hammel
- IX. New Business**
  - A. City of Hillsdale Master Plan 2021
  - B. NEZ Tax Exemption Certificate- Hillsdale County ISD
  - C. Set Public Hearing for IFT Tax Exemption Certificate – 190 Uran Street – DuPont
  - D. Keefer House Hotel Use and Easement Agreement
  - E. Hospital Finance Authority Dissolution
  - F. Joint City Manager/BPU Director Appointment

- X. Miscellaneous Reports**
  - A. Proclamations- None
  - B. Appointment- EDC- Sam Waldvogel  
Reappointment: EDC- Rachel Lott
  - C. Other- None
- XI. General Public Comment**
- XII. City Manager's Report**
- XIII. Council Comment**
- XIV. Adjournment**

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Check 101934							
101-215.000-801.000	07/28/21	ACCUSHRED	PAPER SHREDDING SERVICE	66821	08/27/21	64.95	101934
			Total For Check 101934			64.95	
Check 101935							
101-265.000-925.000	08/05/21	ACD	POTS DIGITAL - CITY HALL	44244-119	08/30/21	173.04	101935
101-295.000-925.000	08/05/21	ACD	POTS DIGITAL - AIRPORT	14046-117	08/30/21	86.52	101935
271-790.000-925.000	08/05/21	ACD	POT DIGITAL - LIBRARY	42728-109	08/30/21	97.51	101935
			Total For Check 101935			357.07	
Check 101936							
582-000.000-139.000	08/11/21	ALTEC NUECO	INTERNATIONAL DIGGER DERRICK	8298071	08/19/21	306,523.00	101936
			Total For Check 101936			306,523.00	
Check 101937							
101-295.000-930.000	08/11/21	AMAZON CAPITAL SERVICES, INC	LIGHTNING/SURGE PROTECTOR FOR TERMI	1KPK-TT3T1RDK	08/31/21	380.00	101937
			Total For Check 101937			380.00	
Check 101938							
582-544.000-726.800	07/31/21	BECKER & SCRIVENS	2NS SAND	91856	08/19/21	26.40	101938
			Total For Check 101938			26.40	
Check 101939							
582-544.000-801.000	07/27/21	BISBEE INFRARED	INSPECTION FOR POWER PLANT & WWTP	24055	08/19/21	262.50	101939
590-546.000-801.000	07/27/21	BISBEE INFRARED	INSPECTION FOR POWER PLANT & WWTP	24055	08/19/21	131.25	101939
591-544.000-801.000	07/27/21	BISBEE INFRARED	INSPECTION FOR POWER PLANT & WWTP	24055	08/19/21	131.25	101939
			Total For Check 101939			525.00	
Check 101940							
101-441.000-726.000	07/28/21	CINTAS	SUPPLIES	5070492994	08/19/21	29.43	101940
582-543.000-726.000	07/28/21	CINTAS	SUPPLIES	5070492994	08/19/21	44.16	101940
			Total For Check 101940			73.59	
Check 101941							
582-544.000-801.000	07/29/21	CLARK ELECTRIC INC.	CHANGE OUT METER SOCKET @ 138 HILLC	16521	08/19/21	534.53	101941
			Total For Check 101941			534.53	
Check 101942							
582-000.000-249.100	07/31/21	COMMUNITY ACTION AGENCY	OPERATION ROUND-UP - JULY 2021	07.31.2021	08/19/21	2,671.26	101942
			Total For Check 101942			2,671.26	
Check 101943							
582-175.000-726.000	08/12/21	CURRENT OFFICE SOLUTIONS	CORRECTION TAPE, ORGANIZER, STAPLES	662617-00	08/31/21	64.57	101943
588-588.000-726.000	08/09/21	CURRENT OFFICE SOLUTIONS	CHAIR, INDEX TABS	662454-00	08/31/21	223.22	101943
588-588.000-726.000	08/05/21	CURRENT OFFICE SOLUTIONS	CORRECTION TAPE	662342-00	08/31/21	75.00	101943
590-175.000-726.000	08/12/21	CURRENT OFFICE SOLUTIONS	CORRECTION TAPE, ORGANIZER, STAPLES	662617-00	08/31/21	32.29	101943
591-175.000-726.000	08/12/21	CURRENT OFFICE SOLUTIONS	CORRECTION TAPE, ORGANIZER, STAPLES	662617-00	08/31/21	32.29	101943
			Total For Check 101943			427.37	
Check 101944							
101-265.000-801.000	08/01/21	EAST 2 WEST ENTERPRISES, INC	MOP & BUFF DISPATCH OFFICE	9380	08/31/21	40.00	101944
			Total For Check 101944			40.00	
Check 101945							
590-175.000-930.000	07/14/21	EFFICIENCY PRODUCTION INC	BAB - 2X8 PANEL/WEB SLING 6' NYLON	59813	08/19/21	1,265.52	101945
591-175.000-930.000	07/14/21	EFFICIENCY PRODUCTION INC	BAB - 2X8 PANEL/WEB SLING 6' NYLON	59813	08/19/21	1,265.52	101945

08/19/2021 01:48 PM  
 User: tbumpus  
 DB: Hillsdale

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE  
 EXP CHECK RUN DATES 08/19/2021 - 08/19/2021  
 BOTH JOURNALIZED AND UNJOURNALIZED PAID  
 BANK CODE: APCK

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Check 101945							
			Total For Check 101945			2,531.04	
Check 101946							
582-544.000-726.800	08/05/21	FAMILY FARM & HOME	SHOVELS/TAPE RULE/PLIER	917/54	08/19/21	90.96	101946
590-547.000-742.000	08/06/21	FAMILY FARM & HOME	PVC KNEEBOOT BLK	918/54	08/19/21	19.99	101946
			Total For Check 101946			110.95	
Check 101947							
247-900.000-801.005	08/05/21	FOULKE CONSTRUCTION	DAWN THEATER REHABILIATION	DRAW 018	09/05/21	160,403.40	101947
			Total For Check 101947			160,403.40	
Check 101948							
101-400.000-801.372	06/24/21	GELZER & SON INC	65_69 WESTWOOD ST PADLOCKS	B52373	08/31/21	13.19	101948
582-544.000-726.800	08/03/21	GELZER & SON INC	WASP & HORNET SPRAY	C430124	08/19/21	39.24	101948
			Total For Check 101948			52.43	
Check 101949							
582-000.000-202.100	08/04/21	GROSS, JEREMIAH M	UB refund for account: 026277	08/04/2021	08/11/21	102.00	101949
			Total For Check 101949			102.00	
Check 101950							
101-000.000-627.000	08/10/21	HELENA R LAPHAM	REFUND OF OPENING/CLOSING FEES	08.10.2021	08/19/21	25.00	101950
			Total For Check 101950			25.00	
Check 101951							
101-400.000-905.000	07/29/21	HILLSDALE MEDIA GROUP	PUBLIC NOTICE-MASTER PLAN	00163205	08/29/21	78.70	101951
591-175.000-905.000	07/31/21	HILLSDALE MEDIA GROUP	PUBLISHING/NOTICES	2107-00000849	08/19/21	91.45	101951
			Total For Check 101951			170.15	
Check 101952							
582-544.000-930.000	07/31/21	JEN LUTZ	SERVICE CALL	07/31/2021	08/19/21	105.00	101952
			Total For Check 101952			105.00	
Check 101953							
101-253.000-801.000	06/29/21	KCI	SUMMER 2021 TAX BILLS - PRINTING &	300398	07/08/21	1,614.11	101953
			Total For Check 101953			1,614.11	
Check 101954							
582-000.000-249.100	07/31/21	LARA - MI PUBLIC SERVICE COMM	"LIEAF-6099 JULY 2021 P.A. 95"	07.31.2021	08/19/21	5,470.99	101954
			Total For Check 101954			5,470.99	
Check 101955							
101-175.000-806.000	07/29/21	LOVINGER & THOMPSON, PC	LEGAL FEES	07.29.2021	08/28/21	1,455.00	101955
247-900.000-806.000	07/27/21	LOVINGER & THOMPSON, PC	LEGAL FEES	07.27.2021	08/26/21	75.00	101955
			Total For Check 101955			1,530.00	
Check 101956							
101-295.000-726.000	07/27/21	MARKET HOUSE	CHIPS, SODA, CUPS, WATER	122376	08/26/21	87.79	101956
			Total For Check 101956			87.79	
Check 101957							
244-174.000-801.000	07/31/21	MCKIBBIN MEDIA GROUP	NEWS & VIEWS LIVE INTERVIEW ON WCSR	960-00009-0011	08/31/21	50.00	101957
582-175.000-880.000	07/31/21	MCKIBBIN MEDIA GROUP	ADVERTISING	7/31/2021	08/19/21	267.50	101957
590-175.000-880.000	07/31/21	MCKIBBIN MEDIA GROUP	ADVERTISING	7/31/2021	08/19/21	133.75	101957
591-175.000-880.000	07/31/21	MCKIBBIN MEDIA GROUP	ADVERTISING	7/31/2021	08/19/21	133.75	101957



GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Check 101957							
Total For Check 101957						585.00	
582-000.000-202.100	08/04/21	MILLER, TRAVIS J	UB refund for account: 025595	08/04/2021	08/11/21	137.29	101958
Total For Check 101958						137.29	
Check 101959							
582-175.000-801.000	07/31/21	ONLINE INFORMATION SERVICES	UTILITY EXCHANGE REPORT/PEOPLE SEAR	1076481	08/19/21	89.02	101959
582-175.000-801.000	07/31/21	ONLINE INFORMATION SERVICES	COLLECTIONS TRANSACTIONS	173800000113	08/19/21	38.42	101959
590-175.000-801.000	07/31/21	ONLINE INFORMATION SERVICES	UTILITY EXCHANGE REPORT/PEOPLE SEAR	1076481	08/19/21	44.51	101959
590-175.000-801.000	07/31/21	ONLINE INFORMATION SERVICES	COLLECTIONS TRANSACTIONS	173800000113	08/19/21	19.21	101959
591-175.000-801.000	07/31/21	ONLINE INFORMATION SERVICES	UTILITY EXCHANGE REPORT/PEOPLE SEAR	1076481	08/19/21	44.52	101959
591-175.000-801.000	07/31/21	ONLINE INFORMATION SERVICES	COLLECTIONS TRANSACTIONS	173800000113	08/19/21	19.20	101959
Total For Check 101959						254.88	
Check 101960							
582-000.000-202.100	08/04/21	POTOK, TAMMY M	UB refund for account: 021320	08/04/2021	08/11/21	16.00	101960
Total For Check 101960						16.00	
Check 101961							
582-000.000-110.000	08/04/21	POWERLINE SUPPLY	INVENTORY	56584673	08/19/21	1,420.00	101961
582-000.000-110.000	08/04/21	POWERLINE SUPPLY	INVENTORY	56584671	08/19/21	1,042.20	101961
Total For Check 101961						2,462.20	
Check 101962							
582-000.000-202.100	08/04/21	PRESTIGE REAL PROPERTY HOLDING	UB refund for account: 010316	08/04/2021	08/11/21	116.00	101962
Total For Check 101962						116.00	
Check 101963							
582-000.000-202.100	08/04/21	REED, SAMANTHA R	UB refund for account: 025775	08/04/2021	08/11/21	34.50	101963
Total For Check 101963						34.50	
Check 101964							
590-547.000-801.000	08/01/21	SAFETY SYSTEMS, INC	QUARTERLY LEASE MAINT & MONITORING	155651	08/19/21	180.00	101964
Total For Check 101964						180.00	
Check 101965							
101-265.000-801.000	08/01/21	SCHINDLER ELEVATOR CORPORATION	QUARTERLY ELEVATOR MAINTENANCE	8105703884	08/31/21	663.51	101965
Total For Check 101965						663.51	
Check 101966							
582-000.000-202.100	08/04/21	SCOVILLE, GARY H	UB refund for account: 011273	08/04/2021	08/11/21	129.66	101966
Total For Check 101966						129.66	
Check 101967							
582-000.000-158.000-19	08/06/21	SSEO	PHASE 1 UPGRADE ENG & DESIGN SERVIC	2116252	08/19/21	2,065.00	101967
Total For Check 101967						2,065.00	
Check 101968							
582-000.000-202.100	08/04/21	TREVATHAN SWEEP & SEW SHOPPE	UB refund for account: 021717	08/04/2021	08/11/21	40.41	101968
Total For Check 101968						40.41	
Check 101969							
590-547.000-727.500	07/30/21	UNIVAR SOLUTIONS USA INC	SOD HYPO 12.5% LIQUICHLOR	49336517	08/19/21	1,352.99	101969
Total For Check 101969						1,352.99	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
Check 101970							
590-547.000-726.900	07/30/21	USABLUBOOK	RECTANGULAR HDPE BOTTLE	681047	08/19/21	39.90	101970
590-547.000-726.900	07/29/21	USABLUBOOK	CYLINDER/PIPET TIPS/HYDROCHLORIC AC	679736	08/19/21	368.20	101970
590-547.000-726.900	07/27/21	USABLUBOOK	ACID REAGENT/IODIDE REAGENT	675983	08/19/21	125.40	101970
590-547.000-726.900	07/26/21	USABLUBOOK	IODIDE REAGENT 1 LITER/CALGAS 58L C	673634	08/19/21	9,166.42	101970
Total For Check 101970						9,699.92	
Check 101971							
582-175.000-925.000	08/04/21	VERIZON WIRELESS	BPU AUGUST 2021 VERIZON BILL	9885333155	08/20/21	706.37	101971
590-175.000-925.000	08/04/21	VERIZON WIRELESS	BPU AUGUST 2021 VERIZON BILL	9885333155	08/20/21	180.43	101971
591-175.000-925.000	08/04/21	VERIZON WIRELESS	BPU AUGUST 2021 VERIZON BILL	9885333155	08/20/21	180.69	101971
Total For Check 101971						1,067.49	
Check 101972							
582-544.000-730.000	07/31/21	VERMEER OF MICHIGAN, INC	DRILLRO RODRACK/BATTERY	P92686	08/19/21	2,191.84	101972
Total For Check 101972						2,191.84	
Check 101973							
582-000.000-110.001	08/05/21	WATKINS OIL COMPANY	POWER PLANT FUELOIL	21-16003	08/19/21	28,140.25	101973
Total For Check 101973						28,140.25	
Check 66							
101-295.000-930.000	08/12/21	AVFUEL CORP	FILTERS FOR FUEL PUMPS	015362390	08/19/21	777.77	66
Total For Check 66						777.77	

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #	
Fund Totals:								
			Fund 101 GENERAL FUND			5,489.01		
			Fund 244 ECONOMIC DEVELOPMENT CORP FU			50.00		
			Fund 247 TAX INCREMENT FINANCE ATH.			160,478.40		
			Fund 271 LIBRARY FUND			97.51		
			Fund 582 ELECTRIC FUND			352,369.07		
			Fund 588 DIAL A RIDE			298.22		
			Fund 590 SEWER FUND			13,059.86		
			Fund 591 WATER FUND			1,898.67		
Total For All Funds:							533,740.74	
--- TOTALS BY GL DISTRIBUTION ---								
		101-000.000-627.000	INTERMENT FEES			25.00		
		101-175.000-806.000	LEGAL SERVICES			1,455.00		
		101-215.000-801.000	CONTRACTUAL SERVICES			64.95		
		101-253.000-801.000	CONTRACTUAL SERVICES			1,614.11		
		101-265.000-801.000	CONTRACTUAL SERVICES			703.51		
		101-265.000-925.000	TELEPHONE			173.04		
		101-295.000-726.000	SUPPLIES			87.79		
		101-295.000-925.000	TELEPHONE			86.52		
		101-295.000-930.000	REPAIRS & MAINTENANCE			1,157.77		
		101-400.000-801.372	CONTRACTUAL SERVICES - CODE ENFORCEME			13.19		
		101-400.000-905.000	PUBLISHING / NOTICES			78.70		
		101-441.000-726.000	SUPPLIES			29.43		
		244-174.000-801.000	CONTRACTUAL SERVICES			50.00		
		247-900.000-801.005	CONTRACTUAL SERVICES - DAWN THEATER			160,403.40		
		247-900.000-806.000	LEGAL SERVICES			75.00		
		271-790.000-925.000	TELEPHONE			97.51		
		582-000.000-110.000	INVENTORY			2,462.20		
		582-000.000-110.001	POWER PLANT INVENTORY - POWER PLANT			28,140.25		
		582-000.000-139.000	PLANT, SYSTEMS, AND EQUIPMENT			306,523.00		
		582-000.000-158.000-19	CONSTRUCTION WORK IN PROGRESS			2,065.00		
		582-000.000-202.100	ACCOUNTS PAYABLE-UB REFUNDS			575.86		
		582-000.000-249.100	LOW INCOME ENERGY ASSISTANCE			8,142.25		
		582-175.000-726.000	SUPPLIES			64.57		
		582-175.000-801.000	CONTRACTUAL SERVICES			127.44		
		582-175.000-880.000	COMMUNITY PROMOTION			267.50		
		582-175.000-925.000	TELEPHONE			706.37		
		582-543.000-726.000	SUPPLIES			44.16		
		582-544.000-726.800	SUPPLIES - OPERATIONS			156.60		
		582-544.000-730.000	VEH./EQUIP. MAINT. SUPPLIES			2,191.84		
		582-544.000-801.000	CONTRACTUAL SERVICES			797.03		
		582-544.000-930.000	REPAIRS & MAINTENANCE			105.00		
		588-588.000-726.000	SUPPLIES			298.22		
		590-175.000-726.000	SUPPLIES			32.29		
		590-175.000-801.000	CONTRACTUAL SERVICES			63.72		
		590-175.000-880.000	COMMUNITY PROMOTION			133.75		
		590-175.000-925.000	TELEPHONE			180.43		
		590-175.000-930.000	REPAIRS & MAINTENANCE			1,265.52		
		590-546.000-801.000	CONTRACTUAL SERVICES			131.25		
		590-547.000-726.900	SUPPLIES - LABORATORY			9,699.92		
		590-547.000-727.500	SUPPLIES - CHLORINE			1,352.99		
		590-547.000-742.000	CLOTHING / UNIFORMS			19.99		
		590-547.000-801.000	CONTRACTUAL SERVICES			180.00		
		591-175.000-726.000	SUPPLIES			32.29		
		591-175.000-801.000	CONTRACTUAL SERVICES			63.72		
		591-175.000-880.000	COMMUNITY PROMOTION			133.75		
		591-175.000-905.000	PUBLISHING / NOTICES			91.45		

INVOICE GL DISTRIBUTION REPORT FOR CITY OF HILLSDALE

EXP CHECK RUN DATES 08/19/2021 - 08/19/2021

BOTH JOURNALIZED AND UNJOURNALIZED PAID

BANK CODE: APCK

GL Number	Invoice Date	Vendor	Invoice Desc.	Invoice	Due Date	Amount	check #
		591-175.000-925.000	TELEPHONE			180.69	
		591-175.000-930.000	REPAIRS & MAINTENANCE			1,265.52	
		591-544.000-801.000	CONTRACTUAL SERVICES			131.25	

## CITY COUNCIL MINUTES

City of Hillsdale  
August 16, 2021  
7:00 P.M.

Regular Meeting

### Call to Order and Pledge of Allegiance

Mayor Adam Stockford opened the meeting with the Pledge of Allegiance.

### Roll Call

Mayor Adam Stockford called the meeting to order. Clerk Price took roll call.

Council Members present: Adam Stockford, Mayor  
R Greg Stuchell, Ward 1  
Anthony Vear, Ward 1  
William Morrissey, Ward 2  
Bruce Sharp, Ward 3  
Raymond Briner, Ward 4  
Robert Socha, Ward 4

Council Members absent: Pratt, Zeiser

Also Present: David Mackie (City Manager), Attorney Tom Thompson, Katy Price (City Clerk), Scott Hephner (HCPD/HCFD), Jake Hammel (DPS Director), Chris McArthur (BPU Director), Corey Murray (HDN), Dennis Wainscott, Earl DeVries, Judy DeVries, Lisa Sparks, Roger Sparks, Jordan Adams, Rachel Cram, Kirk, Adeline, Padino's, Karla Adams and Karlee Embach.

### Approval of Agenda

Motion by Council Member Morrissey, seconded by Council Member Vear approve the agenda as presented.

By a voice vote, the motion passed unanimously.

### Public Comment

None

### Consent Agenda

- A. Approval of Bills
  - 1. City and BPU Claims of August 5, 2021: \$1,295,871.64
  - 2. Payroll of August 5, 2021: \$176,701.00
- B. City Council Minutes of August 2, 2021
- C. Hillsdale College Street Closure Agreement – Freshman Convocation
- D. Hillsdale College Street Closure Agreement – Freshman Dinner
- E. Hillsdale College Street Closure Agreement – Student Involvement Fair
- F. Hillsdale College Request for Fireworks Display and Noise Variance
- G. Hillsdale College Request for Bonfire and Noise Variance
- H. Hillsdale College Street Closure Request- Homecoming
- I. Hillsdale College Request for Noise Variance Tent Party
- J. BPU: Lead Service Line Parts Purchase
- K. BPU: Purchase of Electric 3 Gang Switches
- L. BPU: LTC Maintenance and Inspection

Motion by Council Member Morrisey, seconded by Council Member Socha to approve the Consent agenda as presented.

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Sharp	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye
Council Member Socha	Aye
Council Member Morrisey	Aye

Motion passed 7-0.

**Communications/Petitions**

- A. Health Department- Hillsdale County Covid Vaccination Rate July 2021
- B. Health Department – Coronavirus Mask Recommendations
- C. Comcast Letter
- D. City Newsletter- Fall 2021

All items presented for the purpose of information only.

**Introduction and Adoption of Ordinances/Public Hearings**

None

**Old Business**

- A Road Projects Verbal Update- Jake Hammel

Jake Hammel (Public Service Director) gave a report on the Hillcrest area project, stated it was moving along well, concrete work done, base course/asphalt to be done tomorrow or Wednesday. Top course will be done shortly after, project completion is tentative for the end of the August.

Hammel led discussion on the storm and brush needing to be picked up. Council discussed dates. Next collection date Monday, August 30, 2021 residents should have all brush at curb by 8:00 a.m.

- B American Rescue Act Update

David Mackie, City Manager reported that no funds have been received yet as is in progress. Estimated amount to be received is \$837,000.00. Mackie reviewed the top five items that would qualify to use with funds.

- 1. Westwood – Sumac Dr. street/infrastructure design work with engineering services
- 2. Bacon St and Manning St flood mitigation engineering services
- 3. Purchase of leaf collection
- 4. Performance pay for police officers (employee contracts)
- 5. Upgrades to the municipal airport for internet services

No action taken.

**New Business**

- A. BPU Security System

Chris McArthur (BPU Director) reported that the BPU currently has three different alarm companies providing services to the BPU buildings. BPU would like to combine all services provided to one vendor. Having one provider will save costs, provide one vendor for billing, make managing users simple, and make it easier for any customer support needed.

By switching all of our services to Safety Systems we will save money and have a service provider who has been excellent to work with. BPU will have an initial equipment cost of about \$9000 but will save that amount in the first year of service. Current alarm cost are \$12,408.48 per year, after the first year installation cost the annual alarm cost will be \$2,760.

Motion by Council Member Socha, seconded by Council Member Morrissey to approve the contract with Safety Systems.

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Sharp	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye
Council Member Socha	Aye
Council Member Morrissey	Aye

Motion passed 7-0.

B. BPU 2021-2023 Lead Line Water Service Replacement

Chris McArthur (BPU Director) reported In June 2018 the Michigan Department of Environment, Great Lakes & Energy (EGLE) promulgated major revisions to Michigan’s Lead and Copper Rule. These rules, commonly called the Lead & Copper Rule (LCR) requires public water supplies to complete Lead Service Line Replacements (LSLR) over a period of years at an average of 5% per year not to exceed 20 years. These replacements are required to be completed from the water main to the water meter, or 18” maximum, into the homes. These replacements, regardless of the service ownership, must be replaced at the City’s expense. As a result of these rule revisions the city has secured bids to continue replacements of the lead service lines into homes.

RJT Construction was successful low bidder on this project in 2020 and the work was completed successfully within budget and with very few issues.

Motion by Council Member Socha, seconded by Council Member Vear to approve the contract for 2021 (\$104,500.00), 2022 (\$109,750.00) and 2023 (\$115,250.00) construction years to the low bidder, RJT Construction Co of Jackson, MI.

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Sharp	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye
Council Member Socha	Aye
Council Member Morrissey	Aye

Motion passed 7-0.

C. WoodHill Group Service Agreement

City Manager Mackie presented the proposed service agreement between the City and WoodHill Group for accounting services. He stated the agreement would provide the City with a solution to the open Finance Director position, while searching for a new individual to fill that role. The agreement has a not-to-exceed amount of \$110,000 for one-year of service. If the city is able to hire a new Finance Director prior to one-year and WoodHill’s services will be no longer needed the agreement can be canceled at any time with no penalty.

Council discussion ensued.

Motion by Council Member Briner, seconded by Council Member Socha to approve the agreement with WoodHill Group in the amount of \$110,000.00 for financial services.

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Sharp	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye
Council Member Socha	Aye
Council Member Morrissey	Aye

Motion passed 7-0.

D. US Staffing Agency Agreement

Jake Hammel (DPS Director) presented the staffing agreement to council. He stated the Department of Public Services uses temporary staffing services to help with tasks such as cemetery mowing, fall leaf collection, and winter maintenance. The City has had an agreement with US Staffing in the past however, it has expired. This agreement does not bind the City to one temporary staffing company. It will allow the City to use US Staffing when the need arises.

Mayor Stockford commented on the rate of pay.

Motion by Council Member Sharp, seconded by Council Member Morrissey approve the agreement with US Staffing Agency as presented.

Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Sharp	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye
Council Member Socha	Aye
Council Member Morrissey	Aye

Motion passed 7-0.

E. Award of Bid – Pavement Marking to JV Contracting Inc

Jake Hammel (DPS Director) reported the Department of Public Services and the City Engineer solicited bids for cold plastic pavement markings. Historically DPS has hand painted all symbols, crosswalks annually with waterborne paint. The contract will install plastic symbols with a life expectancy of 5-8 years. The quality of the marking will be substantially better over the life of the symbols, and also save the annual cost of paint and labor.

The low bid to do all symbols, crosswalks, and line/delineations was submitted at \$114,275.00. The approved budgeted amount for this fiscal year was only \$60,000.00. The low bidder has agreed to do approximately half of the work this year, and will honor pricing to do the other half after July 1, 2022. It has been determined that it would be best to complete all stop bars, turn arrows, schools, and railroad symbols this year, and the crosswalks and lane delineations next year.

Motion by Council Member Stuchell, seconded by Council Member Briner to award contract to JV Contracting Inc in the amount of \$51,350.00 for the current fiscal year, and the balance of the contract \$62,925.00 next year.



Roll call:

Council Member Vear	Aye
Council Member Briner	Aye
Council Member Sharp	Aye
Council Member Stuchell	Aye
Mayor Stockford	Aye
Council Member Socha	Aye
Council Member Morrissey	Aye

Motion passed 7-0.

**Miscellaneous Reports**

- A. Proclamation – None
- B. Appointments—None
- C. Other – None

**General Public Comment**

Karla Adams, Ward 4, commented on the TIFA, Dawn Theater and Keefer Hotel. She also expressed her displeasure with the possibility of a mask mandate again.

Jack McClain, Hillsdale Twp, commented on the August 2, 2021 council minutes specifically on a comment made from the public saying the abortion pills could not be mailed into Hillsdale as a part of the unborn sanctuary ordinance, saying he was not sure how they could stop that from happening. McClain also asked if there was a formal complaint form again.

**City Manager’s Report**

Manager Mackie reported the fall city newsletter will be out in BPU bills this month.

The leaf collection equipment was delivered last Thursday

US Staffing agreements could help with temporary employees to assist with leaf collection.

Library Director Mary Hill submitted resignation, the city will be going out for position soon.

Hillcrest Dr. area is looking good. The asphaltting starts tomorrow.

The health department gives recommendations that are shared in the council packets but the city currently is not requiring masks.

Thanked BPU/DPS crews for all their hard work for restoring power and for clean up from the storm.

**Council Comments**

Council Member Stuchell asked about the Modern Waste trash collection. Modern will be out picking up their normal schedule next week. Stuchell mentioned about the TIFA informational meeting at 6:30 p.m. tomorrow, Tuesday, August 17, 2021.

Council Member Socha stated the Keefer Hotel is planned to commence work over the next few weeks. Socha also mentioned he does not like the notices for mask mandates or recommendations as he believes it is a total overreach.

Mayor Stockford stated there is no formal complaint form for the city. If it is a criminal complaint residents should see the police, if it is for council or staff should use the podium at a council

meeting.

Council Member Morrissey stated he is working on scheduling a meeting for the Operations and Governance committee possibly for next week. Morrissey mentioned that the Unborn Sanctuary ordinance will take time to review and may require multiple meetings until it's in final form to bring back to council.

**Adjournment**

Council Member Sharp, seconded by Council Member Morrissey moved to adjourn the meeting.

By a voice vote, the motion passed unanimously.

The meeting adjourned at 8:11 p.m.

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Adam L. Stockford, Mayor

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Katy Price, City Clerk

**Planning Commission Meeting Minutes**  
**Hillsdale City Hall**  
**Council Chambers**  
**June 30, 2021**  
**6:00 pm**

**Call to Order**

Call to Order at 6:02 pm by Chairman Moore followed by the Pledge of Allegiance, and Roll Call by Secretary Swan.

**Members Present**

Members Present: Chairman Eric Moore, Secretary Penny Swan, Commissioner Will Morrissey, Commissioner Jacob Parker, Commissioner Elias McConnell.

Members Absent: Vice Chairmen Ron Scholl, Commissioner Kerry Laycock.

Public Present Jack McClain, Eric and Nicole Hoffman. Alan Beeker, Jake Hammel

**Public Comment**

Jack McClain asked about 352 Hillsdale Street special use permit.

**Consent Agenda and Minutes**

Motion to approve consent items and communication by Commissioner Swan seconded by Commissioner Morrissey, motion approved unanimously.

**Site Plan Review**

Lochaven Trail Connection Site Plan Review

Motion to approve made by Commissioner Swan, seconded by Commissioner Morrissey, roll call vote.

Commissioner Morrissey, Commissioner Moore Yes, Commissioner Swan Yes, Commissioner McConnell Yes, Commissioner Parker Yes. Motion passed unanimously.

**Old Business**

No Old Business.

**New Business**

Master Plan Public Hearing: Will be at our next regularly scheduled meeting which would be July 21, Motion made by Commissioner Morrissey seconded by Commissioner McConnell, Motion approved unanimously.

**Zoning Administrator Report**

No report.

**Commissioner's Comments**

No comments.

**Adjournment**

Motion to adjourn made by Commissioner Swan, Seconded by Commissioner Parker, Motion approved unanimously. Meeting adjourned at 6:10 PM.

Minutes respectfully submitted by Secretary Swan.

**Next meeting: July 21, 2021 at 5:30 pm.**

BROWNFIELD REDEVELOPMENT AUTHORITY

**MINUTES**

City of Hillsdale

3<sup>rd</sup> Floor Council Chambers, City Hall

October 29, 2020

8:00 A.M.

**Annual Regular Meeting**

Members Present:

Matt Granata

Amanda Janes

Tim Dixon

Rachel Lott

Excused – David Loader

City staff members present were Alan Beeker, Kelly LoPresto

**Call to Order**

Called the meeting to order at 8:05 a.m.

**Public Comments**

There were no public comments offered.

**Approval of Agenda**

A motion was made by Mr. Dixon to approve the agenda as presented. Ms. Janes seconded. Motion passed.

**New Business**

**Election of Officers**

A motion was made by Ms. Janes to appoint Mr. Granata as chair. Mr. Dixon seconded. Motion passed.

A motion was made by Mr. Dixon to appoint Mr. Loader as vice-chair. Ms. Janes seconded. Motion passed.

**170 East South Street, Hillsdale**

Some environmental testing maybe available at no charge to the owners of 170 E South Street. Ms. Lott made a motion to allow City staff to contact the owners of 170 East South Street and work with them on an application for a Phase I and Phase II. Mr. Dixon seconded the motion. Motion passed.

**Brownfield Redevelopment Authority Annual Report**

Ms. LoPresto and Mr. Beeker advised there are no taxes to capture at this time. An annual report was completed on-line usually due at the end of August. No projects to report on at this time.

**Adjournment**

A motion was made by Mr. Dixon to adjourn the meeting at 8:22 a.m. Ms. Janes seconded. Motion passed.

# CITY OF HILLSDALE



Economic Development Corporation

97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6426

## Economic Development Corporation (EDC) MINUTES

### REGULAR MEETING

Meeting called to order at 7:32 a.m.

CITY HALL, 97 N. BROAD ST., 3<sup>rd</sup> FLOOR

June 17, 2021 at 7:30 am

**Members Present:** Matt Granata, Dean Affholter, Rich Moeggenberg, John Condon, Dave Loader, Rachel Lott,

**Members Absent:** Andrew Gelzer Amanda Janes, Karena Mills, Ed Sumnar

**Others Present:** Kelly LoPresto, Economic Development Coordinator

**A. PUBLIC COMMENT ON AGENDA ITEMS** – No public comment.

### **B. CONSENT AGENDA**

1. Approval of Minutes: Regular EDC Meeting, April 15, 2021
2. Financial Statements as of May 31, 2021

Mr. Moeggenberg made a motion to approve the consent agenda. Mr. Condon seconded. Motion passed.

### **C. COMMUNICATION**

1. Visitor guide ad was included in the packet.

### **D. OLD BUSINESS**

1. Realtor Services for Manufacturing & Technology Park – No response to RFP for realtor services.
2. Wayfinding- signs were ordered.
3. 450 Hidden Meadows Drive
  - i. Land Division – 450 Hidden Meadows lot was split so the pond is no longer part of the lot that is for sale.
  - ii. Deed Restrictions – the board would like to send to Three Meadows committee for final deed restrictions. The board would like to see similar to what was discussed prior.
  - iii. Lot Price – the board asked Ms. LoPresto to discuss with realtor on the price to list.
4. Fiber – the City and County are working on forming a County Taskforce.
5. Three Meadows –
  - a. Lot 2 –waiting on a closing date with the ISD and they plan on starting to build in Fall 2021.

### **E. NEW BUSINESS**

1. Officer Elections/Committee Assignments –

- a. Mr. Moeggenberg made a motion to appoint Mr. Affholter as EDC Chair. Seconded by Mr. Condon. Motion passed.
- b. Mr. Loader made a motion to appoint Mr. Moeggenberg as EDC Vice-Chair. Mr. Granata seconded. Motion passed.
- c. Mr. Loader made a motion to keep the committee members as presented. Mr. Condon seconded. Motion passed.

There is a concern with the number of board members that are missing the meetings. Mr. Affholter will draft a letter and send to all board members.

- 2. Tax Refund – EDC will be reimbursed for all the taxes paid.
- 3. Goals for 2021/2022

**EDC Goals for 2021/2022**

- i. Implement at least two information, good will or information initiatives for the Manufacturing and Technology Park by 6/30/22.
- ii. Provide Financial Support to at least three Trade and /or Technical Training programs for purpose of skill and labor retention of area, by 12/31/2021.
- iii. Develop a go-forward plan for the Phases II and III for Three Meadows by 6/30/2022.
- iv. Sponsor a minimum of three events to support overall economic growth like: New Year’s Eve Bash, WCSR News & Views, WLNS Holiday Program and Holiday Gift Card Program.

**G. COMMITTEE REPORTS – Nothing to report.**

- 1. Three Meadows/ Architectural Control Committee
- 2. Manufacturing & Technology Park
- 3. Business Review Committee/Other Projects

**H. BOARD ROUND-TABLE/ECONOMIC DEVELOPMENT UPDATE AND OTHER – Ms. LoPresto gave an update on the following.**

- 1. Meijer
- 2. Keefer House Hotel
- 3. Dawn Theater
- 4. 135 E South Street
- 5. “IN THE HOPPER”

Ms. LoPresto will forward Planning Commission meeting packets to the EDC board.

**F. PUBLIC COMMENT – No public comment.**

**G. Adjournment:** Mr. Loader made a motion to adjourn at 9:07 a.m. Mr. Condon seconded. Motion passed.

**Next Meeting: August 19, 2021**





# CITY OF HILLSDALE

Economic Development Corporation  
97 North Broad Street  
Hillsdale, Michigan 49242-1695  
(517) 437-6426

## EDC MINUTES **THREE MEADOWS COMMITTEE** **CITY HALL, 97 N. BROAD ST., 3<sup>RD</sup> FLOOR** **JUNE 30, 2021 at 7:30 a.m.**

### **I. Call to Order 7:33 am**

Members Present: Amanda Janes, David Loader

Member Excused: Karena Mills

Others Present: Kelly LoPresto, Economic Development Coordinator

### **II. Consent Agenda:**

Mr. Loader made a motion to accept the consent agenda with one minor change to the October 1, 2019 meeting minutes. Ms. Janes seconded. Motion passed.

### **III. Public Comment on Agenda Items**

None

### **IV. New Business**

1. 440 Hidden Meadows –
  - a. Lot Price – The committee suggested listing the lot for \$49,808 now and taking to the full board for input.
  - b. Deed Restrictions –
    - The parcel shall be used and occupied solely and exclusively for private residence purposes.
    - The residence will be required to have the following minimum square footage:
      - One-story residence: 1,800 square feet of finished living area
      - One and one-half story residence: 2,000 square feet of finished living area
      - Multi-story residence: 2,400 square feet of finished living area
    - The residence shall include at least an attached two-car garage.
    - All driveway areas shall be constructed of asphalt, concrete, or other such impervious material.
    - Outbuildings not to exceed 50 percent of the square footage of the home. Any constructed outbuildings will be of similar style and material as residence dwelling.

- No recreational vehicles, campers, boats, other watercraft, trailers may be parked or stored outside of any garage for a period exceeding 28 days.
- No above-ground swimming pools.
- Lot is not to be divided.

c. Pond – There was discussion on whether to deed the pond to the City or County. Ms. LoPresto will speak with City staff and report to the committee.

Ms. Janes made a motion to the above deed restrictions. Mr. Loader seconded. Motion passed.

2. Three Meadows Lots for Sale – The committee asked Ms. LoPresto to meet with the ISD and see what the future plans are for the Building Trades Program.
3. Future of Three Meadows - The committee asked Ms. LoPresto to discuss with the City Engineer on what costs would be to finish off the cul de sac at the end by Lot 2. Also, to see if can split remaining land into three lots.

**V. Old Business**

None

**VI. Public Comment**

None

**VII. Adjournment at 8:40 am** – Mr. Loader moved to adjourn, Ms. Janes seconded, motion passed.

**Economic Development Corporation  
Manufacturing & Technology Park Committee Meeting Minutes  
City of Hillsdale  
97 North Broad Street, Hillsdale, Michigan  
Council Chambers – Third Floor, City Hall  
July 21, 2021 – 4:00 PM**

In Attendance: Matt Granata, David Loader, John Condon  
Others Present – Kelly LoPresto (Economic Development Coordinator)

- A. MEETING CALL TO ORDER at 4:01 p.m.
- B. PUBLIC COMMENT ON AGENDA ITEMS – No comment at this time.
- C. CONSENT AGENDA – Mr. Loader made a motion to accept the consent agenda as presented. Mr. Granata seconded. Motion passed.
- D. NEW BUSINESS
  - 1. Vacant Land Property Offer – 203 Development Drive – Mr. Granata made a motion to recommend moving forward with accepting the offer in the amount of \$20,000 for 3.92 acres to Council. Prior to building the buyer will have to receive Planning Commission approval. Mr. Condon seconded. Motion passed.
- E. OLD BUSINESS
  - 1. None
- F. Public Comment – None
- G. ADJOURNMENT – Mr. Loader made a motion to adjourn at 4:28 p.m. Mr. Granta seconded. Motion passed.

Hospital Finance Authority Meeting  
City Hall – 97 North Broad Street – Hillsdale  
2<sup>nd</sup> Floor Conference Room  
September 1, 2021  
12:00 p.m.

1. Meeting called to order at 12:01 pm.
2. Present - Harold March, Michael Sweeney, David Mackie – City Manager, Kelly LoPresto – Economic Development Coordinator
3. Approval of agenda – Mr. March made a motion to approve the agenda as presented. Mr. Sweeney seconded. Motion passed.
4. Public comments – None
5. Resolution recommending the dissolution and termination of Hospital Finance Authority – Mr. Sweeney made a motion to approve the resolution and recommends sending to Council. Mr. March seconded. Motion passed.
6. Final public comments – None
7. Committee members' final remarks – Thankful for the hospital in our community.
8. Adjournment – 12:06 p.m.

# **City of Hillsdale Agenda Item Summary**

**Meeting Date:** September 7, 2021

**Agenda Item :** Consent

**SUBJECT:** Faith Covenant Bible Church Use Agreement – Ratification of Signatures

**BACKGROUND:** Michelle Loren, Recreation Director

Faith Covenant Bible Church requested use of Mrs. Stock's Park for a sermon and outreach for August 22, 2021. At the time it was to be a small gathering, requiring the basic \$100 rental with no agreement required. However, the intended event grew to be much larger with more activity than was originally planned requiring a use agreement, insurance and an increase in the rental fee. An agreement was drafted and insurance provided. The additional rental fee was also paid. As this came to light the week of the event, the agreement could not be presented to Council for approval and signature by the Mayor. City Manager Mackie and the Clerk signed on behalf of the City.

**RECOMMENDATION:**

I recommend Council ratify approval of signatures by the City Manager and Clerk.

**AGREEMENT FOR USE OF PARK  
MRS. STOCK'S PARK  
Faith Covenant Bible Church, August 21, 2021**

This Agreement is made and entered between the City of Hillsdale, a Michigan municipal corporation, of Hillsdale, Michigan (City) and Faith Covenant Bible Church, of 2855 Bird Lake Rd., Osseo, MI 49266 (Renter) this 21 day of August, 2021.

**Preamble**

The City owns, regulates and is responsible for the use, care and maintenance of parks within its corporate boundaries and otherwise under its jurisdiction. Renter is desirous of utilizing Mrs. Stock's Park for and in connection with a church outreach event. Approximately 200 people are expected to attend or participate. The event is to take place on August 21, 2021 and Renter shall have nonexclusive access to the park commencing at 9:00 a.m. and ending at 4:00 p.m. on that date. Renter shall be solely responsible for the provision of a tent, tables and chairs for the use of attendees and participants at its sole expense. To that end, Renter will be solely responsible for contracting or otherwise providing any tent, tables and chairs that they intend to use. Renter shall also be solely responsible for the provision of any food and drink for its guests' consumption. Renter shall be solely responsible for the quality and safety of each of the foregoing at its sole expense and on the terms and conditions hereinafter set forth:

**Agreement**

1. In consideration of the payment of a Park Usage Fee of \$200.00 and the posting of a \$150.00 damage deposit, receipt of which is hereby acknowledged, City agrees to allow Renter to use Mrs. Stock's Park on a nonexclusive basis on August 21, 2021 commencing at 9:00 a.m. and ending at 4:00 p.m. on that date solely for the purposes and on the terms and conditions stated in the Preamble and herein, all of which the Renter acknowledges, accepts and agrees are binding on it.
2. Renter hereby assumes, agrees to be and shall be solely responsible for the control and supervision of the proposed event and all associated activities within Mrs. Stock's Park during the term of the usage agreement.
3. Renter acknowledges the pristine nature of the park, and the fragility, delicateness, and vulnerability to damage of many of the features within the park, including but not limited to the structures, statuary, flowerbeds, flowers and other plantings within it; Renter assumes responsibility for the protection of such improvements from damage during its presence in the park under the agreement.
4. Renter acknowledges that that there are no restroom facilities at Mrs. Stock's Park other than a single portable unit, and that the City does not and will not provide tents, tables, chairs or other equipment for use by Renter, his agents, servants, employees, guests, invitees, event attendees or participants during the time of the scheduled event. Renter further acknowledges that it, at its sole expense, shall provide additional portable restroom facilities as are necessary to meet the needs of those in attendance, as well as any tents, tables, chairs and related equipment as it may require for use during the scheduled event; provided that no attachments of any facilities, tents or other equipment will be made to any paved surfaces within the park.
5. Renter agrees that it shall, at its sole expense, remove or cause the removal of all portable restroom facilities, tents, tables, chairs and other items that it places or causes to be

placed in Mrs. Stock's Park as soon as possible following the event but, in no case later than 12:00 p.m. on August 22, 2021. Renter further agrees that it, at its sole expense, is and shall be solely responsible and liable for the repair and restoration of any damage caused by him and/or his agents, servants, employees, guests, invitees and event attendees and participants to private or public property, including the park or any part thereof, as well as all costs associated therewith.

6. Renter agrees to and shall, at the conclusion of its event and at its sole expense, clean up and remove or cause the clean up and removal of all garbage, trash, litter and other items that are placed or left in the park by it, its agents, servants, employees, guests, invitees and event attendees and participants.

- A. Renter shall complete or cause the completion of the cleanup and restoration no later than 12:00 p.m. on August 22, 2021 and leave the park in a condition equal to or better than existed immediately prior to its event; provided, that should Renter fail to complete or cause the completion of all such cleanup and restoration as provided herein, the City may, if it so elects, complete the cleanup and restoration at Renter's expense.

- B. In the event the City completes the cleanup and restoration by reason of Renter's failure to do so, Renter agrees and acknowledges its responsibility and liability for the payment of an amount equal to the labor and equipment costs that the City incurs in completing or contracting for the cleanup and restoration of the property to a condition that is equal to that which existed immediately prior to the event, plus an administrative charge of 10%. All such costs and expenses shall be charged against and deducted from the \$150.00 damage deposit that Renter has posted, and in the event such damage deposit is not sufficient to cover all such costs and expenses, Renter hereby agrees to promptly pay any deficiency.

7. Renter represents that the name, address and telephone number of Renter's authorized representatives are as follows:

Faith Covenant Bible Church, Pastor Steve Skiba

Address: 2855 Bird Lake Rd.  
Osseo, MI 49266

Telephone Number: 748-788-1116

8. At the time of execution of this Agreement and as a condition precedent to its effectiveness, Renter shall provide City with proof of public liability and property damage insurance with a single limit of liability for bodily injury and property damage of not less than Five Hundred Thousand and 00/100 (\$500,000.00 each), with City designated therein as a named insured.
9. Renter agrees to and shall defend, indemnify and hold City harmless from any and all damages, claims, demands, causes of action, lawsuits, attorney fees and related expenses resulting from actual or claimed personal injury, including death, property damage or other damage or loss of any kind or nature that are or are claimed to be a proximate result of the Renter's negligence, gross negligence or intentional acts or omissions and/or the negligence, gross negligence or intentional acts or omissions of his agents, servants,

employees, guests, invitees, event attendees or participants that occur because of, during, or that otherwise arise or are claimed to have arisen as a result of Renter's use of such reserved area and/or the use of any portable restroom facilities, tents, tables, chairs, other equipment, food or drink placed or provided by Renter or any of his agents, servants, employees, guests, invitees, event attendees or participants, whether or not such damages or injuries, including death, are claimed or proven to have been caused in part by the alleged or actual negligence, gross negligence or intentional acts or omissions of Hillsdale, its employees, agents, servants, or representatives; provided, however, that Renter shall not be obligated to indemnify the City of Hillsdale for any damages or injuries, including death, caused by or resulting from the sole negligence, gross negligence or intentional acts or omissions of the City of Hillsdale, its employees, agents, servants, or representatives.

10. Renter further represents and covenants that it does not discriminate against any employee or applicant for employment, and shall not discriminate against any member of the general public that will participate in the event it is staging under the agreement or any other member of the public because of race, color, religion, national origin, age, height, weight, marital status or other legally protected class. It is understood and agreed by and between the parties that breach of the covenant may be regarded as a material breach of the agreement.
11. Renter acknowledges and agrees that all documents it has provided or hereafter provides to City of Hillsdale in connection with or regarding the contract, its performance and compensation are subject to disclosure under the Freedom of Information Act and Renter hereby expressly consents to the City's reproduction and release of such documents, in whole or in part, in response to a Freedom of Information Act request, a court or administrative order, or as the City, in its sole discretion, elects.
12. The parties agree that there are no other representations, inducements, promises or agreements between him, whether oral or written.
13. This Agreement shall be governed and construed in accordance with the laws of the State of Michigan. City and Renter further agrees that in the event of legal action arising from or as a result of the Agreement, venue and jurisdiction for such action shall be in the Hillsdale County Circuit Court or in the District Court located within the County of Hillsdale, Michigan, whichever has subject matter jurisdiction over any such dispute.

CITY OF HILLSDALE

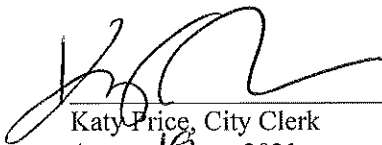
RENTER



David Mackie, City Manager  
August 19, 2021



Pastor Steven Skiba, Faith Covenant  
August 21, 2021



Katy Price, City Clerk  
August 19, 2021





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/18/2021

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

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Church Mutual Insurance Company 3000 Schuster Lane P.O. Box 357 Merrill WI 54452	<b>CONTACT NAME:</b> Katie G Giese <b>PHONE (A/C, No., Ext):</b> 1-800-554-2642 Option 1 <b>E-MAIL ADDRESS:</b> customerservice@churchmutual.com <b>FAX (A/C, No):</b> 855-264-2329																				
	<table border="1"> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> <tr> <td>INSURER A:</td> <td>Church Mutual Insurance Company</td> <td>18767</td> </tr> <tr> <td>INSURER B:</td> <td></td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Church Mutual Insurance Company	18767	INSURER B:			INSURER C:			INSURER D:			INSURER E:			INSURER F:	
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INSURER D:																					
INSURER E:																					
INSURER F:																					
<b>INSURED</b> FAITH COVENANT BIBLE CHURCH  2855 BIRD LAKE RD S  OSSEO MI 49266-9779																					

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR		POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
		INSD	WVD					
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		0263247-21-129752	10/25/2020	10/25/2021	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 500,000 GENERAL AGGREGATE \$ 1,500,000 PRODUCTS - COMP/OP AGG \$ 500,000	
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$	
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

8/21/21, Church in the Park at Stocks Park 120 E Bacon St Hillsdale, MI. E206 SAAP522

**CERTIFICATE HOLDER****CANCELLATION**

CITY OF HILLSDALE 97 N BROAD ST  HILLSDALE MI 49242-1617	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE <i>Katie Giese</i>
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# City of Hillsdale Agenda Item Summary

**Meeting Date:** September 7, 2021

**Agenda Item :** Consent

**SUBJECT:** Donald Latimer Use Agreement – Owen Memorial Park

**BACKGROUND:** Michelle Loren, Recreation Director

Donald Latimer requested use of Owen Memorial Park on September 25, 2021 for a wedding ceremony and reception. This will include a tent, tables and chairs, music and catering for approximately 100 guests. An agreement has been approved by legal counsel and insurance provided.

**RECOMMENDATION:**

I recommend Council approve the use agreement and authorize signatures by the Mayor and Clerk.

**AGREEMENT FOR USE OF PARK  
OWEN MEMORIAL PARK  
Donald Latimer, September 25, 2021**

This Agreement is made and entered between the City of Hillsdale, a Michigan municipal corporation, of Hillsdale, Michigan (City) and Donald Latimer, of 129 State St., Hillsdale, MI 49242 (Renter) this \_\_\_\_ day of September, 2021.

**Preamble**

The City owns, regulates and is responsible for the use, care and maintenance of parks within its corporate boundaries and otherwise under its jurisdiction. Renter is desirous of utilizing Owen Memorial Park for and in connection with a wedding and reception. Approximately 100 people are expected to attend or participate. The event is to take place on September 25, 2021 and Renter shall have nonexclusive access to the park commencing at 7:00 a.m. and ending at 11:00 p.m. on that date. Renter shall be solely responsible for the provision of a tent, tables and chairs for the use of attendees and participants at his sole expense. To that end, Renter will be solely responsible for contracting or otherwise providing any tent, tables and chairs that they intend to use. Renter shall also be solely responsible for the provision of any food and drink for his guests' consumption. Renter shall be solely responsible for the quality and safety of each of the foregoing at his sole expense and on the terms and conditions hereinafter set forth:

**Agreement**

1. In consideration of the payment of a Park Usage Fee of \$150.00, receipt of which is hereby acknowledged, City agrees to allow Renter to use Owen Memorial Park on a nonexclusive basis on September 25, 2021 commencing at 7:00 a.m. and ending at 11:00 p.m. on that date solely for the purposes and on the terms and conditions stated in the Preamble and herein, all of which the Renter acknowledges, accepts and agrees are binding on him..
2. Renter hereby assumes, agrees to be and shall be solely responsible for the control and supervision of the proposed event and all associated activities within Owen Memorial Park during the term of the usage agreement.
3. Renter acknowledges that that there are no restroom facilities at Owen Memorial Park other than a single portable unit, and that the City does not and will not provide tents, tables, chairs or other equipment for use by Renter, his agents, servants, employees, guests, invitees, event attendees or participants during the time of the scheduled event. Renter further acknowledges that he, at his sole expense, shall provide additional portable restroom facilities as are necessary to meet the needs of those in attendance, as well as any a tents, tables, chairs and related equipment as he may require for use during the scheduled event; provided that no attachments of any facilities, tents or other equipment will be made to any paved surfaces within the park.
4. Renter agrees that he shall, at his sole expense, remove or cause the removal all portable restroom facilities, tents, tables, chairs and other items that he places or causes to be placed in Owen Memorial Park as soon as possible following the event but, in no case later than 12:00 p.m. on September 26, 2021. Renter further agrees that he, at his sole expense, is and shall be solely responsible and liable for the repair and restoration of any damage caused by him and/or his agents, servants, employees, guests, invitees and event

attendees and participants to private or public property, including the park or any part thereof, as well as all costs associated therewith.

5. Renter agrees to and shall, at the conclusion of his event and at his sole expense, clean up and remove or cause the clean up and removal of all garbage, trash, litter and other items that are placed or left in the park by him, his agents, servants, employees, guests, invitees and event attendees and participants.

A. Renter shall complete or cause the completion of the cleanup and restoration no later than 12:00 p.m. on September 26, 2021 and leave the park in a condition equal to or better than existed immediately prior to his event; provided, that should Renter fail to complete or cause the completion of all such cleanup and restoration as provided herein, the City may, if it so elects, complete the cleanup and restoration at Renter's expense.

B. In the event the City completes the cleanup and restoration by reason of Renter's failure to do so, Renter agrees and acknowledges his responsibility and liability for the payment of an amount equal to the labor and equipment costs that the City incurs in completing or contracting for the cleanup and restoration of the property to a condition that is equal to that which existed immediately prior to the event, plus an administrative charge of 10%.

6. Renter represents that the name, address and telephone number of Renter' authorized representatives are as follows:

Donald Latimer

Address: 129 State St.  
Hillsdale, MI 49242

Telephone Number: 590-668-6595

7. At the time of execution of this Agreement and as a condition precedent to its effectiveness, Renter shall provide City with proof of public liability and property damage insurance with a single limit of liability for bodily injury and property damage of not less than Five Hundred Thousand and 00/100 (\$500,000.00 each), with City designated therein as a named insured.
8. Renter agrees to and shall defend, indemnify and hold City harmless from any and all damages, claims, demands, causes of action, lawsuits, attorney fees and related expenses resulting from actual or claimed personal injury, including death, property damage or other damage or loss of any kind or nature that are or are claimed to be a proximate result of the Renter's negligence, gross negligence or intentional acts or omissions and/or the negligence, gross negligence or intentional acts or omissions of his agents, servants, employees, guests, invitees, event attendees or participants that occur because of, during, or that otherwise arise or are claimed to have arisen as a result of Renter's use of such reserved area and/or the use of any portable restroom facilities, tents, tables, chairs, other equipment, food or drink placed or provided by Renter or any of his agents, servants, employees, guests, invitees, event attendees or participants, whether or not such damages or injuries, including death, are claimed or proven to have been caused in part by the alleged or actual negligence, gross negligence or intentional acts or omissions of

Hillsdale, its employees, agents, servants, or representatives; provided, however, that Renter shall not be obligated to indemnify the City of Hillsdale for any damages or injuries, including death, caused by or resulting from the sole negligence, gross negligence or intentional acts or omissions of the City of Hillsdale, its employees, agents, servants, or representatives.

9. Renter further represents and covenants that she does not discriminate against any employee or applicant for employment, and shall not discriminate against any member of the general public that will participate in the event it is staging under the agreement or any other member of the public because of race, color, religion, national origin, age, height, weight, marital status or other legally protected class. It is understood and agreed by and between the parties that breach of the covenant may be regarded as a material breach of the agreement.
10. Renter acknowledges and agrees that all documents he has provided or hereafter provides to City of Hillsdale in connection with or regarding the contract, its performance and compensation are subject to disclosure under the Freedom of Information Act and Renter hereby expressly consents to the City's reproduction and release of such documents, in whole or in part, in response to a Freedom of Information Act request, a court or administrative order, or as the City, in its sole discretion, elects.
11. The parties agree that there are no other representations, inducements, promises or agreements between him, whether oral or written.
12. This Agreement shall be governed and construed in accordance with the laws of the State of Michigan. City and Renter further agrees that in the event of legal action arising from or as a result of the Agreement, venue and jurisdiction for such action shall be in the Hillsdale County Circuit Court or in the District Court located within the County of Hillsdale, Michigan, whichever has subject matter jurisdiction over any such dispute.

CITY OF HILLSDALE

RENTER

---

Adam Stockford, Mayor  
September \_\_\_\_\_, 2021

---

Donald Latimer  
September \_\_\_\_\_, 2021

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Katy Price, Clerk  
September \_\_\_\_\_, 2021

# City of Hillsdale

## Agenda Item Summary

**Meeting Date:** September 7, 2021

**Agenda Item:** Consent Agenda

**Subject:** Fair Parade

**Background:**

A Right of Way Use permit has been requested by the Hillsdale County Fair manager for the annual Fair Parade to be held on Monday September 27, 2021 at 10:00 a.m. The parade route will utilize the Midtown lot, McCollum Street, N. Howell Street, E. Bacon Street, S. Broad Street to E. South Street. See attached application, route map, and TCO.

**Recommendation:**

Approval of this request is recommended as this is an annual event.

Scott A. Hephner

Chief of Police / Fire Chief

A handwritten signature in black ink, appearing to read "Scott A. Hephner", with a long horizontal flourish extending to the right.

Received by  
Date  
Amount Rec'  
Check #

J Hamme /  
8-25-21  
  
3940



**CITY OF HILLSDALE**

City Hall  
97 N. Broad St.  
Hillsdale, Michigan 49242  
(517) 437-6490  
www.cityofhillsdale.org

**APPLICATION FOR PERMIT  
OCCUPANCY OF OR WORK WITHIN STREET RIGHT-OF-WAYS**

**TYPE:**

- APPLICATION FOR PERMIT  
 APPLICATION FOR BLANKET ANNUAL PERMIT  
 REQUEST TO COMMENCE WORK

**Post a copy of the  
Permit on-site**

**Hillsdale County Fair 08/25/21    Lori Hull    08/25/21**

Applicant's Name <b>115 S. Broad St.</b>	Date	Contractor's Name	Date
Mailing Address <b>Hillsdale, Mi 49242</b>		Mailing Address <b>Hillsdale, Mi 49242</b>	
City                      State                      Zip Code <b>517-437-3622</b>		City                      State                      Zip Code <b>517-437-3622</b>	
Telephone Number		Telephone Number	

**DESCRIPTION OF WORK OR USE:**

**Hillsdale County Fair Parade**

LOCATION: (Drawing to be provided)

The annual parade route, including Mid-Town Parking Lot C, McCollum St. and the alley behind Gelzers

FACILITIES, STRUCTURES, OR EQUIPMENT TO BE INSTALLED:

**TIME PERIOD:**

COMMENCING DATE: **09/27/21**                      TIME:                      ENDING DATE: **09/27/21**                      TIME:

**THE FOLLOWING MUST BE SUBMITTED PRIOR TO PERMIT ISSUANCE:**

- Certificate of Insurance                       Performance Bond \$ \_\_\_\_\_  
 Construction Plan                                       Subcontractor's Names  
 Other

**NOTE: THIS APPLICATION BECOMES A VALID PERMIT ONLY UPON APPROVAL BY THE DIRECTOR, DEPARTMENT OF PUBLIC SERVICES AND/OR CHIEF OF CITY POLICE.**

**Staff Use Only**

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Recommendation for Issuance

Approved  Denied

 8-26-21  
\_\_\_\_\_  
Director, Department of Public Services

Director Comments:

Applicant and/or it's representatives with assistance from DPS and HCPD will be responsible for set-up and tear down of all temporary traffic control devices prior to and upon completion of event. DPS crews will deliver all required traffic control to all designated locations (see included map) on Friday September 24, 2021 and pick-up promptly after completion of event on Monday, September 27, 2021. All traffic control devices shall be placed to not interfere with pedestrian travel

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Recommendation for Issuance

Approved  Denied

Chief of Police Comments:

\_\_\_\_\_  
Chief of Police

through crosswalks, sidewalks, etc. All traffic control devices shall be installed and maintained in compliance with current Michigan Manual of Uniform Traffic Control.

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Bond Received \$ \_\_\_\_\_

Fee Received \$ 10.00

\_\_\_\_\_  
City Clerk

Note: All payments must be received and recorded before permit is valid.

**Return Application to:**  
Department of Public Services  
149 Waterworks Drive  
Hillsdale, MI 49242

or  
City of Hillsdale Clerk  
97 N. Broad St.  
Hillsdale, MI 49242

Or email to: [jhammel@cityofhillsdale.org](mailto:jhammel@cityofhillsdale.org)

**INSPECTIONS MUST BE SCHEDULED  
MINIMUM 2 HOURS PRIOR TO  
COMMENCEMENT OF WORK.**



**Staff Use Only**

Recommendation for Issuance

Approved  Denied

Director Comments:

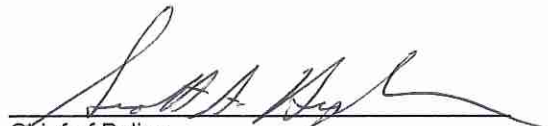
\_\_\_\_\_  
Director, Department of Public Services

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommendation for Issuance

Approved  Denied

Chief of Police Comments:

  
\_\_\_\_\_  
Chief of Police

*Police to set cones in parking spots*  
*Police to assist setting barricades*  
*Police to provide security and traffic control*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bond Received \$ \_\_\_\_\_

Fee Received \$ \_\_\_\_\_

\_\_\_\_\_  
City Clerk

Note: All payments must be received and recorded before permit is valid.

**Return Application to:**  
Department of Public Services  
149 Waterworks Drive  
Hillsdale, MI 49242

or  
City of Hillsdale Clerk  
97 N. Broad St.  
Hillsdale, MI 49242

Or email to: [jhammel@cityofhillsdale.org](mailto:jhammel@cityofhillsdale.org)

**INSPECTIONS MUST BE SCHEDULED  
MINIMUM 2 HOURS PRIOR TO  
COMMENCEMENT OF WORK.**

**TRAFFIC CONTROL ORDER  
2021-26**

Pursuant to the applicable provisions of the Uniform Traffic Code for Cities, Townships and Villages and the Michigan Motor Vehicle Code this traffic control order is hereby issued. All traffic control devices shall comply with mandates set forth according to the Michigan Manual of Uniform Traffic Control Devices as issued by the Michigan Department of Transportation.

**On September 27, 2021 from 9:00 am until 11:30 am there shall be the following street closures:**

- closure** of Howell St. from North St. to Waldron St.;
- closure** of McCollum St. from S. Manning St. to Broad St.;
- closure** of E. Bacon St. from Midtown alley to S. Broad St.
- closure** of Midtown Alley from North St. to E. Bacon St.
- closure** of E. South St. from S. Broad St. (M-99) to W. St. Joe St.

**On September 27, 2021 from 7:00 am until 11:30 am there shall be:**

- no parking** on McCollum St. between S. Manning & Broad St.;
- no parking** on Howell St. between North & Waldron St.;
- no parking** on E. Bacon St. between Howell & Broad St.

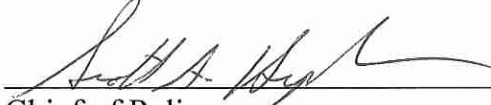
**On September 27, 2021 from 7:00 am until 11:30 am the following parking lot will be closed:**

Midtown Lot (Lot C).

**Hillsdale County Fair Parade (September 27, 2021) Parade Route (Parade starts @ 10:00 am):**

East McCollum to Howell St. then S. Howell St. to E. Bacon St. then E. Bacon St. to S. Broad St. (M-99) then S. Broad St. (M-99) to E. South St.

This Traffic Control Order shall have immediate effect as a temporary Traffic Control Order and shall become a permanent Traffic Control Order upon approval by the Hillsdale City Council.

  
\_\_\_\_\_  
Chief of Police

08/30/21  
\_\_\_\_\_  
Date

Received for filing in the office of the City Clerk at 1:00 p.m. on the 30 day  
of August, 2021.

\_\_\_\_\_  
City Clerk

08/30/21  
\_\_\_\_\_  
Date

**RESOLUTION # \_\_\_\_\_**

IT IS HEREBY RESOLVED that effective immediately the above Traffic Control Order is made permanent.

Passed in open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Attest:

\_\_\_\_\_  
Katy B. Price, City Clerk

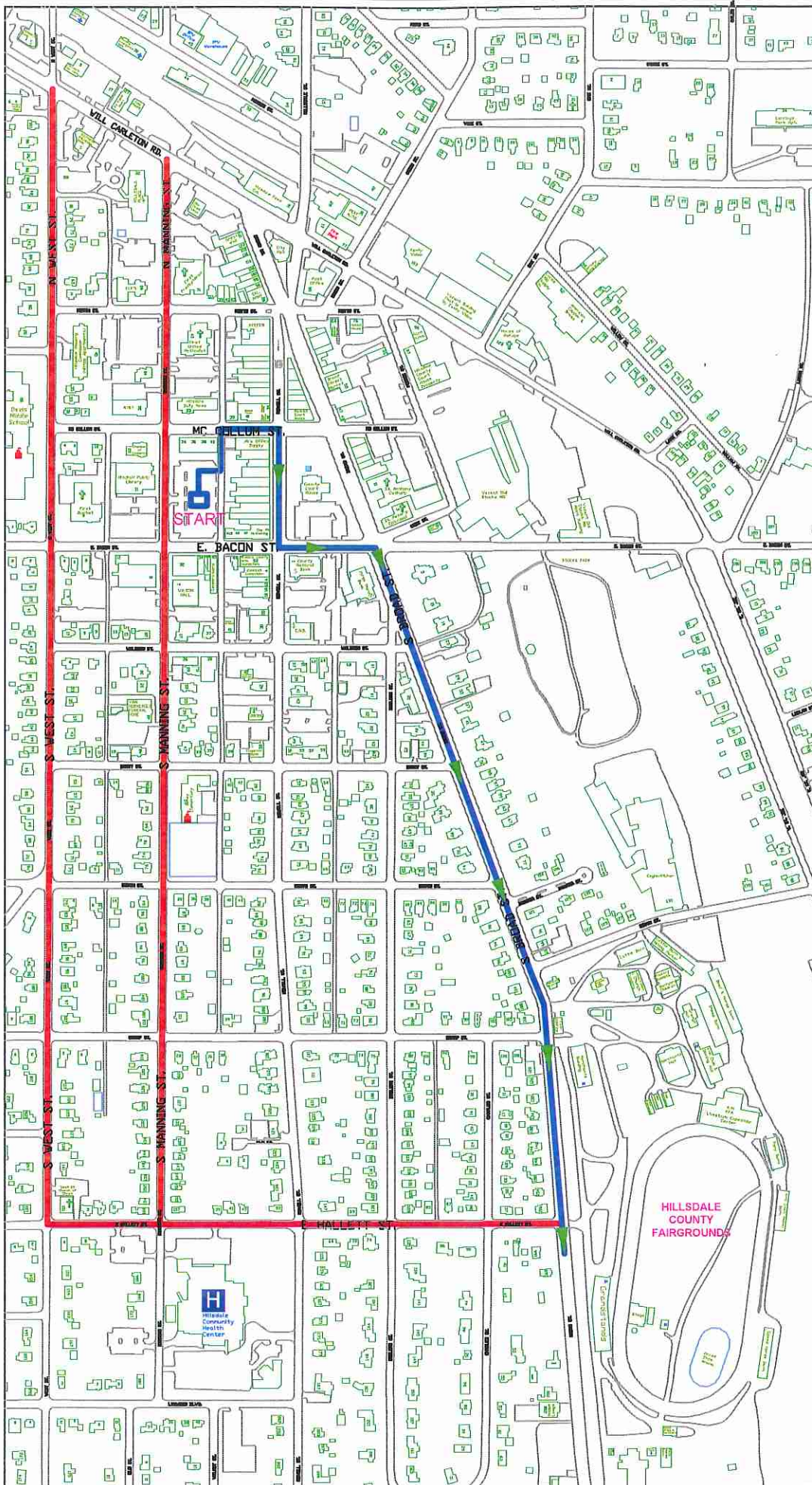
\_\_\_\_\_  
Adam L. Stockford, Mayor



# HILLSDALE COUNTY FAIR PARADE

PARADE ROUTE

DETOUR



**TRAFFIC CONTROL ORDER**  
**2021-27**

Pursuant to the applicable provisions of the Uniform Traffic Code for Cities, Townships, and Villages this traffic control order is hereby issued. All traffic control devices shall comply with mandates set forth according to the Michigan Manual of Uniform Traffic Control Devices as issued by the Michigan Department of Transportation.

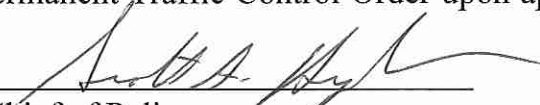
The following will be effective beginning 12:00 am September 26, 2021 through 12:00 am October 3, 2021 during the **Hillsdale County Fair**:

- There shall be **NO PARKING** at any time on the *even*-numbered sides of the following streets: **Charles Street from Hallett to Elm Hill**  
**Elm Hill**  
**Budlong from Elm Hill to Hallett**
- There shall be **NO PARKING** on **either side** of the following streets:  
**Indiana Court (including turnaround)**  
**South Street from Broad to W. St. Joe St.**  
**Sharp Street from Broad to Charles**

Temporary NO PARKING signs will be posted on affected streets.

- Temporary **STOP SIGNS** will be placed on **Broad Street (M-99) at Sharp** for northbound and southbound traffic.
- **Sharp Street** will be closed @ **Broad Street (M-99)** to eastbound and westbound traffic.

This Traffic Control Order shall have immediate effect as a temporary Traffic Control Order and shall become a permanent Traffic Control Order upon approval by the Hillsdale City Council.

  
\_\_\_\_\_  
Chief of Police

08/30/21  
\_\_\_\_\_  
Date

Received for filing in the office of the City Clerk at 1:00 p.m. on the 30 day of August, 2021.

\_\_\_\_\_  
City Clerk

08/30/21  
\_\_\_\_\_  
Date

**RESOLUTION # \_\_\_\_\_**

IT IS HEREBY RESOLVED that effective immediately the above Traffic Control Order is made permanent.

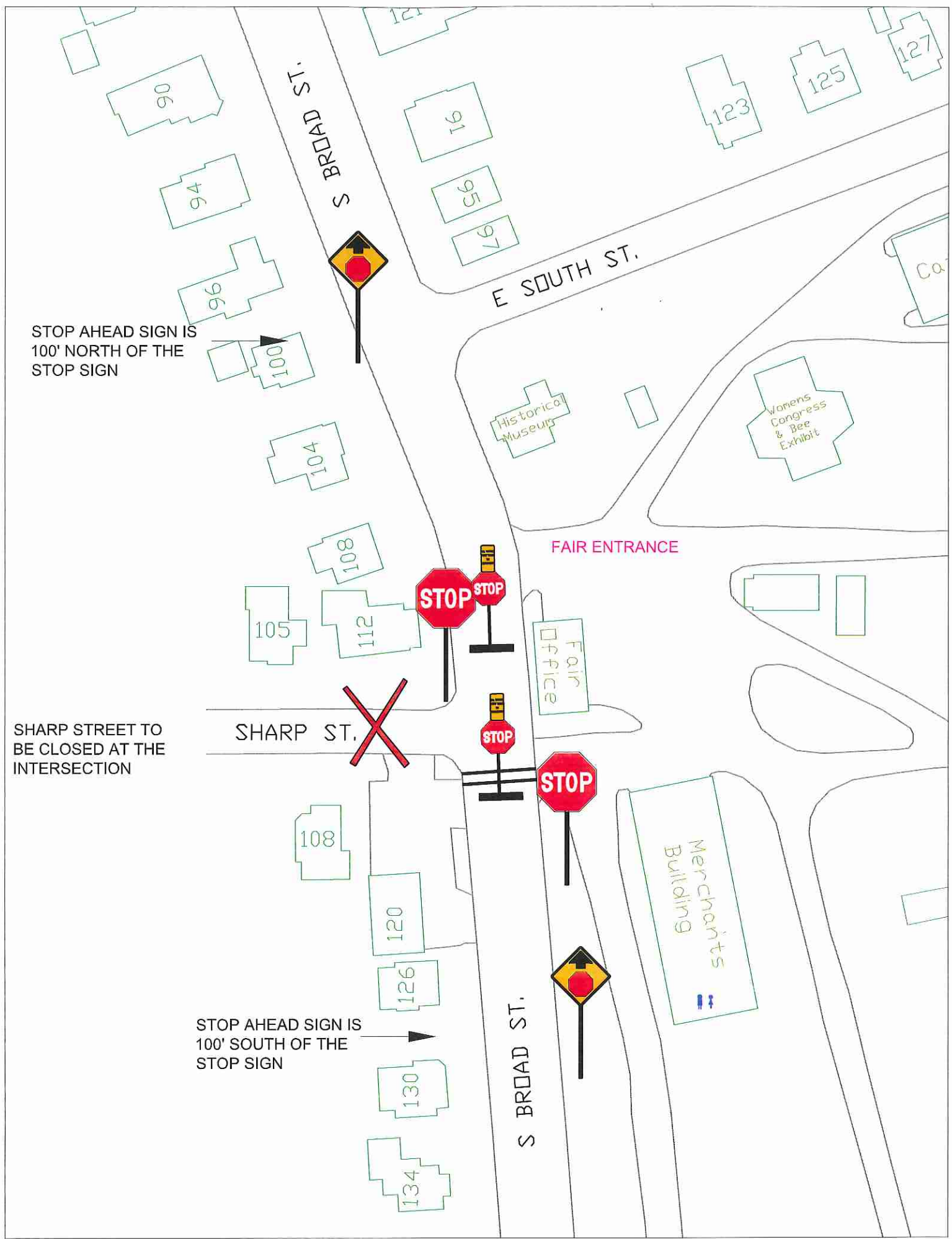
Passed in open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Attest:

\_\_\_\_\_  
Katy B. Price, City Clerk

\_\_\_\_\_  
Adam L. Stockford, Mayor



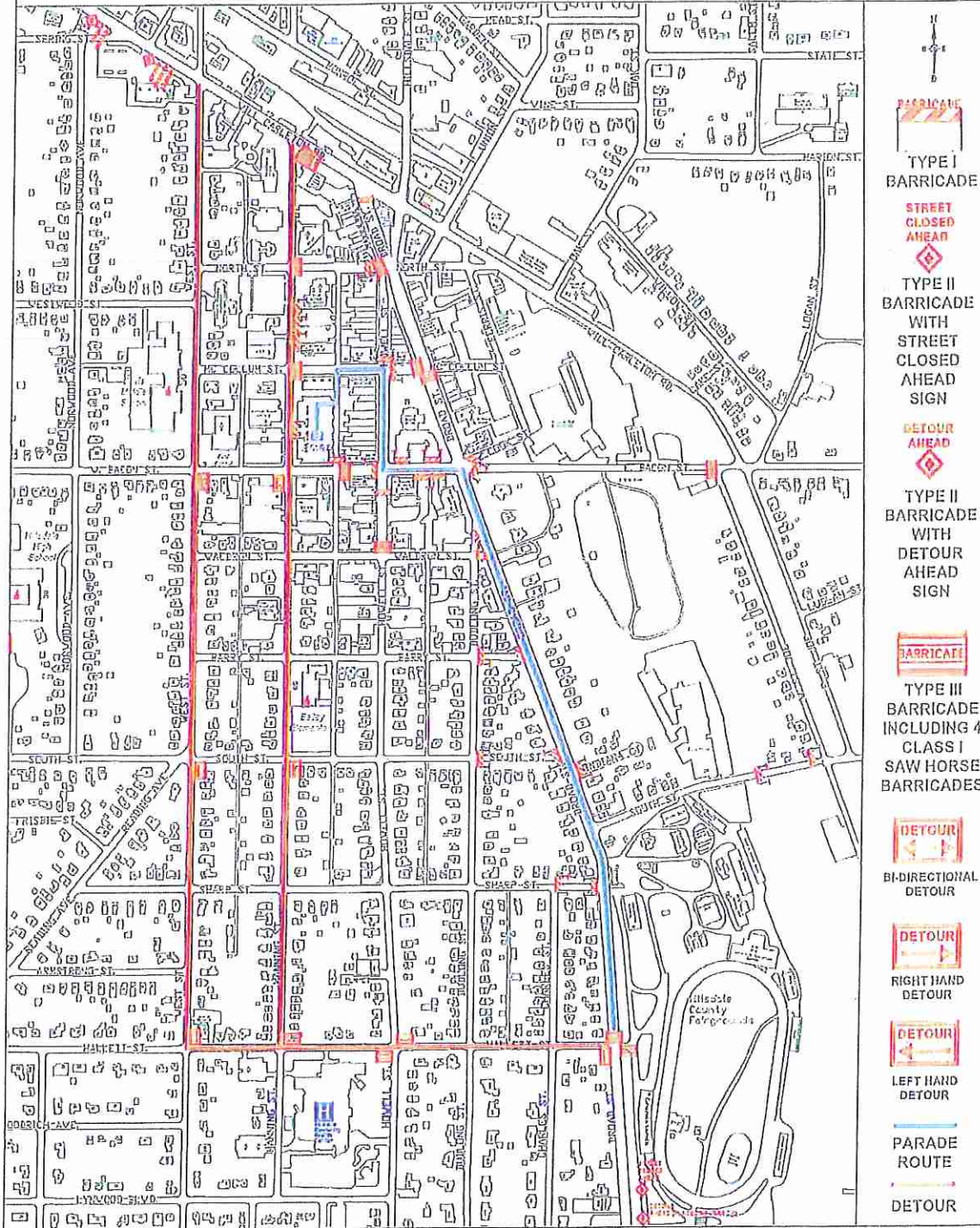


STOP AHEAD SIGN IS  
100' NORTH OF THE  
STOP SIGN

SHARP STREET TO  
BE CLOSED AT THE  
INTERSECTION

STOP AHEAD SIGN IS  
100' SOUTH OF THE  
STOP SIGN

# HILLSDALE COUNTY FAIR VETERANS DAY PARADE



- 

TYPE I BARRICADE
- 

STREET CLOSED AHEAD
- 

TYPE II BARRICADE WITH STREET CLOSED AHEAD SIGN
- 

DETOUR AHEAD
- 

TYPE II BARRICADE WITH DETOUR AHEAD SIGN
- 

TYPE III BARRICADE INCLUDING 4 CLASS I SAW HORSE BARRICADES
- 

BI-DIRECTIONAL DETOUR
- 

RIGHT HAND DETOUR
- 

LEFT HAND DETOUR
- 

PARADE ROUTE
- 

DETOUR





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/27/2021

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

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

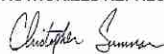
<b>PRODUCER</b> Vested Risk Strategies, Inc. P.O. Box 265  Hillsdale MI 49242	<b>CONTACT NAME:</b> Jenalle Beaman <b>PHONE (A/C, No, Ext):</b> (517) 439-1501 <b>E-MAIL ADDRESS:</b>	<b>FAX (A/C, No):</b>
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Hillsdale County Agricultural Society  PO Box 289  Hillsdale MI 49242-0289	<b>INSURER A:</b> Retailers Casualty Insurance C <b>NAIC #</b> 10718	
	<b>INSURER B:</b> Auto-Owners Insurance Company <b>18988</b>	
	<b>INSURER C:</b> Home-Owners Insurance Company <b>26638</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
<b>INSURER F:</b>		

**COVERAGES**      **CERTIFICATE NUMBER:** Cert ID 2528      **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y		06764676	09/01/2021	09/01/2022	EACH OCCURRENCE \$ 500,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 500,000 GENERAL AGGREGATE \$ 500,000 PRODUCTS - COMP/OP AGG \$ 500,000
C	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			4703044801	05/10/2021	05/10/2022	COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ 500,000 BODILY INJURY (Per accident) \$ 500,000 PROPERTY DAMAGE (Per accident) \$ 500,000
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			4345421200	09/01/2020	09/01/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 <b>Prod/Comp Ops</b> \$ 1,000,000
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WCP37605001	12/01/2020	12/01/2021	<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
							\$
							\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
City of Hillsdale is additional insured with respect to general liability per form CG 20 10 04 13 - enclosed.

<b>CERTIFICATE HOLDER</b>  City of Hillsdale  97 N. Broad Street  Hillsdale MI 49242	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	<b>AUTHORIZED REPRESENTATIVE</b> 

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# City of Hillsdale

## Agenda Item Summary

**Meeting Date:** September 7, 2021  
**Agenda Item:** Communications / Petitions  
**Subject:** Certificate of Appreciation

**Background:**

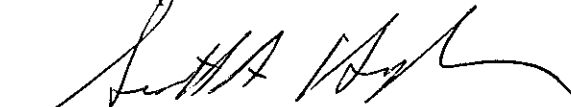
Attached is a Certificate of Appreciation recognizing the twenty one years of service to the Hillsdale community served by Captain Steve McDowell of the Hillsdale City Fire Department. Captain McDowell's retirement was effective September 1, 2021.

**Recommendation:**

Support of this recognition is recommended.

Scott A. Hephner

Fire Chief





# City of Hillsdale Fire Department

## Certificate of Appreciation

*Captain Steven E. McDowell*

*Presented in recognition of your twenty one years of dedicated service to the citizens of the City of Hillsdale and Employees of the Hillsdale City Fire Department. Your pledge to keep our community safe has made a difference in the lives of countless individuals and families. On behalf of the entire community and Employees of the Hillsdale City Fire Department we thank you for your devotion and commitment.*



Scott A. Hephner, Fire Chief



Adam L. Stockford, Mayor

Date: September 1, 2021



# Art Around Town

Downtown Hillsdale

9-18-21 11am to 3pm

For more information contact:  
The Heritage Association  
Facebook Page

Presented by The Heritage Association in collaboration with ArtWorks and made possible by these great sponsors:

## WOMAN'S LIFE HILLSDALE CHAPTER 741

HILLSDALE COUNTY BOARD OF REALTORS  
SIMPLY HERS MAGAZINE  
CRONIN HILLSDALE JEEP  
HILLSDALE BUICK GMC  
COUNTY NATIONAL BANK  
ARROW SWIFT PRINTING  
ARTWORKS OF HILLSDALE COUNTY  
CENTURY 21 AFFILIATED

Blossom Shop  
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Chase Residence LLC  
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Coldwell Banker Groves Real Estate  
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Edward Jones- Brett King  
Flagstar Bank

Gifted Garden

H.J. Gelzer and Son Furniture

H.J. Gelzer and Son Hardware

Hillsdale Brewing Co.

Hillsdale Filling Station

Hillsdale Highschool Art Students

Hillsdale Natural Grocery

Hillsdale Real Estate

Jilly Beans

Jilly Beans Too

Jonesville Bakery

Maggie Anne's

Moore Ins.

Moseart

Rough Draft

Salty Shark

Shear Magic

Smith's Flowers

SPARC

Susie B's Design

Toasted Mud

Vintage 720

Volume II Book Store

# Woman's Life, Hillsdale Chapter 741

Along with

Hillsdale County Board of Realtors, Simply Hers Magazine

Cronin Hillsdale Jeep, Hillsdale Buick GMC, County National Bank

Arrow Swift Printing, ArtWorks of Hillsdale County, Century 21 Affiliated

Presents



September 18, 2021 • 11am to 3pm

Artists and their works displayed in Historic Hillsdale restaurants and boutiques. Come join us and vote for your favorite artist to receive the:



**"Prestigious Artist Award"**  
**(\$200.00 Cash Prize)**

**"2021 People's Choice Award"**

Enjoy live music, refreshments while visiting downtown businesses and meeting local artists!



CENTURY 21  
Affiliated



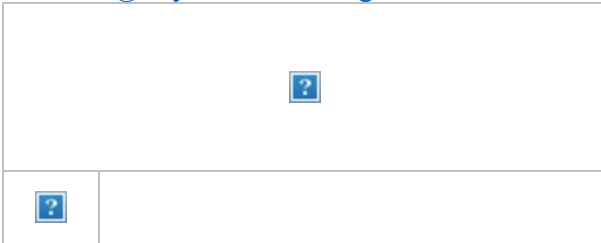


**From:** [David Mackie](#)  
**To:** [Katy Price](#)  
**Date:** Tuesday, August 24, 2021 4:41:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Please put this under Communication on the next agenda.

David E. Mackie  
City Manager  
97 N. Broad St.  
Hillsdale, MI 49242  
Phone: (517)437-6444  
[dmackie@cityofhillsdale.org](mailto:dmackie@cityofhillsdale.org)



**From:** Bud Vear [mailto:budvear@gmail.com]  
**Sent:** Tuesday, August 24, 2021 4:29 PM  
**To:** David Mackie <[dmackie@cityofhillsdale.org](mailto:dmackie@cityofhillsdale.org)>; [adamstockford@gmail.com](mailto:adamstockford@gmail.com); William Morrissey <[wmorrissey@outlook.com](mailto:wmorrissey@outlook.com)>; [brualesharp@gmail.com](mailto:brualesharp@gmail.com); [rbrinerward4@gmail.com](mailto:rbrinerward4@gmail.com); [sochaforhillsdale@gmail.com](mailto:sochaforhillsdale@gmail.com); [zeiserforhillsdale@gmail.com](mailto:zeiserforhillsdale@gmail.com); [rgstuchell@outlook.com](mailto:rgstuchell@outlook.com); [picardygirl96@yahoo.com](mailto:picardygirl96@yahoo.com); Tony Vear <[aaavear@comcast.net](mailto:aaavear@comcast.net)>  
**Subject:** Road Maintenance

Recently we and you approved a special assessment for repairing the roads in our neighborhood (Lumbard, Hillcrest, Orchard Ridge, River, Wolcott). Our roads were some of the worst in the City. Now, the project is almost completed, and we will have some of the best roads in the City. The project has been very efficient and has caused very little inconvenience to residents of the neighborhood. The workers have been efficient, polite, informative and friendly. I have been very impressed with their meticulous work and also their concern for our need to get in and out of the neighborhood during the project. I think this is a very wise way to upgrade the roads more quickly, and our neighborhood has benefited, greatly, from this investment. Each neighborhood, of course, has to make their own decision on a special road assessment, but I would encourage other neighborhoods to take advantage of this opportunity if they want their roads improved more quickly. Thank you for making this possible and thanks to the Company doing the work. Dr. Bud Vear

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

# QUARTERLY NEWSLETTER

## CITY HALL CLOSED:

- \* 09/06/2021 - Labor Day
- \* 11/11/2021 - Veteran's Day
- \* 11/25/2021 - Thanksgiving Day
- \* 11/26/2021 - Thanksgiving Holiday

## COMMUNITY EVENTS

### 5TH ANNUAL CAR SHOW

- \* 09/11/2021, 9:00 am - 2:00 pm
- \* Stillwell Ford Lincoln
- \* Free entry, on-site food vendors, awards & door prizes, donuts & cider, 50/50 drawing, and dash plaques.

**2021 HILLSDALE COUNTY FAIR**  
"Together Again"  
Hillsdale County Fairgrounds  
9/26/2021 - 10/02/2021



**2021 HILLSDALE TRICK OR TREAT**  
OCTOBER 31st, 6:00 - 8:00 pm  
HAVE A SAFE HALLOWEEN!



2021 FIRE PREVENTION WEEK: OCT 3 - 9



**OCTOBER  
NATIONAL  
FIRE PREVENTION  
MONTH**

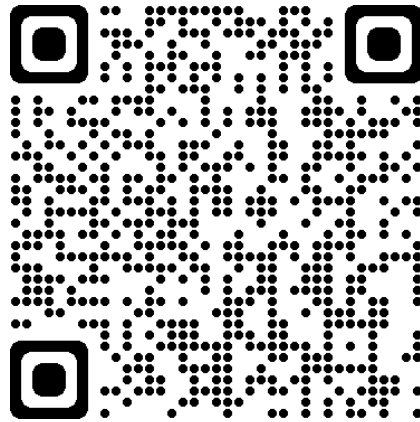
## FALL LEAF PICK UP

Department of Public Services (DPS)

This year, the City's Department of Public Services will be re-instituting its loose leaf curbside collection service, thanks to recently approved millage funds. When DPS has finalized leaf pick-up dates, the schedule will be shared with residents of each ward and posted on the City's Facebook page and website.

## BPU IS ON FACEBOOK!

Hillsdale Board of Public Utilities



The Hillsdale Board of Public Utilities now has its own Facebook page to better connect with its customers. Follow the page for project updates, outage-related information, helpful energy-saving tips and more.

Search "Hillsdale Board of Public Utilities" on Facebook or scan the QR code above with a smartphone.

## 2021 PATRIOT'S DAY FLY-IN

Sunday, September 12, 2021  
7:00 am - 2:00 pm (rain or shine)



The annual Patriot's Day Fly-In is set for Sunday, September 12, 2021 from 7:00 am to 2:00 pm.

The Hillsdale Exchange Club, in collaboration with the City of Hillsdale, will be hosting a terrific event for the entire family!

This year's featured aircraft will be the Yankee Air Museum's HU-1 Huey Greyhound Helicopter (\$99/person rides).

Other activities include:

- Airplane rides (\$20/person)
- Helicopter rides (\$40/person)
- The Hooligan Flight Team will conduct T-34 formation flights
- Classic Car Cruis-In
- Emergency vehicles on display
- 50/50 raffle
- Breakfast (\$7 - adults, \$4 - children)

For more information, please contact the Hillsdale Municipal Airport by phone at (517) 797-4833 or by email at Hillsdale\_Airport@cityofhillsdale.org.

**TO KEEP UP-TO-DATE WITH ALL LOCAL EVENTS, PLEASE REGULARLY CHECK THE HILLSDALE DAILY NEWS, WCSR, THE CITY'S WEBSITE AND FACEBOOK PAGE!**

## CAPTAIN STEVE MCDOWELL RETIRES Hillsdale City Fire Department



After nearly four decades of service to the greater Hillsdale area, Capt Steve McDowell is retiring!

Capt McDowell has been a full-time fire fighter for the City of Hillsdale for the last 21 years. Prior to serving the City, McDowell served 18 years on the Hillsdale Rural Fire Department (now known as the Hillsdale Township Fire Department) - eventually ranking as their chief.

The City of Hillsdale would like to extend its gratitude to McDowell for his service to protecting its citizens and structures from harm. We wish him the very best in this next chapter of life!

## FALL/WINTER PROGRAMS Hillsdale City Parks & Recreation

Contact Hillsdale City Recreation at (517) 437-6457 or [recreation@cityofhillsdale.org](mailto:recreation@cityofhillsdale.org) for more information regarding fall and winter programs.

## TRANSFER STATION CLOSED FOR CONSTRUCTION Department of Public Services (DPS)

The City's waste transfer station, located at 425 W Carleton Rd, is currently closed for construction of a new building on the site. It is expected to reopen in early October. A list of several alternate facilities residents can utilize to dispose of their waste include:

- \* Modern Waste Systems, Inc,
- \* Republic Services - C&C Landfill,
- \* Jefferson Township Transfer Station
- \* Liberty Landfill.

More information can be found on the City's website.

## LOCAL DEVELOPMENTS Economic Development



Located at 187 S Howell St, Dr. Kenneth Mueller III and C&H Care Center are now accepting new patients!

Dr. Mueller specializes in neuromusculoskeletal and sports medicine, with services including non-operative orthopedics, sports medicine, and osteopathic manipulative medicine (OMM).

Give them a call today at (517) 828-0807.



Ad Astra Coffee Roasters (located at 106 N Broad St) is now open for walk-ins from 11:00 am - 2:00 pm Tuesday - Friday.

Stop in to shop coffee, view the roasting facility, have your beans freshly ground, or sample coffee with one of their roasters, Morgan Morrison.

If you can't stop in, they will also be available at the Hillsdale County Farmer's Market every Saturday.

Check out their Facebook page or visit their website.

## NEW HIRES Human Resources

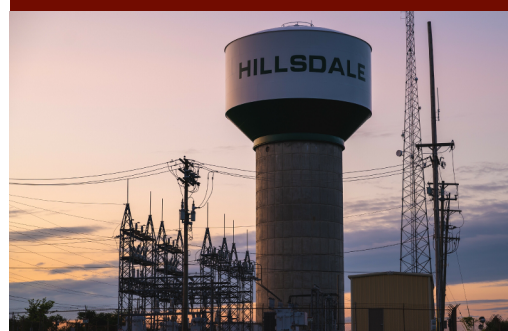
Please join the City in welcoming the following new hires:

- \* Jeremy Staggs - Water Department
- \* Kyle Kirsten - Police Department
- \* Sam Fry - BPU

## HILLSDALE AWARDED DWAM GRANT Hillsdale Board of Public Utilities

The City successfully obtained a \$241,000 Drinking Water Asset Management (DWAM) Grant through the Michigan Department of Environment, Great Lakes and Energy (EGLE). The City intends to use the grant funds to complete verification of water service lines according to Michigan's Lead and Copper Rule (LCR) revisions as well as compile a Complete Distribution System Material Inventory (CDSMI), which is due to EGLE by January 2025. This grant does not require matching funds.

## INDUSTRIAL WATER TOWER RECONDITIONING Hillsdale Board of Public Utilities



Reconditioning of the industrial water tower in Hillsdale's Manufacturing and Technology Park began in June. Both the interior and the exterior of the water tower were extensively cleaned and repainted. These are the first major repairs since it was constructed in 1995. The work was completed in late July and the water tower has since been refilled and returned to service.

## BPU THANKS COMMUNITY FOR SUPPORT FOLLOWING JUNE STORMS

The BPU would like to extend a sincere thank you to the Hillsdale Community for its tremendous support in the wake of the June storms. Thank you to the many members of the community that stepped up to feed crew members meals and support the utility in other ways. We truly appreciate the community's good will and support!

We are also grateful for the utility crews from Bryan (OH), Clinton and Coldwater that assisted us in restoration efforts.

# **City of Hillsdale Agenda Item Summary**

**Meeting Date:** September 7, 2021

**Agenda Item:** New Business

**SUBJECT:** City of Hillsdale Master Plan

## **BACKGROUND PROVIDED BY STAFF (Alan Beeker, Zoning Administrator)**

In accordance with P.A. 33 of 2008, the City of Hillsdale Planning Commission is required to amend the city's master plan every five years. With the limitations of 2020, the amendment was not completed by the end of 2020 as planned. After reviewing the existing document, the Planning Commission decided that a much more in-depth revision was required. The lack of in-person meetings extended the process into 2021. The Planning Commission has presented the amended Master Plan at a public hearing held on August 18, 2021.

## **RECOMMENDATION:**

It is the Planning Commission's recommendation that Council adopt the presented amended Master Plan of 2021 as the new current vision of the City of Hillsdale.



RESOLUTION # \_\_\_\_\_

A RESOLUTION TO AMEND THE CITY OF HILLSDALE MASTER PLAN

THE CITY OF HILLSDALE ORDAINS THAT:

WHEREAS, Michigan Public Act 33 of 2008, as amended, provides for a Municipal Planning Commission to prepare and adopt a Master Plan for the physical development of the City; and,

WHEREAS, the City of Hillsdale Planning Commission has prepared a physical development plan for the City of Hillsdale in compliance with said P.A. 33 of 2008; including relevant charts, maps, and text; and,

WHEREAS, the City of Hillsdale Planning Commission has provided opportunity for public input into the Master Planning Process; and,

WHEREAS, the City of Hillsdale Planning Commission held an public hearing on August 18, 2021, in order to provide additional opportunity for public comment; and,

WHEREAS, at the above referenced public hearing, the citizens of the City of Hillsdale were afforded the opportunity to provide oral and written comments on the draft plan, which comments have been carefully considered by the Planning Commission; and,

WHEREAS, the City of Hillsdale Planning Commission is now satisfied that the Master Plan is ready for adoption:

NOW, THEREFORE, BE IT RESOLVED, that the City of Hillsdale Planning Commission does hereby recommend for adoption to the Council of the City of Hillsdale the City of Hillsdale 2021 Amended Master Plan, said plan to be dated as adopted this day of September 7, 2021; and,

BE IT FURTHER RESOLVED, that the Council of the City of Hillsdale does hereby direct the Mayor and City Clerk to sign this Resolution signifying adoption of the City of Hillsdale 2021 Amended Master Plan, to file attested copies of the Plan with the Hillsdale City Clerk and the Hillsdale County Planning Commission.

Passed at a regular meeting of the Council of the City of Hillsdale held on the seventh day of September, 2021.

CITY OF HILLSDALE

By \_\_\_\_\_  
Adam Stockford – Mayor

Date Proposed: 7/31/2021  
Date Published as Proposed: 7/31/2021  
Date Passed: \_\_\_\_\_  
Date Published as Passed: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

By \_\_\_\_\_  
Katy Price – City Clerk

# Master Plan

2021 Edition

# The City of HILLSDALE MICHIGAN





*The 2021 edition of the City of Hillsdale's Master Plan was approved by the Hillsdale Planning Commission following a public hearing held on **August 18, 2021** and adopted by Council on \_\_\_\_\_.*

---

*Planning Commission Chair*



# CITY OF HILLSDALE, MICHIGAN

[www.cityofhillsdale.org](http://www.cityofhillsdale.org)

## **Acknowledgements:**

This document has been prepared by the City of Hillsdale Planning Commission, in coordination with city staff, community organizations and local stakeholders. The Planning Commission would especially like to thank the individuals who participated in the Master Plan Charrette for their assistance in the development of this Plan Amendment.

Alan Beeker, Zoning Administrator  
Kelly LoPresto, Economic Development

## **Planning Commission Members:**

Eric Moore – Chair  
Ron Scholl – Vice-Chair  
William Morrisey – Mayor Pro-Tem  
Penny Swan – Secretary  
Kerry Laycock  
Elias McConnell  
Jacob Parker

Prepared by the City of Hillsdale Planning Commission

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# History

Historical research has revealed long-lost details about Baw Beese and his people in Hillsdale County. Those first settlers credited Baw Beese and his tribe of about 100 for helping their pioneer families by providing meat and traditional medicinal care through the long hard winters. The Potawatomie were known as successful planters and growers of maize (corn), who fished and hunted in fruitful locations. Baw Beese led his people around the county to three primary spots. The first was near the shores of Baw Beese Lake (supposedly named after the old chief by an early settler, Colonel William Fowler), where they fished; the second was near the corner of Squawfield and Waldron Roads, where they grew maize; and the third was just south of Somerset, where they hunted. The native inhabitants also made forays into Ohio and Indiana, as well as into neighboring Michigan counties.

Most Southern Michigan Indians had been relocated to reservations in Iowa and Kansas by 1838. However, because the majority of settlers in Hillsdale County admired and appreciated the local Indian population, Baw Beese and his people continued to co-exist with their white neighbors until the autumn of 1840. After one of the local pioneers wrote a letter to then President William H. Harrison requesting the removal of Baw Beese's people from the land he had rightfully purchased, federal troops were sent to roundup the "Red Men" to be escorted out of the county. It was a sad day when Baw Beese left. Schools were let out to bid the old chief and his people farewell. With Baw Beese driving a horse-drawn buggy in the lead, the federals took the Indians from the camp at Squawfield, through Jonesville and Litchfield to Marshall. From Marshall they went west, then down the Mississippi, up the Missouri River and eventually to a reservation at Council Bluffs, Iowa where Baw Beese feared his mortal enemy, the Sioux. Later, many members of the Hillsdale County band were relocated to the reservation north of Topeka, Kansas. Descendants of Baw Beese's village remained on that Kansas reservation throughout the 19th and 20th centuries. There is some historical evidence that some of the original inhabitants hid in the forests, or were hidden by settlers, and remained in the area. Other reports indicate that small groups of the Indians taken west returned to Hillsdale County and took up the ways of white men, eventually assimilating into the Euro-American culture.

The first English-speaking white settler in what later would become the city of Hillsdale was Jeremiah Arnold, of De Peyster, New York, who arrived in 1834, pitched a tent and then built a log cabin on the site of the present day fairgrounds. In that same year, Chauncey Ferris and John Cook opened a well-stocked store in Jonesville. In 1835, the Jonesville Presbyterian Church was constructed, the first church building in the county. In 1839, the first newspaper, the Hillsdale County Gazette, was published on April 13, by James K. Kinman, an attorney and one of the early pioneers who credited Baw Beese for saving the lives of his sick family during a severe winter. The Whig-Standard, forerunner of The Hillsdale Daily News, did not appear in print until 1846. As an attorney, Kinman later gained fame as the defense council for the notorious international counterfeiter, horse thief and outlaw Sile Doty, who was convicted in 1852 in the Hillsdale

Circuit court and incarcerated throughout the Civil War in Jackson State Prison.

In 1843, the railroad reached Hillsdale from Adrian and the first steam engine of the Erie and Kalamazoo line rolled into the small village. For ten years thereafter, Hillsdale became the "jumping off place" for the Wild West until the railroad was continued through to Coldwater and Chicago in 1853. Hillsdale was itself a little wild during that period as rogues and rascals took the trains to the last stop on the line. From that time until the 1950s Hillsdale was known as a railroad center, with as many as 26 passenger trains a day going in and out of the city. The Interstate highway system caused commercial passenger operation to cease, but freight operations continue to this day.

The railroad lines passing through the county were known by various names: the Erie and Kalamazoo, the Michigan Southern, the Lake Shore and Michigan Southern, and finally the New York Central. Its subsidiaries or branches, originally independent lines were known as the Detroit, Hillsdale and Indiana, which ran from Ypsilanti to Bankers, and the Fort Wayne, Jackson and Saginaw, later known as the Fort Wayne Branch.

In 1844, at Spring Arbor, a group of Free-Will Baptists organized and opened a pioneer school of higher education called Michigan Central College. Primarily due to the access of the railroad, the college relocated to Hillsdale in 1853 and was renamed Hillsdale College. Two original Hillsdale settlers served as college trustees for many years. Chauncey Ferris was elected the first treasurer in 1853 and John Potter Cook served for more than 20 years.

Jonesville was the site of the first county seat. Later, during a political battle between Jonesville and Hillsdale, Osseo was for a brief period the county seat. The issue was settled in 1843 when political power shifted to Hillsdale. The first county courthouse built in 1843 on the current courthouse square burned in 1847 or 48, destroying most of the county's original documents. A second courthouse, called the "old stonepile," was constructed in 1850-51 and served until the current building was constructed in 1898.

The first exhibition of the Hillsdale County fair, nicknamed the "Most Popular Fair on Earth," was organized in 1850 and held on the courthouse lawn in 1851. The original plat for the City of Hillsdale designated the present day fairground as the location of the city. However, the city center was subsequently moved to the current downtown. During the Civil War (1861-1865) hundreds of Hillsdale County residents served in the Grand Army of the Republic. The percentage of male students enlisting from Hillsdale College was higher than that of any other Michigan college and probably higher than that of any non-military college in the North and certainly the American West.

Hillsdale was incorporated as a village in 1847 and received its city charter in 1869. It has long been the county's center of

government, commerce and cultural activities. Besides the railroad, many successful businesses have operated here. A gristmill was founded by Cook and Ferris and sold in 1869 to F.W. Stock. Stock's Mill became the largest flourmill east of the Mississippi River and remained so throughout the 20 century. The mill was an important employer and economic asset to the entire county for more than a century and a half.

(SOURCES: Condensed from Pioneer Period: 1825-1843 edited and copyrighted by Dan Bisher.)



# Population Characteristics



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## Historic Record of the Population

There were 8,141 people in the City of Hillsdale according to the 2017 US Census. Between 1960 and 2000, the City grew by 7.9%, or an average annual rate of 0.2%. At the same time, the population of Hillsdale County, inclusive of the city, grew by 33.9% or an annual growth rate of 0.8%. The City comprised 22.0% of the County's total population in 1960. That percentage had dropped to 17.7% in 2017, suggesting a trend of suburbanization away from the City to outlying areas. These numbers do not include the student population of Hillsdale College, whose 1,500 students reside on the city for approximately eight months of the year.

Year	City of Hillsdale		Hillsdale County	
	Population	% Change	Population	% Change
1960	7,629	—	34,742	—
1970	7,728	1.3%	37,171	7.0%
1980	7,432	-3.8%	42,071	13.2%
1990	8,170	9.9%	43,431	3.2%
2000	8,233	0.8%	46,527	7.1%
2010	8,305	0.9%	46,688	0.3%
2017	8,141	-1.9%	45,879	-1.7%

## Future Population Estimates

Year	City of Hillsdale	Hillsdale County
2010	8,305	46,688
2015	8,339	47,563
2020	8,374	48,455
2025	8,408	49,363
2030	8,443	50,289

Accurately estimating the future population of a small community can be a difficult task. Changes in population are not limited to a net change in the number of people due to births and deaths. Such changes are also a function of such factors as migration, fertility, the availability of housing, and life expectancy. The City of Hillsdale has historically experienced relatively low increases in its population. The population has averaged an increase of just 0.2% per year since 1960. If the surge of growth that occurred between 1980 and 1990 had not occurred, the City would have experienced population decline instead of its very low growth during that 40 year period. Since 1990, the population has averaged an increase of 2.4% per year. If this trend continues, the city’s population may grow slightly over the next 20 years. The following table represents a population projection for the City of Hillsdale through 2030. The estimates are based on a linear (straight line) projection which in turn is based upon the historic change in population between 1990 and 2010, representing a 5 year growth rate of 0.4%. It is assumed that the population will cyclically fall and rise over the 20 year period. Source: Region 2 Planning Commission

The table also shows a population projection for Hillsdale County (inclusive of the city’s population). The County’s population projection model is based upon the same linear projection model utilized for the City. The County has experienced significant growth during that 20 year time period with an annual growth rate of 0.4%. A number of reasons may account for the disparity between the City and the County including the continued suburbanization of townships in general in Michigan. However, it should be noted that the County grew 0.3% during the first decade of the 21st century while the City grew 0.9% during the same time period.

## Population by Sex and Age

The median age for a resident of the City of Hillsdale was 30.2 years in 2010, considerably younger than his or her counterpart countywide (40.5 years). This difference is primarily due to the fact that over half (56.3%) of Hillsdale County’s population was at least 35 years old as opposed to less than half (44.6%) of the City’s population.

## Race and Ethnicity

Both the City of Hillsdale and Hillsdale County can be said to have a homogeneous population. The overwhelming majority of the population in both the City and County are white. However, minority groups are present. For example, various Native Americans and people of Asian descent comprise 0.6% of the City’s population. Hispanics (Latinos) comprised 3.9% of the City’s population.

Characteristic	City of Hillsdale	Hillsdale County
	% of Total	% of Total
Total Population	100.0	100.0
White	91.6	94.3
Black or African American	1.9	0.7
American Indian and Alaskan Native	0.2	0.6
Asian	0.9	0.5
Native Hawaiian and other Pacific Islander	0.0	0.0
Some other race	1.9	1.5
Hispanic (Latino)	3.5	2.4

## Disabilities

An estimated 14.7% of Hillsdale County residents were disabled in some manner in 2019, according to the American Community Survey. Disability status increased correspondingly with an increase in the age of residents. The percentage of residents with disabilities under 18 years of age was 4.1%, while an estimated 13.0% between the ages of 18-64 suffered from some form of disability. The largest age group to be living with some form of disability was 65 years of age or older, an estimated 32.2%. By comparison, the estimated State average for those 65 years of age or older was 34.3% during the 2019 reporting period.

### Estimated Disability Status of the Civilian Population in Hillsdale County — 2019 ACS 5-Year Estimates

Characteristic	Total	Disabled	Percent of Total / Subgroup
Total Civilian Non-institutionalized Population	45,328	6,641	14.7%
Under 18 years	9,959	408	4.1%
18 to 64 years	26,834	3,482	13.0%
65 years and over	8,535	2,751	32.2%



# Education

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## Educational Attainment

The American Community Survey estimated the educational attainment of each resident at least 25 years old in 2019. Less City of Hillsdale residents (87.5%) had a high school diploma than Hillsdale County residents (88.2%). Bachelors and/or graduate degrees were possessed by 25.6% of City residents and 17.3% of County residents.

### Estimated Educational Attainment — 2019 ACS 5-Year Estimates

Educational Level	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
<b>Population 25 years and over</b>	4,391	100%	31,260	100
<b>Less than 9th Grade</b>	153	3.5%	1,268	4.1%
<b>9th-12th Grade, No Diploma</b>	395	9.0%	2,427	7.8%
<b>High School Graduate</b>	1,549	35.3%	12,156	38.9%
<b>Some College, No Degree</b>	895	20.4%	7,326	23.4%
<b>Associate's Degree</b>	274	6.2%	2,662	8.5%
<b>Bachelor's Degree</b>	611	13.9%	3,334	10.7%
<b>Graduate or Professional Degree</b>	514	11.7%	2,087	6.7%
<b>High School Graduate or Higher</b>	3,843	87.5%	27,565	88.2%
<b>Bachelor's of Higher</b>	1,125	25.6%	5,421	17.3%



## School Enrollment

The American Community Survey estimates that a greater percentage of City of Hillsdale residents were enrolled in some type of school than Hillsdale County residents. This difference may be due to the estimate that 58.5% of the City residents enrolled in school attended a college or graduate school.

### Estimated School Enrollment— 2019 ACS 5-Year Estimates

Educational Level	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
Population 3 years and over enrolled in school	2,798	100.0%	10,278	100.0%
Nursery School, Preschool,	121	4.9%	591	5.8%
Kindergarten	86	3.1%	548	5.3%
Elementary School (grades 1-4)	259	9.3%	1,875	18.2%
Elementary School (grades 5-8)	380	13.6%	2,399	23.3%
High School (grades 9-12)	316	11.3%	2,264	22.0%
College, undergraduate	1,567	56.0%	2,404	23.4%
Graduate, professional school	69	2.5%	197	1.9%



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## Employment Status

The American Community Survey provided estimates of employment status for residents at least 16 years of age in 2019. Less than 60% of City of Hillsdale and Hillsdale County residents were included in the labor force.

### Estimated Employment Status— 2019 ACS 5-Year Estimates

Characteristic	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
Population 16 years and over	6,673	100.0%	36,966	100.0%
In Labor Force	3,692	55.3%	20,308	54.9%
Civilian Labor Force	3,689	55.3%	20,295	54.9%
Employed	3,497	52.4%	19,421	52.5%
Unemployed	192	2.9%	874	2.4%
Not in Labor Force	2,981	44.7%	16,658	45.1%

## Employment by Occupation

It is estimated that most employed City of Hillsdale residents were engaged in one of the following occupations: 1) management, business, science, and arts; 2) service; and 3) sales and office occupations (listed in descending order). Combined, those occupations account for the jobs of 74.6% of the City’s employed residents. Those occupations made up 63.5% of the jobs held by Hillsdale County’s employed residents. A significant number of City and County residents were also employed in production, transportation, and material moving occupations.

### Estimated Employment by Occupation— 2019 ACS 5-Year Estimates

Occupation	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
<b>Employed Population 16 year and over</b>	3,497	100.0%	19,241	100.0%
<b>Management, Business, Science, and Arts Occupations</b>	1,179	33.7%	5,680	29.2%
<b>Service Occupations</b>	773	22.1%	3,159	16.3%
<b>Sales and Office Occupations</b>	658	18.8%	3,490	18.0%
<b>Natural Resources, Construction, and Maintenance Occupations</b>	163	4.7%	2,068	10.6%
<b>Production, Transportation, and Material-moving Occupations</b>	724	20.7%	5,024	25.9%

## Employment by Industry

### Estimated Employment by Industry— 2019 ACS 5-Year Estimates

Industry	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
Agriculture, Forestry, Fishing, Hunting, and Mining	29	0.8%	690	3.6%
Construction	101	2.9%	1,204	6.2%
Manufacturing	599	17.1%	4,869	25.1%
Wholesale	37	1.1%	429	2.2%
Retail	403	11.5%	1,992	10.3%
Transportation, Warehousing, and Utilities	86	2.5%	1,151	5.9%
Information	24	0.7%	155	0.8%
Finance, Insurance, Real Estate, Rental, and Leasing	102	2.9%	610	3.1%
Professional, Scientific, Management, Administration, Waste, Management	138	3.9%	798	4.1%
Educational, Healthcare, Social Assistance	1,334	38.1%	4,831	24.9%
Arts, Entertainment, Recreation, Accommodation, Food Service	476	13.6%	1,250	6.4%
Other Services	92	2.6%	799	4.1%
Public Administration	76	2.2%	638	3.3%
<b>Employed Population 16 years and over</b>	<b>3,497</b>	<b>100.0%</b>	<b>19,241</b>	<b>100.0%</b>

The American Community survey estimates that the educational, health and social assistance sector, which accounted for 38.1% of employed City residents between 2019, took the lead over all other forms of employment including manufacturing, which accounted for 17.1% of employed residents. In Hillsdale County those industries were also major employers, but with the manufacturing sector edging the lead with 25.1% of employed county residents, and educational, health care and social assistance coming in second, employing 24.9%. The arts/entertainment sector (13.6%) qualified for third place as a major employer of City residents and retail as third place employer of County residents (10.3%)

## Household Income and Benefits

The American Community Survey estimates that the median household income in the City (\$30,968) in 2019 was only 64% of the median household income countywide (\$48,392). It is important to note that median household income includes other sources of income which may have contributed to the disparity, such as pensions and social security.

### Estimated Household Income and Benefits— 2019 ACS 5-Year Estimates

Income	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
Households	2,955	100.0%	18,107	100.0%
Less than \$10,000	306	10.4%	1,165	6.4%
\$10,000 - \$14,999	247	9.4%	849	4.7%
\$15,000 - \$24,999	480	16.2%	2,292	12.7%
\$25,000 - \$34,999	281	9.5%	2,058	11.4%
\$35,000 - \$49,999	548	18.5%	2,767	15.3%
\$50,000 - \$74,999	490	16.6%	3,591	19.8%
\$75,000 - \$99,999	298	10.1%	2,281	12.6%
\$100,000 - \$149,999	194	6.6%	1,191	12.1%
\$150,000 - \$199,999	37	1.3%	545	3.0%
\$200,000 or more	74	2.5%	368	2.0%
<b>Median Household Income</b>	<b>\$30,968</b>	<b>—</b>	<b>\$48,392</b>	<b>—</b>

## Commuting to Work

Urban living often reduces commuting distances making walking or bike riding possible. In the City of Hillsdale an estimated 17.7% of people reported that they walked to their place of work in 2019; an estimated 4.4% of Hillsdale County’s population reported walking to work. Commuting time for the average City resident to travel to work was estimated at 15.6 minutes, 25.3 minutes in the County.

### Commuting to Work — 2019 ACS 5-Year Estimates

Characteristics	City of Hillsdale		Hillsdale County	
	Population	% of Total	Population	% of Total
<b>Workers 16 years and over</b>	3,351	100.0%	18,989	100,0%
<b>Car, Truck or Van — Drove Alone</b>	2,179	65.0%	15,256	80.3%
<b>Car, Truck or Van — Carpooled</b>	271	8.1%	1,567	8.3%
<b>Taxicab</b>	25	0.7%	1,567	0.2%
<b>Walked</b>	593	17.7%	47	4.4%
<b>Other Means</b>	27	0.8%	845	1.2%
<b>Worked at Home</b>	256	7.6%	222	5.5%
<b>Mean Travel Time to Work</b>	15.6 minutes	—	25.3 minutes	—





# Housing Characteristics

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## Types of Residential Structures

One unit detached homes generally comprised the greatest segment of housing units between 2013 and 2017. For example, it is estimated that well over half of the housing units within the City (59.8%) were one unit detached, as were well over three-quarters of housing units countywide (80.9%). Conversely, the City has a much higher percentage of units in multiple-family developments.

### Residential Structures — 2019 ACS 5-Year Estimates

Characteristics	City of Hillsdale		Hillsdale County	
	Structures	% of Total	Structures	% of Total
<b>Total Units</b>	3,178	100.0%	21,960	100.0%
<b>1 Unit Detached</b>	1,810	57.0%	17,795	81.0%
<b>1 Unit Attached</b>	65	2.0%	161	0.7%
<b>2 Units</b>	165	5.2%	380	1.7%
<b>3 or 4 Units</b>	541	5.2%	347	1.6%
<b>5 to 9 Units</b>	341	10.7%	555	2.5%
<b>10 to 19 Units</b>	170	5.3%	329	1.5%
<b>20 or More Units</b>	367	11.5%	438	2.0%
<b>Mobile Home</b>	95	3.0%	1,943	8.8%
<b>Boat, RV, Van</b>	0	0.0%	12	0.1%

## Number of Rooms per Residential Unit

Estimated Rooms per Structure — 2019 ACS 5-Year Estimates

Rooms	City of Hillsdale		Hillsdale County	
	Structures	% of Total	Structures	% of Total
1 Room	60	1.9%	126	0.6%
2 Rooms	107	3.4%	292	1.3%
3 Rooms	460	14.5%	1,341	6.1%
4 Rooms	493	15.5%	2,699	12.3%
5 Rooms	400	12.6%	4,248	19.3%
6 Rooms	568	17.9%	4,332	19.7%
7 Rooms	374	11.8%	3,229	14.7%
8 Rooms	329	10.4%	2,395	10.9%
9 or more Rooms	387	12.2%	3,298	15.0%

## Year the Residential Structure was Built

The age of a structure is an important planning consideration. In general, the older a structure is, the more likely the need for major repairs and improvements to make it marketable. Because major repairs and improvements are often very costly, older housing is at greater risk of decline. If this issue is ignored, structures may degrade to the point that they are converted to multiple units or even need to be demolished, thereby contributing to the blight of a neighborhood. For this reason, some communities encourage high levels of owner occupied housing. A greater percentage of the City of Hillsdale’s housing stock is older than that of Hillsdale County. For example, it is estimated that 57.3% of the housing units in the City were built prior to 1960. Conversely, 40.2% of the housing units countywide were built in the same time period. A number of issues and problems, such as blight and home ownership, are associated with an aging housing stock and can be anticipated.

### Estimated Year Structure Built — 2019 ACS 5-Year Estimates

Year	City of Hillsdale		Hillsdale County	
	Structures	% of Total	Structures	% of Total
2014 or later	15	0.5%	219	1.0%
2010 to 2013	34	1.1%	207	0.9%
2000 to 2009	90	2.8%	2,157	9.8%
1990 to 1999	189	5.9%	2,712	12.3%
1980 to 1989	218	6.9%	2,159	9.8%
1970 to 1979	586	18.4%	3,487	15.9%
1960 to 1969	365	11.5%	2,183	9.9%
1950 to 1959	308	9.7%	1,845	8.4%
1940 to 1949	262	8.2%	1,056	4.8%
1939 or earlier	1,111	35.0%	5,935	27.0%



# The Economy

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## Introduction

Since its founding, Hillsdale's economy has depended on its position on the map. It is the County seat and largest city in Hillsdale County. It is the site of Hillsdale College and so provides a home to faculty, staff, students and visitors. And, its position on the railroad brought warehousing and early industry to Hillsdale. Now, Hillsdale's central Midwest location and close proximity to the automotive sector explains more of its industrial activity. Surrounding the City of Hillsdale is a vast network of farms, villages and agricultural activity. The local economy provides related support services for these sectors such as schools, hospital (the Hillsdale Community Health Center), and commercial enterprise to meet the needs of its citizens for restaurants, groceries, banking, automotive purchases and repair, and other service and retail consumption. Employment is therefore provided for government administrators, doctors, lawyers, judges, professors, teachers, bankers, engineers, management and all levels of skilled, semi-skilled, retail and service sector support staff.

The City of Hillsdale has a fairly diverse economy not solely dependent upon any one industry. There are approximately 50 industrial facilities located within the City or having a Hillsdale zip code. While support services to the automotive industry are very important to the local economy, other unrelated industries provide close to half of the available manufacturing jobs. Of the total manufacturing jobs available in Hillsdale County, over 35% are located in or around the City.

However, like most cities and small towns in the Midwest, hundreds of manufacturing jobs have been lost since 2008, and it is unlikely that these jobs will ever come back. Although manufacturing productivity is at an all-time high in the United States, the number of workers that are required to produce the same number of goods has diminished as capital has replaced labor in the production process. The top six (6) employers in the City of Hillsdale are not industrial. Hillsdale College is by far the largest employer providing almost six times as many jobs as the largest industrial employer.

## Unemployment Rates

There are three general classifications of employment used by the Michigan Employment Security Commission (MESC) for statistical documentation of employment figures. They are manufacturing, non-manufacturing and government. In 1990 manufacturing jobs reached an all-time high increasing 15.2 percent from 1986 to 5,500 jobs. At the same time manufacturing jobs accounted for over 42 percent of total employment. Hillsdale has since succumbed similarly to state trends as unemployment raises slowly post 9-11. The local economy is still largely dependent on manufacturing, and is slowly deferring to health and education services.

### Unemployment Rates — 2019 ACS 5-Year Estimates

Year	City of Hillsdale	Hillsdale County
2019	5.2%	4.3%

## Property Taxes and Values

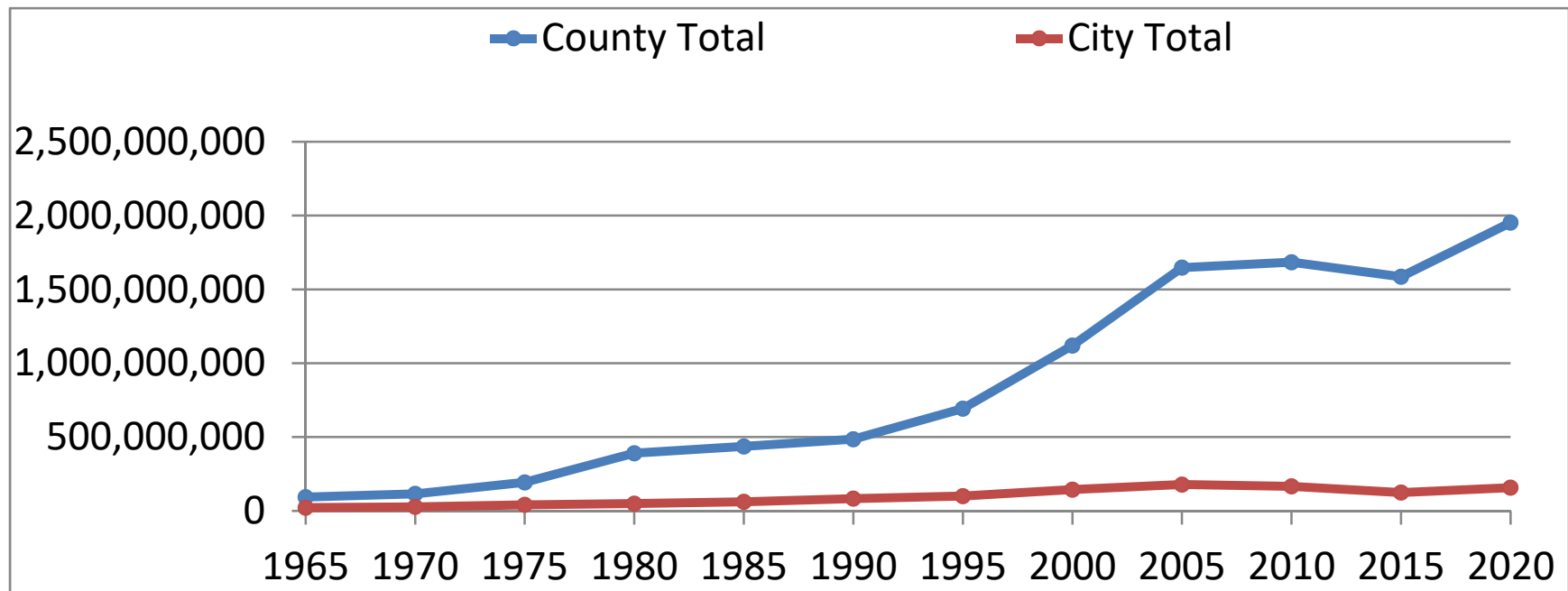
**State Equalized Value.** In Michigan, property is assessed annually by the city or township assessor at 50% of its “True Cash Value.” This assessed value may be adjusted by the local Board of Review, County Equalization (by the County Board of Commissioners) and State Equalization (by the State Tax Commission). The resulting final value is known as the State Equalized Value (SEV).

### Changes in State Equalized Values— Hillsdale County Assessor

Year	City Total Real Property	% Change (City)	County Total Real Property	% Change (County)	City Total Real Property as % of County Total
2015	124,519,700	-	1,585,964,483	-	7.85%
2016	125,580,200	0.85%	1,676,026,974	5.68%	7.49%
2017	134,913,900	7.17%	1,731,788,041	3.33%	7.79%
2018	137,993,400	2.28%	1,756,405,063	1.42%	7.86%
2019	143,261,332	3.82%	1,826,768,881	4.01%	7.84%
2020	157,500,400	9.94%	1,952,840,085	6.90%	8.07%

### Changes in State Equalized Value over time

Countywide values have increased much more dramatically over time than those of the City. This can be at least partially attributed to agricultural land values remaining steady or even increasing in value while residential, commercial and industrial property values have declined in recent years. In addition, average home prices in rural areas are dramatically higher than those seen in more densely populated urban areas. This is due, in large part, to the aging housing stock within the city compared to outlying areas, particularly around lakes and in newer rural subdivisions.





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## **Residential**

Of the developed land in the City, residential uses outnumber other uses of the land in total acres. In 2015, there were 885 acres of land devoted to all types of residential use. This is 38.3% of all developed land. Of the various residential land use classifications, single-family uses outnumber all others in total area used. This classification comprises 83% of the residential uses and slightly over 31% of all developed land. Multiple-family land uses utilize the second largest category in the residential classification followed by two-family uses and so on.

Residential land uses increased by 11.4% between 2015 and 2020. In total acres, single-family uses increased the most. Multiple-family uses, however, increased between 2015 and 2020 and two-family uses decreased 9% during the same period. This may begin to reflect a trend toward stabilization in demand for all types of housing. Mobile homes and farmsteads represent an insignificant proportion of the overall land use picture in the City.

## **Commercial**

Commercially, the City's growth has slowed since 2015. Commercial land uses make up 11.7% of the total developed land in the City. Increasing commercial activity helps strengthen the local economy as well as providing additional employment.

## **Industrial**

Industries use fewer community services proportionate to taxes paid when compared to residential and commercial uses. They also provide relatively high paying jobs. The money from these jobs trickles down through the local economy in the form of new housing and increasing demand for commercial activity.

Between 2015 and 2020 all industrial uses of land decreased to 15.2%. The decreases in land dedicated for light industrial and utilities, transportation and communication industries may be attributed to slowed development of vacant industrial land within the industrial park. Heavy industrial uses have shown even greater decreases.

# Property Assessment

## Property Assessment — 2020 Region 2 Planning Commission

<b>Classification</b>	<b>Percentage of Total Land Area:</b>
<b>Residential</b>	38.3%
<b>Commercial</b>	11.7%
<b>Industrial</b>	15.2%
<b>Exempt</b>	33.3%
<b>Other</b>	1.5%
<b>Classification</b>	<b>Percentage of Total Land Area:</b>
<b>Low-Intensive Development</b>	53.6%
<b>High-Intensive Development</b>	11.5%
<b>Institutions</b>	33.3%





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## Schools

### Existing Facilities and Standards

Until the 1970s, the majority of American children walked to school. Today less than 15 percent do, mostly because they cannot. Busing and the School of Choice program has contributed to this trend. In planning for our school and children's future, we should remember three facts; smaller schools produce higher-performing students, walking to school produces healthier children, and busing and parental chauffeuring exacerbate rush-hour traffic. With regard to placemaking, the Hillsdale School District provides an advantage in the fact that the school buildings are still located within the city limits.

### Hillsdale Community Schools

**Carl L. Bailey Elementary School** is located on the east side of Manning St., between Barry and East South Streets in the South Part of the City. The school was built in 1935 with an addition in 1971. The school has a student capacity of 500. The complex comprises 1.6 acres.

**S.J. Gier Elementary School** is located on the north side of Spring Street. It was built in 1952, with additions in 1972, 1978 and 1992. They are currently in the process of adding a gymnasium. It has a student capacity of 500. The school complex comprises 4.4 acres

**Davis Middle School** is located near the center of City. It was built in 1929 as a High School, with additions in 1966 and 1977. The school contains 31 classrooms and has a student capacity of 900. The school sits on 3.9 acres.

**Hillsdale High School** is located on the southwest side of the City, south of the Davis Middle School. It was built in 1959, with an addition completed in 1967. The building contains 38 classrooms and has a student capacity of 900. The school sits on 23.1 acres.

**Bus Service** — The Hillsdale Community School District serves a 68 square mile area and portions of seven (7) Townships with the City of Hillsdale as its geographic center.

## Private and Charter Schools

**Hillsdale Preparatory** is a local charter school. It opened in August of 1997 and serves grades Kindergarten through 7<sup>th</sup> grade. It provides a full curriculum.

**Will Carleton Academy** is a local charter school and serves grades Kindergarten through 12<sup>th</sup> grade. It is located on W. Hallett St. on the West side of the City. It provides a full curriculum, arts and athletic program.

**Hillsdale Academy** is a private school operated in cooperation with Hillsdale College. It serves grades Kindergarten through 12<sup>th</sup> grade and provides a full curriculum, arts and athletic program.

## Hillsdale County Intermediate Schools

**Parke Hayes Administrative Building** is located at 310 W. Bacon St. The first floor is committed to administrative office space and conference areas. The lower level provides space for the Early-on and special education infant/toddler programs. Intermediate School District administrative services for General and Vocation Education Programs are within the administrative building complex. The infant/toddler program provides service to children and parents including evaluation, educational instructional services, physical therapy, occupational therapy, speech therapy, and parent educational sessions.

**Renaissance School**, located at the Parke Hayes Administrative Building, is an alternative educational setting for middle school students who need help with academic and behavioral issues. Opened in 2004, the school is a cooperative venture between the Hillsdale County Intermediate Schools and the local K-12 districts in Hillsdale County, and the Will Carleton Academy. Curriculum is centered on practical life experiences, and the infusion of services addressing the needs of the whole child and the family.

The mission of the school is to enrich the lives of Hillsdale County residents by providing collaboration between schools, community groups and human service providers for educational excellence in alternative programming, the advancement of the arts, and the building of strong community and family ties.

**Greenfield School** is located at 3710 Beck Rd. and is the County center for special educational students with severe disabilities. Transportation is provided to students throughout the County for educational programs and services located at the Beck Rd. facility including preschool (ages 2-6), moderately cognitive impaired, severely cognitive impaired, severely multiply impaired, and autistic impaired. Support services are also available for physical therapy, occupational therapy, hearing impaired, and visually impaired.

**Dean Jennings Administrative Facility** is located within the same complex as the Greenfield School. Special Education administrative services include the Director of Special Education and monitoring. Consultant services are provided throughout the County and located at this location as well. These services include physiological evaluation service, consultant service for students with emotional impairment, speech therapy service, visually impaired consultant services, hearing impaired consultant services, and transition services.

**Hillsdale Area Career Center** is located in the Hillsdale Industrial Park at 279 Industrial Drive. The facility was originally built as a manufacturing facility and was purchased in 1997 by the Intermediate School District. It was later remodeled for the present day Career & Technical Education School. Career and Technical Education programs provide 11<sup>th</sup> & 12<sup>th</sup> grade students with the opportunity to acquire skills necessary for successful career entry, advancement and/ or continuing education. These skills are transferable as well as job specific and basic to students' general education providing them with the foundation for life-long learning. Approved programs being offered for 11<sup>th</sup> & 12<sup>th</sup> grade students are, health science programs, multimedia marketing program, drafting & design technologies, construction trades program, and criminal justice program.

## Colleges

**Hillsdale College** is a co-educational, private residential college. Founded in 1844 and chartered in 1855, it offers traditional fields of concentration, as well as a number of interdisciplinary choices. Hillsdale College offers baccalaureate degrees and one post graduate degree.

**Jackson College-LeTarte Center, Hillsdale** is a community college serving approximately 550 students in Hillsdale County. Jackson College offers Associate Degrees in Applied Sciences, Arts, Science and General Studies. In 2014, Jackson College launched its first Bachelor degree – Bachelor of Science in Energy Systems Management.

**Hillsdale Beauty College** is a school of cosmetology originally established in 1928. They offer a comprehensive program designed to help students develop the advanced skills needed to have successful careers in the challenging field of cosmetology.

## **Recreation**

Hillsdale has nine city parks. They provide approximately 375.13 acres of space. They include Wildlife Sanctuary, Cold Springs, Keekoose, Fields of Dreams, Lo Presto Field, Stock's Park, Waterworks, Owens, and Sandy Beach. Also, there is the Baw Beese Trail, Meyer Parkway, Jim Inman Park and Slayton Arboretum. Three of these parks have access to Baw Beese Lake, which allows for water related activities. Other recreational facilities include a new pedestrian way; a portion of the system is currently in place. Asphalt paths are available from Fayette Street out to Sandy Beach which is part of the North Country Trail System. There are also two nine-hole and one 18 hole golf courses open for public use.

## **Fire Protection**

The Hillsdale City Fire Department (HCFD) is located at 77 E. Carleton Road less than one block from City Hall. Built in 1966, the fire station is a one story building with office space, living quarters, kitchen and a dormitory for fire personnel. In addition, the station has five truck bays, two of which can be accessed from the rear of the facility.

The Fire Department is staffed 24 hours a day, 365 days a year. The HCFD has two pumpers; the main engine is a 2000 Pierce with a 750 gallon water tank and a 2,000 gallon per minute pump. The Engine also carries rescue equipment which includes 'jaws of life' cutting tools and saws as well as other extrication equipment. The Engine is also equipped to State standards with Medical First Responder supplies. The reserve Engine is a 1989 E-One Pumper which is also equipped with a 750 gallon tank and a 1,250 gallon per minute pumping capacity. The HCFD also owns a 1983 Pierce Aerial vehicle. The Aerial has an 85 foot ladder with bucket and a 1,500 GPM pump. The HCFD also maintains two additional vehicles, a 1994 Ford F-350 with extended cab for wild land firefighting and a 1996 Ford Ambulance that has been converted to carry rescue equipment for Confined Space Rescue and Ice and Open Water Rescues.

The HCFD is a combination department with four fulltime fire officers consisting of a Fire Chief, Captain and two Lieutenants. The fulltime staff is complemented by 25 part-paid firefighters.

HCFD responds to an average of 750 calls for service per year. These calls include structural fires, vehicle fires and gas emergencies, (natural gas, propane or fuel spills). Service calls also include, fire alarms and vehicle accidents. The HCFD also respond to a wide variety of medical emergencies including chest pains, cardiac arrests, lacerations, and other injuries. The HCFD works with the City Code Enforcement Office and conducts over 600 various inspections per year. The HCFD works with area businesses to establish safe occupancy rating and means of egress. The staff is also active in fire safety education through fire extinguisher training for various businesses and industries. In addition to businesses, staff also hold

fire house tours along with early childhood education programs, including the 'Firefighter Phil Program', annual 'Kid's Fest' and the 'Payback for Education Program'. HCFD staff are also active with scout groups, church youth organizations and homeschool groups.

As is the case with most cities as old as Hillsdale, the building stock is vast and various. The City includes two colleges and multiple schools, public and private. The downtown includes multiple commercial and residential buildings that were built as early as the 1850s. The City also includes an Industrial Park. As the County Seat, the City is home to the County Courthouse, offices, sheriff department and jail. The City housing includes homes that date from the Victorian era to current and the various building styles can create challenges for the HCFD. In spite of the multiple challenges, the HCFD maintains a class 4 ISO rating.

## **Police Protection**

The Police Department, located in City Hall, provides 24-hour service and manned patrols. Phone calls are answered by the Police Department and Hillsdale County Central Dispatch and dispatched to the fire, public utilities, and street department. The county provides an emergency 911 phone system. The City Police provides primary road and traffic patrol, bike patrol, conducts investigations, responds to criminal complaints, and assists with crowd control, fire calls, and special event activities.

The City Police Department maintains the highest standards of professional excellence by believing in pro-active community policing. The Department provides the community with many community-relations projects (with one being the Drug Abuse Resistance Education (DARE) program).

The Department consists of 9 full-time state certified police officers: 1 Police Chief, 3 Sergeants, 1 detective, and 9 patrol officers. Also, the Department has a support staff of 1 civilian dispatcher, 1 administrative secretary, 5 school crossing guards, and 5 reserve police officers. The 4 patrol cars provide sufficient service with usually three 1-man cars on patrol.

Detainment facilities are provided by the Hillsdale County Sheriff's Department which has a jail capacity for 67 prisoners.

The Probate Court, Circuit Court of the County and District Court are all located within the City. There is currently not adequate court room space. Issues have arisen in the recent past with regard to transport, space etc. Video arraignment has helped to alleviate some of the problem.



## **Library**

Library services, in one form or another, have been offered for nearly 125 years in the City of Hillsdale. In 1879 a group of women established a library association formed with the intention to “circulate good literature among the people of Hillsdale”. The books they collected would eventually become the foundation of the Mitchell Public Library, which opened its doors in 1908 on the corner of Manning and McCollum Street.

The Mitchell Public Library served Hillsdale for 95 years until the construction of the Hillsdale Community Library in 2003, a two million dollar state of the art library building located on the corner of Manning and Bacon Street in the Central Business District. Growing from the initial collection of 2,666 volumes, the Hillsdale Community Library collection currently stands at over 44,000 and continues to grow with books, eBooks, audiobooks and videos.

The library facility includes a dedicated space for children’s programming, a Young Adult area, expanded technology, and spacious community meeting rooms. The meeting rooms provide programming space for the library as well as space for local organizations to use for presentations and meetings.

## **City Hall**

The Municipal Building (City Hall) is located on a triangle parcel formed by E. Carleton, N. Broad, and N. Hillsdale Streets. It contains the offices of City Manager, Zoning, Assessor, Police Department, Recreation Department, Clerk, Treasurer, Financial Director and Council Chambers. This building was constructed in 1911 as the City Hall. It is a three story, five-sided, classical revival-style building and it is listed as a contributing structure on the National Register of Historic Places.

The building was entirely rehabilitated in 1998. A total of \$1.755 million was expended to update and restore the building. The historic value of the building was preserved throughout the renovation project. The building is the only known five-sided governmental building in Michigan.

City Hall is isolated on an “island” surrounded on all sides by converging streets, making parking and accessibility a challenge. In 2006, two adjacent parking areas were completed to alleviate some of the problem: in the year 2007, M-99 was re-routed to the west side of City Hall and the eastern avenue was changed to one way traffic. This allows for some additional parking.

## **Health Services**

Since beginning as a sanitarium in 1915 and as a hospital in 1920, Hillsdale Community Health Center (HILLSDALE HOSPITAL) has grown from a humble establishment to a state-of-the-art, 21<sup>st</sup> century healthcare facility. The Center includes 88 physician members, 32 health professionals, 47 acute care beds, 39 skilled nursing facility beds and the ten-bed Dempster W. Muffitt Center for Psychiatric Care. In March 2013, the Center opened the MacRitchie North Wing. The addition features 19 beds for the Center's Skilled Nursing Unit, while the lower level is dedicated to the hospital's Obstetrics Department.

The Hillsdale Community Health Center has continued to expand their physical plant, services, and expertise to meet the needs of the community. With a philosophy to serve the community and continually strive for excellence, HILLSDALE HOSPITAL has grown into a facility that serves Hillsdale County residents and attracts patients from many other areas. HILLSDALE HOSPITAL has a large Home Care Department, Home Oxygen and Infusion Chemotherapy Center. HILLSDALE HOSPITAL is a technologically advanced health center, utilizing a 64 slice CT scanner and magnetic resonance imaging, state-of-the-art lab equipment for in-house diagnostics, and high-tech critical care and emergency departments, a productive surgery department, including four surgical suites and an ophthalmology suite. The third floor is dedicated to the Hillsdale Center for Joint Replacement with private suites for orthopedic patients as well as a sleep lab diagnostic center.

HILLSDALE HOSPITAL has also increased their presence beyond the physical plant with home health services and the walk-in clinic located on Carleton Rd. near the Kroger Plaza.



# Natural Features

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## **Geology, Soils, Topography**

As the glaciers of the ice age melted, glacial runoff cut across the till plains and moraines forming outwash plains and glacial channels. These surface formations cover most of the City and consist of assorted glacial drift deposits including boulders, gravel, sand and clay. The soils in Hillsdale and surrounding areas are consequently mainly Fox Sandy Loam with Plainfield Loamy Sands found in the northwest corner of the City and Griffin Sandy Loam found adjacent to the St. Joseph River. Both the Fox and Plainfield series soils are well-drained and have slight to moderate limitations for building. Griffin series soils are imperfectly drained and impose severe limitations on development due to the excessive moisture present in the soils.

The present topography is moderately hilly with a downtown elevation of 1,099 feet and a City range of 1,050 feet to 1,150 feet. In general, slopes within the City range from 0-6 percent.

## **Lakes and Rivers**

According to the Michigan Lake Inventory, there are 388 bodies of water covering approximately 4,300 acres in Hillsdale County. Several significant lakes are located within or next to the City of Hillsdale. The major body of water is Baw Beese Lake. It covers more than 400 acres. King Lake is a 30 acre lake located about one mile south of Hillsdale. Barber Lake, which is a series of shallow lakes, covers about 160 acres immediately east of the City. In addition, a 10 acre body of water known as the Mill Pond is located in Hillsdale next to the fairgrounds. There are more than 600 acres of water in close proximity of Hillsdale residents.

In addition to the lakes, St. Joseph River flows from Baw Beese Lake in a northwesterly direction through the City. Flooding that occurs from the St. Joseph River is primarily due to spring runoff or a heavy summer rainfall. The greatest daily rainfall occurred on June 26, 1978 (6.07 inches of rain).

The National Flood Insurance Program was created to provide insurance at more reasonable rates than otherwise available. The City of Hillsdale adopted flood hazard regulations and currently participates in a floodplain management program. This program makes it possible for the residents to qualify for flood insurance.

## Groundwater Quality

All residences in the City have access to City water. The City has 6 wells, which are 90 to 100 feet deep. The water is taken from a glacial rift which is recharged by surface runoff and springs. The quality of the groundwater is generally good. The City operates a water treatment facility which dispenses 4 million gallons of water per day and has the capacity for 7 million gallons. The plant filters iron and other minerals from the water supply, insuring quality water for all of the City's residents. The City has entered the Michigan Wellhead Protection Program to educate the citizenry and protect the ground water supply areas.

## Wellhead Protection Area

The City of Hillsdale relies exclusively on groundwater for its drinking water source. In response to the concern over safety of public water supplies, the City has instituted a Wellhead Protection Program (WHPP). WHPPs develop long-term strategies aimed at protecting community drinking water supplies. The purpose of developing a WHPP is to identify the Wellhead Protection Area (WHPA) and develop long-term strategies aimed at safeguarding the area from contamination. A WHPA is defined as the surface and subsurface areas surrounding a water well or well field, which supplies a public water system, and through which contaminants are reasonably likely to move toward and reach the water well or well field within a 10-year time-of-travel. The State of Michigan requires communities to identify seven elements to be included in the WHPP. These elements along with a brief description are below.

- **Roles and Responsibilities** – Identify individuals responsible for the development, implementation, and long-term maintenance of the local WHPP.
- **WHPA Delineation** – Determine that area which contributes groundwater to the public water supply wells.
- **Contaminant Source Inventory** – Identify known and potential sites of contamination within the WHPA and include in a contaminant source inventory list and map.
- **Management Strategies** – Provide mechanisms which will reduce the risk of existing and potential sources of contamination from reaching the public water supply wells or well field.
- **Contingency Planning** – Develop an effective contingency plan in case of a water supply emergency.
- **Siting of New Wells** – Provide information on existing groundwater availability, the ability of the City Board of Public Utilities to meet present and future demands and the vulnerability of the existing wells to contamination.
- **Public Education and Outreach** – Generate community awareness in the WHPP by focusing on public education and the dissemination of WHPP information.

It is the intent of this Master Plan to encourage protection of the City's public water supply wells through the establishment of a Wellhead Protection Zoning Ordinance. Within the ordinance, zoning regulations will limit land uses and practices that may degrade groundwater quality within and outside the WHPA.

The most significant sources of water supply contamination are landfills, surface impoundment areas, subsurface percolation from septic tanks and cesspools, open dumps, uncapped or improperly capped abandoned wells, injection wells and underground storage tanks. These uses represent both point and non-point contamination sources. Point source is the term used to describe contaminants, which originate in the immediate area of the well or tap. All of the above, if located in close proximity to the water supply source, are examples of potential point source polluters. Contaminants from these uses may seep directly down through the soil to the water source.

Non-point source contamination is much more difficult to control because the cause of the problem may actually be located a considerable distance from the well. This type of contamination is caused by pollutants that filter into an underground aquifer and then migrate slowly through the groundwater aquifer to off-site wells and water sources. Prevention of this type of contamination must involve a collective effort on the part of property owners and local officials from a large geographic area. It is the recommendation of this Plan that all existing and future wells be protected from both point and non-point source contamination to the greatest degree possible. It is also the intent of this Plan to recognize the importance of groundwater protection within the City of Hillsdale.

## Urban Forestry

The City of Hillsdale has a long history of proper care and maintenance of its urban forest resource. Because of this long term dedication, the City of Hillsdale has been a Tree City USA community since 1977. With nearly 5,000 trees to maintain along its streets and within its parks, the City of Hillsdale is proud to be a member of the more than 3,400 cities nationwide that can call their city a Tree City. In order to become eligible for Tree City USA status, four standards, established by the National Arbor Day Foundation, must be met. They are:

1. A tree board or department
2. A tree care ordinance
3. A community forestry program with an annual budget of at least \$2.00 per capita
4. An Arbor Day observance and proclamation

Each quarter the Shade Tree Committee meets to discuss various tree related issues and provide input to the City Forester. In 1975 the city established its tree ordinance which became the groundwork master plan for the planting, maintenance, preservation and removal of city owned trees within the city and city parks. The intent of the ordinance is also to encourage the protection of trees, plants and shrubs to promote the city's aesthetic value. In addition, ordinances were established to seek restitution from individuals who engaged in the unauthorized removal of city owned trees or any damage thereof.

In 2010 the City of Hillsdale adopted the Public Tree Planting Program that allows interested individuals and or businesses to purchase trees for the city to be planted in the city right of ways or city parks. The program also allows for residents or businesses to donate money towards the purchase and planting of trees as well. It is the goal of the City's Forestry department to plant a minimum of twenty (20) to thirty (30) trees each spring based on the amount of funds available.

Planning Commission should consider developing a tree conservation program for private property.





# Utilities and Transportation

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## Utilities

The Hillsdale Board of Public Utilities (BPU) has been the municipally owned and operated provider of electric, water and wastewater services to the City of Hillsdale and the outlying areas” since 1892.

### Electricity

The Hillsdale BPU is a member of the Michigan South Central Power Agency (MSCPA) which provides power to five communities in the regions. The BPU provides electric power to nearly a third of Hillsdale County's residents in the following communities:”

- City of Hillsdale
- Communities of Osseo, Pittsford and Bankers
- Townships of Adams, Cambria, Jefferson, Hillsdale, Fayette and Pittsford
- The lake areas of” Barber, Baw Beese, Bear, Bel-Air, Cub, King and Wilson

### Water and Wastewater

The Hillsdale BPU serves the City with quality drinking water and environmentally safe wastewater treatment. The City's water comes from deep and abundant aquifers located near the northern city boundary. The water system is looped with high capacity mains and two large water towers. The wastewater treatment plant meets the highest standards of environmental quality and safely discharges the treated water into the St. Joseph River. A state-of-the-art iron removal and water treatment facility prepares our drinking water for potable use. Please feel free to review our annual consumer report on the quality of our tap water. Only residents and businesses located within the City of Hillsdale may be connected to the BPU's mains.

## Roads and Streets

The City of Hillsdale’s street system can be broken into three classifications: State trunkline, Major streets, and Local streets. There is one state trunkline, M-99, which is the primary north-south entrance into Hillsdale. M-99 extends northward from Bacon Street along N. Broad Street and Will Carleton Road towards the City of Jonesville and into Jackson County, and south of Bacon Street along S. Broad Street, then east and south towards the State of Ohio. Just east of Hillsdale, M-99 adjoins with M-34, which extends east into Lenawee County toward the City of Adrian. The City of Hillsdale maintains two one-way streets: S. Manning which flows south from Bacon St., and West St. which flows north to M-99.

Major streets facilitate traffic flow in the area and typically connect local streets to the state trunkline. Some major streets in the City include: Carleton, Bacon, Hillsdale, Mechanic, Howell, State, Spring, Galloway, Wolcott and Reading Avenue. Mechanic Street is a major route to the industrial park, which is located in the northwest section of the City. Most of the other major streets are denoted "major" because they provide an entrance to the City for visitors who live outside the City. The third category, local streets, are comprised of all other streets with access to residences, etc. The Hillsdale street system is primarily a grid system.

The City of Hillsdale uses the Pavement Surface Evaluation and Rating (PASER) system to evaluate the condition of road segments and rank projects. The PASER system rates each segment on a scale of 1-10 with 1 being the worst condition, and 10 being the best condition (new pavement). A map of the city streets is located in the Map Appendix.

The Baw Beese Trail is a non-motorized 10 foot wide asphalt path extending from the north at the intersection of M-99 and Arch Ave. then along the St. Joseph River towards downtown Hillsdale. From there the paved trail follows the former

N.Y. Central Railroad right-of-way to the east and past the Baw Beese Lake park system. The City of Hillsdale owns the

undeveloped railroad right-of-way that extends eastward between Sandy Beach Park and terminates at the west edge of the downtown area in Osseo MI. A second ‘spur’ of the Baw Beese Trail, named the KeeKoose Spur, extends to the northeast past Keekoose Park from the downtown area. In the future, the hope is that these paths will be linked with other parks in the City along with others in Hillsdale County to create a continuous linear park system. (See parks/path map)

The bicycle route in the City of Hillsdale utilizes a designated curb-lane on city streets which ‘loops’ northward from the Baw Beese Trail between the downtown area and Hillsdale College. The streets used for this purpose include Oak St., College St. and N. Manning St. Designated bike routes could be added to M-99 to promote more bike travel between the Colleges and downtown.

Ratings: By The Numbers		
<b>10,9,8</b>	<b>7,6,5</b>	<b>4,3,2,1</b>
New – Very Good Preventative Maintenance	Good – Fair Rehabilitation	Poor – Failed Reconstruction
Estimated Costs \$0-\$3,000 per mile	Estimated Costs \$5,000-\$100,000 per mile	Estimated Costs \$130,000-\$500,000 per mile

## **Rail Transportation**

The Indiana Northeastern Railroad operates Michigan Department of Transportation (MDOT) owned track in the City of Hillsdale and throughout Hillsdale County. This Michigan portion of the system extends from Ray, through Montgomery, Reading, Hillsdale, Jonesville and onto Coldwater. There is a branchline connection from Jonesville to Litchfield. The railroad currently serves no companies in Hillsdale, however the administrative office and some maintenance operations are housed in the city. The line provides shipment of grain, agricultural products, lumber, plastics, tallow, steel and flour. Indiana Northeastern Railroad is primarily a freight hauling railroad. A small passenger tourist operation that is based in Coldwater, Little River Railroad, does provide limited charter passenger service on the line.

## **Air Transportation**

The Hillsdale Municipal Airport is a licensed public use/general utility airport located one mile east of the City at the intersection of State and Milnes Road. It has one 5,000 foot paved and lighted runway and is open year round. Recently, the FAA issued two new GPS based approach procedures that enable aircraft to access the airport in less than ideal weather conditions and do so at an increased safety margin. Additionally, the airport is equipped with an Automated Weather Observation Station that reports real time weather information to a display in the terminal building, to all incoming aircraft that are radio equipped and the National Weather Service.

A full parallel taxiway, new terminal building and ramp/hangar area is planned for the near future. The expansion project is on-going, with a partial taxiway and new entrance drive to be complete in 2016. Additional phases are projected through 2025. The estimated number of operations is 10,000 (take-offs/landings) per year and growing. Usage is split evenly between recreational, private and corporate operators. Commercial use is primarily freight and charter service.

## **Public Transportation**

Hillsdale Area Dial-A-Ride, operated by the City of Hillsdale, is the only public bus service in the City. This service runs within the Hillsdale City limits and is a demand response system with curb to curb service. Hours of operation are from 7:15 - 4:15 Monday through Friday. There are four (4) lift equipped buses. Ridership in the 2014 fiscal year was 31,355, with winter months showing the highest use. School age children make up 45% of the riders; 35% are senior citizens and 20% are disabled. Dial-A-Ride is an open door provider of public transportation responsible to the residents of the City of Hillsdale. The administrative offices and garage are located in the new facility completed in 2010. The offices are located at the west end of the Manufacturing and Technology Park at 981 Development Drive.



# Problem Resolution

The inventory section of this plan helps the City of Hillsdale Planning Commission identify problems which allows for effective evaluation and amendments to existing zoning ordinances. The most serious concerns, although not an exclusive list, are summarized below:

- The Land Use Plan is updated every 5 (five) years to reflect new land trends and to reflect growth management policies for certain areas of the city.
  1. The Plan's Land Use Plan map must be updated to reflect changing land use trends, brownfield redevelopment areas, new development, etc.
  2. Intergovernmental cooperation will improve relationships with surrounding townships.
- The Central Business District (CBD) must update the strategic and development plans.
  1. Programs encourage second and third floor redevelopment in the CBD.
  2. Encourage promotion and organization of events, merchants, and downtown attractions.
- Creative solutions to overnight downtown parking should be sought.
- The City continues to experience traffic flow and infrastructure problems.
  1. Walkability in and around the city should be improved.
  2. The general condition of some streets and other infrastructure such as storm water drains are deteriorating.
- The City needs new residential developments of all types.
  1. There is a need for more senior residential developments in the city.
  2. Certain residential properties and areas of the City continue to lack proper maintenance which threatens property values of surrounding properties and neighborhoods.



# Goals and Objectives



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## **I. Long Term Goals**

1. Establish vibrant corridor businesses.
2. Establish a vibrant downtown.
3. Strengthen and promote the manufacturing park.
4. Improve drivability and walkability safely within the City through the restructuring of streets and sidewalks.
5. Promote and maintain historic architecture.
6. Develop existing water and waterway access.
7. Improve utilities, including fiber optic cable.

## **II. Long Term Action Steps**

1. Encourage efficient, clear, consistent development plan review process.
  - a. Regular update of City Master Plan (City Planning Commission)
  - b. Regular update of City Capital Improvement Plan (City Planning Commission)
  - c. Regular review and update of City ordinances (City Staff)
  - d. Promote abatement and grant programs (Assessor and Economic Development)
2. Create and strengthen relationships with County and State agencies (City Manager)
3. Promote programs to attract new development (Economic Development, TIFA)
4. Develop river, lake, and park resources
5. Develop long-range plans for infrastructure improvements (DPS, City Engineer)
6. Study transportation system (Planning, DART)
7. Improve Drivability
8. Promote Fiber optic Cable

<b>Index</b>
Citywide Economic Development
Improved Drivability, Walkability, and Safety
Support Neighborhood Revitalization
Promote and Maintain Historic Architecture
Develop Existing Water and Waterway Access
Improve Utilities

### III. Short Term Goals

#### A. CITYWIDE ECONOMIC DEVELOPMENT

- a. Commercial Development: Encourage the development of commercial uses to support the needs of the City of Hillsdale and the surrounding area, providing convenient shopping and related services to area residents and assuring compatibility of commercial areas with residential and other areas.
  1. Goals
    - (1) Encourage clustered commercial development rather than ‘sprawl’ or strip development.
    - (2) Locate commercial establishments for access to efficient transportation systems and for the convenience of residents.
    - (3) Locate commercial uses to avoid incompatible adjacent uses.
    - (4) Encourage diversification in the type of commercial and business establishments in order to meet a greater range of citizen needs.
    - (5) Develop commercial businesses that enable residents to spend locally.
    - (6) Preserve the architectural integrity of older commercial areas as they are redeveloped and restored.
  2. Action Steps
    - (1) Utilize current tools to ensure greater green space and better landscaping.
    - (2) Review zoning ordinance safeguards to minimize the negative impacts of commercial activities on roads, adjacent land uses, and the environment.
    - (3) Evaluate the expansion of Form-Based Zoning ordinances in commercial areas.

- b. Industrial Development: Foster industrial development and redevelopment, with emphasis on the development of light, clean industry that will diversify the local economy, strengthen the City tax base, and protect the local environment from degradation.
  - 1. Goals
    - (1) Encourage commercial/residential mixed use redevelopment of abandoned industrial sites outside of industrial parks.
    - (2) Redevelop existing abandoned industrial sites.
    - (3) Support grant request for Brownfield redevelopment support and blight elimination.
    - (4) Leverage high-speed internet infrastructure to attract technology-related businesses. (EDC)
    - (5) Support start-up industries to locate in redeveloped sites. (EDC)
    - (6) Monitor and update zoning ordinances to remain current with needs and trends of industry.
    - (7) Assure industrial sites' access to major thoroughfares without disrupting secondary and tertiary roadways.
    - (8) Encourage industrial development in areas where soils are suitable, minimizing potential for groundwater contamination; favor uses that do not pollute the air, soil, water, or compromise the quality of life of residents; this includes appropriate buffering, including landscaping, of each new or expanding site.
    - (9) Promote and find technology-based companies, especially data storage.
  - 2. Action Steps
- c. Development Regions: The City has established three main development regions, each with its own characteristics and needs.
  - Vibrant M-99 Corridor Businesses
    - 1. Goals
      - (1) Encourage walkability and limit the number of automobile access points in M-99 redevelopment projects.
      - (2) Encourage a uniform streetscape and the development of attractive gateways to the community.
      - (3) Extend and develop pedestrian and bike paths
    - 2. Action Steps
      - (1) Develop Form-Based zoning to create a uniform streetscape for the Corridor.
      - (2) Extend and maintain bike lanes.

- (3) Continue Wayfinding Signs plan.
- (4) Remove Blight
- (5) Support Fairgrounds restoration
- Prosperous Industrial Park
  - a. Goals
    - (1) Encourage commercial/residential, mixed-use redevelopment of abandoned industrial sites outside of industrial parks.
    - (2) Support industrial development
    - (3) Encourage the development of light, clean industry clustered in industrial parks that will diversify the local economy, provide a stable tax base and will protect the local environment from degradation
    - (4) Redevelop existing abandoned industrial sites.
    - (5) Allow light industrial uses that provide economic benefit to the community and that do not result in negative consequences to bordering neighborhoods.
    - (6) Provide high-quality business locations with existing essential infrastructure
    - (7) Increase local employment opportunities
    - (8) Assure industrial uses have access to major thoroughfares and do not disrupt secondary and tertiary roadways.
    - (9) Encourage industrial development in areas where soils are suitable and potential for groundwater contamination is minimized.
  - b. Action Steps
    - (1) Support grant requests for Brownfield redevelopment support. – Ongoing
    - (2) Encourage industrial development to locate in well planned locations where these uses can be clustered and assure a high degree of compatibility with surrounding land uses. – Ongoing
    - (3) Encourage location of industrial uses where sufficient infrastructure can support these uses. - Ongoing
    - (4) Buffer industrial uses from residential uses. - Ongoing
    - (5) Favor uses that do not pollute the air, soil, water, or are offensive to neighboring land uses because of noise, sight, or odor. - Ongoing
    - (6) Research and write grants for blight elimination
    - (7) Industrial Facilities Tax Exemption (IFT)
    - (8) Brownfield Redevelopment Authority (BRA)
    - (9) Leverage high-speed internet infrastructure to attract technology related businesses. (EDC)
    - (10) Support start-up businesses to locate in redeveloped sites. (EDC)
    - (11) Partner with BPU to attract new business
    - (12) Promote and find technology-based companies, especially data storage

c. Downtown Revitalization

a. Goals

- (1) Foster redevelopment and restoration of existing commercial areas
- (2) Preserve the historical character of the downtown business district centered on the architectural style most common in the area
- (3) Enhance the unique qualities of the downtown business district with flexibility in zoning and land use
- (4) Encourage redevelopment and use of second and third floors of buildings to include residential and other uses
- (5) Concentrate on redevelopment and restoration of existing commercial areas rather than promoting new commercial development in fringe or strip areas.
- (6) Preserve the historic character of the downtown business district centered on a historic theme and architectural style most common in the area.
- (7) Enhance the unique qualities of the downtown business district by creating flexibility in zoning and land use.
- (8) Encourage the redevelopment and use of second and third floor buildings in the downtown business district to include residential and other uses.
- (9) Support continued rehabilitation of the City's historic fabric
- (10) Rehabilitation and maintenance of Public and private buildings.
- (11) Encourage alternate forms of transportation
- (12) Develop resources for electric vehicles

b. Action Steps

- (1) Amend Parking Ordinance to allow more on-street overnight parking
- (2) Create bike lanes along major streets.
- (3) Install bike racks in highly visible areas
- (4) Continue and promote the TIFA façade program and restoration grants (TIFA Board)
- (5) Enforce existing code (City Code Enforcement Office)
- (6) Seek programs and grants for Blight Removal
- (7) Encourage non-profit involvement especially the arts
- (8) Obsolete Property Rehabilitation Abatement (OPRA)
- (9) Rental Rehabilitation Grants
- (10) Redevelopment Ready Communities Program (RRC)
- (11) TIFA Business incentive programs
- (12) Creation of Local Historic District

**B. IMPROVED DRIVABILITY, WALKABILITY, AND SAFETY**

- a. Improve Paser ratings on City streets
- b. Expand and improve walking trail facilities and security
  - 1. Install Call boxes along trail
  - 2. Expand parking facilities
- c. Reconfigure M-99 (Broad St.) to better manage traffic, support economic development and improve walkability.
  - 1. Work with MDOT to design road alterations
- d. Require sidewalks in new development projects
  - 1. Create streetscape ordinances

**C. NEIGHBORHOOD REVITALIZATION:**

The City of Hillsdale features a high percentage of older stock, most of it well worth preserving and rehabilitating in order to enhance the quality of life of residents and increase property values.

- a. Goals
  - 1. Support neighborhood revitalization
  - 2. Encourage a variety of new residential development that will assure safe and sanitary housing to meet the needs of existing and future residents
  - 3. Provide affordable housing for working families and senior residents
- b. Action Steps
  - 1. Adoption of form-based code and historic preservation tools.
  - 2. Consider zoning changes that better manage multi-family housing and work to preserve single-family housing where appropriate.
  - 3. Analyze & Recommend Neighborhoods for future Neighborhood Enterprise Zone (NEZ)
  - 4. Zone for appropriate mixed-use in residential neighborhoods that encourages redevelopment, walkability and small business development.
  - 5. Locate new residential development in areas where potential conflicts with incompatible land uses can be avoided.
  - 6. Amend ordinances that allow for variable density of residential uses to be mixed with commercial uses.
  - 7. Creation of Local Historic Districts
  - 8. Increase Neighborhood involvement through competition
  - 9. Research Adopt-A-Neighborhood and implement with non-profits
  - 10. Seek programs and grants for Blight Removal
  - 11. Create neighborhood pocket parks or gardens on empty lots
  - 12. Neighborhood Enterprise Zones (NEZ)
  - 13. Market Hillsdale as a great place to live

**D. DEVELOP EXISTING WATER AND WATERWAY ACCESS**

- a. Study potential hazards, water quality and natural features of the St. Joseph River
  - 1. Remove dam and drain Millpond
  - 2. Organize annual cleanup of trash
  - 3. Clear riverbanks of brush, invasive plants and fallen trees
- b. Evaluate existing, select parks as potential nature preserves
- c. Expand amenities in Waterworks, Owens and Sandy Beach parks
  - 1. Plant large, native species trees
  - 2. Build new indoor/outdoor facility for gatherings in Owens park
  - 3. Build storage facilities for dock renters in Owens or Sandy Beach parks
  - 4. Replace existing boat launch in Waterworks park
  - 5. Install new breakwater along park road

**E. IMPROVE UTILITIES**

- a. Evaluate and upgrade Electric, Water and Wastewater infrastructure
- b. Improve Storm Water control
  - 1. Create storm water ordinance
  - 2. Replace or install new storm water infrastructure in conjunction with other projects.





# Land Use Plan

The Land Use Plan map shown in the appendix has been developed by the Planning Commission to help carry out the goals and objectives addressed in the previous section of the plan. The plan is intended to provide the community with a set of development objectives and suggests that certain uses be encouraged in predetermined areas throughout the corporate limits.

The plan is also intended to be used in conjunction with the zoning map with zoning functioning as the tool to carry out development objectives of this plan. It is not, however, the purpose of the plan to parallel exact boundaries found on the City's zoning map. Rather, the plan is designed to be general and flexible with the ability to change as economic conditions alter land use patterns. The plan can and should serve as the basis for determining future zoning decisions. Land developers and redevelopers of parcels already built upon should be able to use the plan as a guide for finding suitable sites in appropriate locations for a proposed development.

The Land Use plan was developed after careful consideration of many factors that collectively interact to suggest areas where opportunities and needs must be addressed. Factors considered in the development of this plan are as follows:

- Existing population and population projections.
- Educational composition of the community.
- Occupation and income characteristics.
- Housing indicators.
- Economic conditions
- Existing land use patterns.
- Community services and facilities.
- Natural features.
- Transportation facilities and networks.

Consideration of these factors has led to the development of various land use classifications that can be found on the Land Use Plan map for the City of Hillsdale.

### **1. Low-Density Residential**

Low-density residential uses are suggested for existing and proposed areas where single-family dwellings will be located on individual parcels or upon individual building envelopes in the case of single-family condominiums.

Areas suggested for low density residential development shall be encouraged to be used exclusively for singlefamily dwellings. Lots will be encouraged to be serviced by municipal water and sewer systems and paved streets although it is recognized that in some cases, where extension of these municipal services may not be feasible, that individual or a collective septic and water system may be employed with certain developments if natural features such as soils and topography are capable of supporting this type of development.

### **2. Moderate-Density Residential**

Moderate-density residential uses are encouraged where single-family and two-family dwellings are located currently or may be built in the future. Development at higher densities will require that all new developments be supplied with municipal water and sewer and storm water systems.

### **3. High-Density Residential**

High-density residential uses are suggested to be developed for multiple-family dwellings in areas where municipal water and sewer can be extended to the site and new developments or redevelopment will be required to connect to water and sewer services provided by the City.

### **4. Mixed Development**

Mixed developments may include residential, office, limited commercial and under some unique circumstances may include certain types of light industrial uses particularly when the industrial use involves the adaptive reuse of an existing vacant industrial building. Areas suggested for mixed development typically are transitional areas once used for industrial near downtown or residential purposes. Changing road networks, economic conditions and surrounding land uses have caused the once predominate land use to be less desirable, frequently making resale of the properties for a residential use difficult. Mixed development areas are usually found along major streets and thoroughfares where low-impact office and commercial uses can be made compatible with surrounding industrial or residential uses. The intent of mixed development areas in the City is to subject all new development or redevelopment projects to rigorous landscape, buffering, lighting, and parking requirements in the zoning ordinance so as to blend these uses with the surrounding environment. Historic preservation of existing residential structures and conversion to another use is highly encouraged.

## **5. Office Use**

Office uses are encouraged in areas surrounding the Central Business District. These uses include medical, legal, architectural, insurance, and other office complexes. Adaptive reuse of existing structures and residential dwellings are suggested. Historic preservation of these structures is highly encouraged.

## **6. Central Business District (CBD)**

The CBD includes the downtown area with a high density of buildings per acre and stores dependent upon municipal parking for commercial and office patrons. Commercial uses are preferred for first floor uses while office and residential uses are allowed under certain circumstances and subject to zoning regulations as upper floor uses in the CBD.

## **7. Commercial**

Commercial areas are designated throughout the City to provide areas for retail trade outside the CBD and offer on-site parking. Most of the commercial area is along M-99 where access to a primary arterial can be provided so as to minimize congestion of traffic.

## **8. Industrial**

Industrial zones are reserved for existing and future industrial development of the City. Both light and heavy industry may locate in designated areas throughout the City. New industrial development is proposed in the City's Manufacturing and Technology Park. Vacant industrial structures that become available outside the industrial park will be encouraged to be reused for an industrial purpose whenever feasible. When it is not feasible for these structures to be reused for an industrial purpose, adaptive reuse to another use or multiple uses will be considered for review as a mixed development. Reuse of a vacant industrial structure or land must be made compatible in design and character with the surrounding land uses.

## **9. Public/Quasi-Public**

Public/quasi-public areas include publicly owned buildings or land including City parks and recreational lands, libraries, schools, churches, municipally owned buildings and services, fraternal organizations, and Hillsdale College with all of its buildings and land even though it is a private institution.

## **10. Limited Use**

Limited use areas have been designated throughout the City because natural or environmental constraints limit development. Constraints to development might include floodplains, wetlands, slope, utility or railroad right-of-ways to name a few. The designation of Limited Use does not necessarily mean that development will be prohibited. It may be necessary, however, for the City to more carefully review proposed developments and impose additional regulations in the site plan review process. This will ensure that the environment, as well as surrounding land use, is protected and measured mitigation employed when necessary.

## **11. Medical Care Expansion Area**

The medical care expansion area is located to the south and west of the hospital. Under the policies set forth in this Plan, the existing single-family residential uses found in the Medical Care Expansion Area are encouraged to continue indefinitely. However, it is recognized that the needs of the community may be so great for additional medical care services at some time in the future that additional land may be necessary to accommodate hospital growth. The City should consider utilizing the Three Meadows area for future medical service expansion.

## **13. College Area**

The college area encompasses the occupied areas of the college campus. The Plan recognizes that some college events such as football games, music concerts, or dramatic events do not fit within the residential parameters. The area is unique utilizing architectural design, lighting, signage, and landscaping to buffer and shield the surrounding residential areas from college activity.



# Comprehensive Development Plan

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## **Residential Development Plan**

Residential land users comprise the largest acreage of developed area in the City of Hillsdale. Existing single-family neighborhoods are scattered throughout the City with the highest concentrations found closest to the downtown district and fronting primary arterial roadways. The residential areas of the City comprise pre-war along with post-war residential subdivisions. Residential density lessens as you move away from the downtown district.

Existing vacant land near the City outskirts often lacks municipal services such as water, sewer, and paved streets which would reduce development costs for a prospective developer. In addition, some land is marginal for development due to floodplains, wetland areas, or limited access. However, vacant land is not the only alternative to growth. Redevelopment of existing vacant and blighted properties pose an exciting potential for new mixed use development that would enhance walkability and have access to city services.

The Land Use Plan suggests low density residential uses for a majority of the vacant land at the periphery of the City's corporate boundaries. Low density residential use of these parcels is consistent with existing uses that surround them. The exceptions to proposed single-family use near the city edge are high density residential uses on the east and west edges. High density use is proposed in the area around State and Wolcott on the east side of the City and on Fayette on the west side near existing multiple-family developments. New moderate-density use is proposed in the Barber/Mauck area and south of Bacon on the west side of the City.

A majority of city parcels are targeted for low density residential development by this Plan. The criteria used in targeting these parcels is availability of municipal water and sewer, paved streets, availability of utilities like gas and electric, and the lack of environmentally sensitive physical features such as wetlands and floodplains. These parcels all have ample access. Any landlocked parcel is automatically excluded for potential development.

The demand for housing in the City is expected to increase slightly over the life of this plan. A number of factors are contributing to this increased demand. As the population of the City grows, there will be a need for more housing of all types. Additionally, as the population is growing there is a trend toward a decrease in the size of the average household. Decreasing densities will put an additional strain on the existing housing stock.



## Housing Plan

The dominant pre-war era housing stock gives the City of Hillsdale a distinct historic flavor. These quaint, tree-lined neighborhoods add to its quality living environment. At the same time, the overall age of the housing stock presents maintenance challenges that can become blight issues if not monitored properly.

A significant portion (65 percent) of the community's housing stock was built prior to 1940. From a planning perspective this becomes important as housing stock built prior to 1940 will be at an age where major code related updates may be necessary. In many cases, occupants of this housing stock are the original owners who are now elderly or low income and often on fixed incomes and may be financially incapable of making necessary repairs. In other cases, the housing stock has been converted to a multiple-family use while still others have been sold to first time buyers who are usually young and lack financial resources necessary for major repairs.

Other factors contribute to the increasing demand for all types of housing. The average number of persons per household in the City has been declining from approximately three (3) per household in 1980 to 2.46 at present. Consequently, an increasing population has a greater need for additional housing units than a decade ago. In addition, the population of the City is expected to continue to expand.

In consideration of these factors, combined with opportunities to meet the goals and objectives of this plan, the City of Hillsdale must continue successful programs aimed at increasing the quality and safety of existing housing and focus on new programs that will provide a measure of stability of residential neighborhoods. The City must also encourage new housing starts if it is to grow to meet the demands of a new and changing population. The following programs and/or policies are recommended:

- The City should continue with its Use and Occupancy permit inspection program to assure that existing structures are safe and decent for those occupying them.
- The City should encourage support groups to help those needing assistance with property maintenance.
- A historic preservation program including historic preservation districts should be researched and implemented if feasible in predetermined areas in the City.
- The City should continue its efforts in enforcement of the property maintenance code which prohibits or greatly restricts storage of material, equipment, and abandoned vehicles.
- The City should continue its participation in the Redevelopment Ready Communities Program as well as consider other available through the Michigan Economic Development Corporation.
- The City should encourage and promote the development of the Three Meadows project, by utilizing flexible design and zoning in this area with regard to different types of residential development.
- The City should use all resources such as zoning regulations and site plan review to encourage mixed use developments.

## **Industrial and Commercial Development Plan**

Jobs created by commercial and industrial land users make possible the survival of a community as dollars generated from employment filter down through the local economy. The continued viability of commercial and industrial sectors of the community must be encouraged and supported as a major asset to Hillsdale. However, the physical relationship of these uses to residential land use needs careful consideration to avoid or reduce undesirable nuisances.

Recent developments in internet connectivity open up a whole new sector of technology employment opportunities in Hillsdale. In 2014, Hillsdale became one of the best connected areas in the country after 72 strands of high speed optic fiber were brought to Hillsdale through the Merit REACH-3MC project. This project helped construct additional fiber-optic infrastructure providing increased redundancy and internet performance. A 40 Gbps direct connection between Chicago and Ann Arbor provides a high-capacity redundant path to the major internet connection points east and west. The final Merit upgrade is a 40 Gbps path between Hillsdale and Lansing. In addition, Hillsdale has a 96 strand fiber-optic connection south to Ohio through the Oarnet fiber network. There are now four 10 Gbps fiber pathways in and out of Hillsdale, thereby creating four way redundancy allowing equally fast upload and download speeds.

The recent fiber upgrades enables the City of Hillsdale to host jobs in the technology sector. In response, the Economic Development Corporation (EDC) changed the name of the Hillsdale Industrial Park to the Hillsdale Manufacturing and Technology Park to acknowledge the possibility of attracting high tech firms to Hillsdale. The Hillsdale Planning Commission has adopted a 165 acre Technology Overlay District (TOD) in the Hillsdale Manufacturing and Technology Park to allow protection for the technology companies that locate in the park. The TOD would require berms, landscaping and distance between the traditional light industrial uses in the park and any new technology companies.

Finally, the availability of high speed internet connections, even into residential areas, will allow for much more home-based technology employment. The Planning Commission and City Council should work to align city ordinances to allow for home –based employment in the technology sector.

In conclusion, the City of Hillsdale continues to encourage new Industrial and Commercial development through the following strategies:

- actively seek out technology firms to locate in the Hillsdale Manufacturing and Technology Park
- actively advertise the fiber connectivity available in Hillsdale to high tech manufacturing firms which depend on high speed internet connections
- review and revise City ordinances to allow and encourage home based technology employment

## **Downtown Development Plan**

Central Business Districts (CBD) across the country have experienced serious difficulties remaining viable. A number of reasons have contributed to the decline of the CBD including the lure of larger vacant parcels on the outskirts of municipalities: the ability to construct large stores and pedestrian malls on these large parcels; convenient parking; on-line shopping “The Amazon.com Syndrome”; etc.

The CBD of Hillsdale remains a viable commercial presence in the community in spite of ongoing commercial development along the M-99 Corridor. Like other municipalities, the City of Hillsdale CBD continues to look for new ideas that will attract new businesses. Currently, the CBD boasts a variety of commercial establishments and services including banks, stores, restaurants, and specialty shops. The CBD remains viable due to the diversity of shops which offer retail goods not found in other commercial areas outside the downtown area.

Much of the City of Hillsdale CBD is on the National Register of Historic Places. Many of the structures in the CBD are contributing historic structures. The age and varied building styles present maintenance challenges, however the Tax Increment Finance Authority (TIFA) district offers a Façade Rehabilitation Grant. The Rental Rehabilitation Program from the Michigan State Housing Development Authority (MSHDA) and the Redevelopment Ready Communities Program from the Michigan Economic Development Corporation (MEDC) are just a few of the programs available to help downtown building owners in rehabilitating their aging buildings.

## Existing Downtown Conditions

**Land and Building Use** — Land uses in the CBD include commercial and residential. The buildings in the CBD have varying levels of occupancy. Ground floors are reserved for commercial or office space only. The upper floors may be residential in addition to commercial and office. Many of the upper floor space available is underutilized due to the need for maintenance and code-related upgrades.

Upper floors should be viewed as potential expansion to the CBD. These spaces are untapped resources that could be attractive to developers. Various programs are available to aid in the reclamation of these spaces. Various programs also exist to aid in the upgrade and maintenance of building facades and roofs.

**Walkability** — The rerouting of M-99 through the downtown and the various one-way streets make circulation within the CBD awkward and unfriendly to visitors.

Vehicular circulation through the CBD should be addressed from both a walkability and economic development perspective. In 2007, MDOT re-routed truck traffic through the middle of the CBD, increasing truck traffic along Broad Street and effectively giving the impression of a bifurcated downtown. Hillsdale Street is one-way in the north direction adjacent to City Hall. North Manning Street is one-way in the south direction between Bacon and Hallet streets. North West Street is one-way in the north direction between Bacon and Carleton streets. A walkability study should be performed to document the issues and create an implementation plan to correct them. MEDC has expressed a willingness to work with the City and MDOT to resolve some of the circulation issues.

**Signage** — Signs convey information to people. The City is in need of uniform, concise signage throughout to help direct visitors to the downtown, colleges and services. Organizations have expressed interest in helping fund the new signage. The City's ordinance is a tool which can be effectively used to coordinate signage in the CBD. Improved signage helps balance the visual order of the urban environment, improves the historic character and makes it easier for visitors who travel the CBD.

Signs, including business and advertising signs, need to complement the character or unified image that the CBD is trying to project. Signs that are too large, too bright, too modern or do not contribute to a harmonious theme should be discouraged or limited. Business signage should be regulated so that it contributes to the overall theme such as hand painted or stenciled lettering on glass, above doors, or on awnings.

**Entry Markers** — Entry markers can be used to welcome visitors to the downtown. These markers could be constructed of a material that would be in character with a theme developed for the downtown (i.e. brick, wrought iron, etc.).

Informational signage, such as those which might direct traffic to public parking areas could also be designed in character with a theme developed for the downtown. Street names could be attached to building corners for convenience and again in character with a theme. Entry markers are also widely used by communities to notify people that they have entered a municipality's jurisdiction. They give the community identity and mark territorial boundaries. They may also express a slogan or the community's pride such as community organizations or school accomplishments.

## **Economic**

- Encourage a mix of retail business as the primary use of first floor buildings. Secondly, encourage office use of first floors in areas where the demand for retail space is lower, such as on secondary streets and at the periphery of the CBD.
- Encourage an adaptive reuse of vacant second and third floor space for office or residential purposes.
- Support the Hillsdale Business Association and coordinate activities with the Chamber of Commerce.
- Pursue tenants for vacant and underutilized structures.
- Conduct a market study to determine the demand for various types of retail businesses not found in the CBD.

## **Aesthetics**

- Develop a unified theme to provide an image for development and redevelopment efforts.
- Research the feasibility and community interest in creating an historic preservation district in the CBD.
- Improve signage in the CBD centered on a unified theme.
- Explore zoning regulations that would prohibit the covering or alteration of historic facades.
- Protect mature trees whenever possible.

## **Circulation and Parking**

- Continue to provide safe efficient flow of automobile traffic while discouraging truck traffic in the downtown area.
- Provide sidewalks that are well maintained and convenient for downtown shoppers.
- Continue to provide free municipal parking for specified periods.
- Facilitate the re-routing of M-99 along with new prospective parking, streetscape and traffic flow.
- Remove one-way streets within the City. Recreate a direct entrance into downtown Hillsdale along Hillsdale Street and West Street.
- Re-create the intersection of North Street and North Broad to allow North Street to cross North Broad.
- Redevelop and expand Ferris Street parking lot to increase parking and create an attractive transition to the North Broad businesses and apartments.

## **Streetscape Improvements**

The majority of people traveling to and from the CBD will arrive in a vehicle. They will enter the downtown from any number of routes. The first impression of a City often begins at the street level.

North Howell and North Broad are the most prominent streets in the central business district with many businesses having frontage along these streets. Secondary streets include North, McCollum, East Bacon, and Waldron. In addition, alleys running parallel between North Howell and South Manning provide access to municipal parking lots.

Primary streetscape improvements should continue along North Howell and include street furniture such as benches and trash receptacles that are compatible with the downtown theme. Other improvements might include brick pavers at intersection crossings, "knuckles" at side street intersections, additional trees and tree guards.

The alleyways that run parallel to North Howell and South Manning are important considerations for any streetscape plan. These alleys are highly visible to vehicular and pedestrian traffic since municipal parking is so readily available in this area and many of the North Howell businesses have rear entrances. Therefore, pedestrian lighting, brick pavers, and greenery in this area will considerably improve the appearance. Additional landscaping, including green islands in the municipal parking lots, would benefit the overall image of the rear entrance areas.

The lack of an intersection at North Street and North Broad Street (M-99) in downtown Hillsdale is a hindrance to walkability and easy access to our downtown. One can see the shops across the street, but neither the driver nor the walker can legally cross North Broad (M-99) at North Street to get there. The driver is forced to turn around to find an alternate crossing, the closest being McCollum Street to the south.

Due to the lack of a crosswalk at North Street and North Broad, the Post Office and City Hall become pedestrian and vehicular islands. In order to access downtown from the Post Office and City Hall, you must walk a long block south which discourages the shopper from one entire City block of shops on Howell Street, or the walker can walk north one block to cross at the stop light at Carleton Road which crosses an extra wide, diagonal corner that is especially dangerous even with the light.

A traffic and walkability study should be done to analyze this problematic traffic pattern. Hillsdale Street and N. West Streets should be opened to two way traffic in order to welcome and allow visitors, faculty, staff and students from Hillsdale College to enter downtown Hillsdale. North Street should also be opened to traffic crossing North Broad (M-99).

## **Building Facades**

The most valuable resource the City of Hillsdale central business district possesses is its vast number of historically significant structures. The facades are relatively untouched from their original architecture. This is not universally true as some facades in the CBD have been altered or reconstructed due to fire, vandalism, or energy conservation needs. In other cases, it may be necessary to demolish an entire structure because it is no longer economically viable or poses a safety risk to the public. In most cases, it is possible to restore or redesign either a facade or an entire building in character with the surrounding CBD.

Accomplishing this unified architectural appearance in downtown building facades will require an aggressive approach by City officials in setting public policy and subsequently zoning regulations that will spell out specifically what an individual may do or not do with their building facade. This type of zoning is referred to as Form-based zoning and is prevalent in the new Placemaking movement.

Another approach might be to create a governing body that would deal specifically with historic preservation efforts of the City. In many communities this preservation commission is comprised of architects, historians, surveyors, planners, city officials, and residents in some combination. These historic preservation commissions are permitted and have authority by statute under Act 169, Public Acts of Michigan, 1970 and is commonly referred to as the Historic Districts, Sites, and Structures Act. The purpose of the Act is stated below and discussed in more detail in the following section:

Safeguard the heritage of the local unit by preserving a district in the local unit which reflects elements of the unit's cultural, social, economic, political, or architectural history.

Stabilize and improve property values in that district. Foster civic beauty.

Strengthen the local economy.

Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the local unit and of the state.

## **Tax Incremental Finance Authority**

Hillsdale's Tax Increment Finance Authority (TIFA) has done many things to improve and increase the downtown area's viability. By law (PA 450 of 1980), TIFA districts may undertake the following tasks:

- Prepare and analyze economic change in the downtown district.
- Study and analyze the impact of urban growth in the downtown district.
- Plan and propose the construction, restoration or preservation of a public facility, building, etc. which will promote economic growth.
- Implement any plan of development in the district necessary to achieve the objectives of the Act.
- Acquire or dispose of property.
- Improve land and buildings.
- Lease and collect fees for use of any building or property under its control.
- Lease any building under its control.
- Accept grants, donations, etc. from public or private sources.

The purpose of the Act is to halt property value deterioration, increase property tax valuation, to eliminate deterioration, and promote economic growth. Communities have been successfully using incremental financing to improve the business climate of their downtowns since 1975. A variety of programs have been initiated by finance authorities, many of which use tax increment financing (TIF) to help fund public improvements. The use of TIF funds are permitted for public improvement projects the City is presently using under the Tax Increment Finance Authority Act 450 (TIFA).

The basic premise behind tax increment financing under Act 450 is that public investment in public improvement projects will improve the overall economic condition in a downtown district and result in private investment which would otherwise not have occurred without public investments. The Act requires that a development plan and tax increment finance plan first be developed before capturing TIF revenue. Once these plans are adopted, the City may capture tax increments that result from an increase in property tax valuation above and beyond a base year when valuations are frozen at that base and use the TIF revenue for public projects identified in the development plan.

The City established the TIFA in 1997. The board has overseen various projects that helped establish new viable businesses downtown. These businesses, in turn, rehabilitated properties within the TIFA district. The TIFA currently oversees a Façade Grant, Downtown Beautification and Restaurant Attraction Program. They are currently working on establishing a Business Attraction Program.

\*Capture history available in the appendix



## **Mixed Development Plan**

Mixed developments are land uses that may include a variety of land use types on an individual parcel or within a particular development area such as single-family, multiple-family, office, and low-impact commercial uses. They are intended to preserve the historic character of the community particularly, although not exclusively, around the CBD. In most cases, mixed developments will be encouraged in "transition" areas where residential uses which were once predominate are now less desirable for that purpose, but are useful structures for other types of use. In some cases economic conditions and surrounding land uses have changed in an area making reuse of a structure less desirable for residential purposes. In other cases road networks or transportation patterns change making existing dwellings very attractive for office or low impact commercial purposes. In still other cases, the existing land uses are already mixed and it's the City's intention to encourage a further mix in land use types.

## **Limited Development Area Plan**

Within the City of Hillsdale are lands which, because of natural and man-made constraints are difficult to develop. Physical constraints to development are generally present on those lands that are environmentally sensitive to encroachment by man.

Wetlands are identified by the presence of water-loving vegetation; hydric soils, and saturated or seasonably flooded substrata. They function as natural water filters treating surface water as it recharges aquifers below. They also function as a mechanism for erosion control and provide habitat for fish and wildlife. Finally, they have recreation potential for bird watching, nature study, and other educational opportunities. Protecting these resources by encouraging development away from wetlands is a goal of this plan. It may be necessary to provide zoning that is flexible enough for a potential developer to build around these environmentally sensitive areas by increasing densities in other areas more conducive to development: a tradeoff for preserving existing wetlands. This could be accomplished through new zoning regulations. Floodplains are another type of environmentally sensitive land. They are nearly level alluvial plains that border a stream or wetland and are subject to flooding unless artificially protected. A "50 year floodplain" is one which could be expected to flood on an average of once in 50 years. Some floodplains flood annually while others only periodically. Development in floodplain areas magnify the flooding potential because a house, for example, displaces space which would otherwise accommodate flood water. The presence of seasonal water threatens both property and lives. The community has an obligation to limit the amount and type of development that takes place in a floodway area. This plan recognizes the need to limit development in the floodplain areas and suggests a limited use for these areas.

Soils also play a role in the ability of a parcel to handle a particular type of development. Some soils have severe and moderate limitations such as excessive slopes, high water tables, instability and ponding. Engineering techniques exist that may overcome some limitations. Development on soils with severe limitations can result in basements that flood or

foundations that crack. These become community problems when property owners request the City to provide drainage on ponding soil or municipal sewer to the site when septic systems fail. Discouraging intensive development on soils with severe limitations before it occurs is in accordance with the development goals of this plan.

A soil survey has been completed for the City by the U.S. Soil Conservation Service. The Planning Commission should use the publication extensively when reviewing development requests.

Zoning is the tool most frequently used in regulating land uses in environmentally sensitive areas. The Planning Commission has created a Parks & Recreational Facilities (PRF) district which will protect natural resources from unnecessary encroachment when encroachment will result in social, biological or economic harm to the community or the land surrounding a proposed development project.

Other areas in the City have limited development potential but unlike the environmental constraints that have been present for centuries, man-made barriers have resulted in areas that have marginal potential for development. These areas are designated on the Land Use plan map for limited use because of access problems such as being landlocked, abandoned railroad rights-of-way, abandoned landfills or abandoned mining operations. These man-made obstacles do not necessarily mean that an intensive development will not be allowed; rather the designation of "limited use" simply acknowledges that the Planning Commission recognizes it will be difficult for a use other than the current use to be expected at these sites. When a change in use does occur, this plan suggests that it be a use compatible with surrounding uses and under no circumstances a more intensive use than surround area.

## **Recreation Action Plan**

An inventory of existing recreational facilities made available to the community by the City reveals a variety of recreational activities, (baseball/softball, soccer, fishing, swimming, boating, nature education, family reunions/weddings, concerts, disc golf, cycling, walking/running, basketball and volleyball). The City of Hillsdale boasts seven parks, each offering any number of these activities. Due to a rich history behind their creation, there is added historical value as well. In addition, the City maintains 7.5 miles of paved bike path for cyclists, runners, walkers, and skaters. The City works in collaboration with the Hillsdale Community Schools to share facilities throughout the year. Youth and adult basketball leagues, volleyball leagues, baseball, football and soccer are some examples of those activities in which the two entities share facilities. Davis Middle School and Hillsdale High School host Hillsdale Recreation in the youth tackle football league and youth/adult basketball and volleyball leagues during the winter months. The City owned facility, Fields of Dreams, is home field for the high school boys' and girls' soccer in the spring and fall and makes the baseball fields available for pick-up games and an annual fundraising tournament. Fields of Dreams also hosts Central Michigan Soccer Association (CMSA) for its spring and fall club soccer leagues. Sand volleyball courts at Sandy Beach provide practice sites for high school, college and local women's sand volleyball leagues. Owen Memorial Park is used by the high school, academy and college for cross country training and competition and has become a popular venue for community fundraising events.

Facility programming is done through the City Recreation Department and regular maintenance of the parks is carried out by the Department of Public Services. The two departments communicate the needs of each park as well as share ideas for upgrades. Suggestions by the public are well received and considered. A five year Joint Recreation Plan recognizes the need for recreational facilities and places emphasis on improvement to the existing facilities rather than the creation of new. The City has been able to fulfill many of these improvement projects by partnering with local service groups, grant funding and the generosity of its citizens through donations and volunteerism.

The renovation of Mrs. Stock's Park was the first of these partnership efforts beginning eleven years ago. The renovation of this downtown park continues today and future plans are still in the making. This project began with a City Council appointed committee and the Hillsdale Garden Club. Mrs. Stock's Park has grown from an unkempt eyesore to the winner of five national gardening awards. The park hosts a series of summer concerts, weddings, family gatherings and picnics. Through collaborative efforts of the City, donations from the community, Hillsdale Garden Club and grants from the Hillsdale County Community Foundation, Mrs. Stock's Park Committee continues to move toward realizing its vision. With the pond now in good condition, a powered pavilion constructed, new wrought-iron fencing, beautiful gardens in place and an irrigation system to maintain them, improvements continue. Plans are underway for lighting throughout the park, a memorial garden and plumbed restrooms.

Once a local hot spot, Sandy Beach had fallen into extreme disrepair due to severe budget constraints. In 2009, Hillsdale Rotary Club presented the City with a plan to revitalize Sandy Beach. The project will be completed in five phases, four of which have been completed to date. Improvements to the park have included renovation of the bath house/concession building, complete excavation of the beach, newly poured walkways, new ADA certified play equipment, a docking system and a new septic system installed by the City. The final phase, to begin in the spring of 2015, provides for the addition of a basketball court, an upgrade to the sand volleyball courts and parking lot improvements.

The local Kiwanis Club has, within the past year, adopted Cold Springs Park for major renovation. This project, while not mentioned in the current Joint Recreation Plan, is worthy of mentioning not only because of the enormity of renovation, but because of the extent of collaboration. This project will involve the City of Hillsdale, Kiwanis Club, Michigan State University, Michigan Department of Environmental Quality (MDEQ), and Michigan Department of Natural Resources (MDNR) as well as a plethora of community volunteerism. Not only does this project involve restoring the original site back to a healthy, thriving state, but an expansion of the park through the purchase of adjacent property. Kiwanis plans to partner with the high school in order to restore the adjacent school owned woodlot property in an effort to tie it into the park. The project is in the planning stage, but Kiwanis is hopeful to break ground in 2016 with a ten year projection for completion.

Fields of Dreams is a facility originally developed in a collaboration with the Army Corps of Engineers. Funding for improvements to the facility has come from an endowment under the administration of the Hillsdale County Community Foundation, private donations, tournament fundraisers run by the Recreation Department, Hillsdale Youth Baseball

Charity Fund and the Ladies Beautification League. The last of six dugouts were installed in the summer of 2014. Other improvements have included resurfacing of three baseball diamonds, purchase of new bleachers and refurbishment of existing structures, pouring of cement slabs under bleachers and a community paint mural provided for by the Ladies Beautification League and other concession stand improvements. A new project funded by memorials left by two local families, concessions revenues and tournament revenues and a grant from the Hillsdale County Community Foundation is slated to be completed in the spring of 2015. This project is for custom seating fabricated by a local tradesman, cement walkway two shade trees, and a lighted flagpole. Epoxy coating on the plumbed restroom floors is scheduled to be done as well.

The City should take advantage of its location on the headwaters of the St. Joseph River. As property becomes available, the City should attempt to gain possession to incorporate into its park system and/or encourage private development of river front property into recreational uses such as canoe liveries or fishing docks. Alternatively, river front property should be encouraged to be developed privately in a way that takes advantage of its water-front asset for dining, residential views, and park-like setting.

The City should take advantage of its position on the North Country Trail to maximize the use and availability of its trail system, most notably the 70 mile portion of the Baw Beese Trail. The trails should be better signed and advertised to make it accessible to outsiders. Wayfinding Signs should clearly mark the Trail head and access points along with delineating a clear route to the downtown and other shopping and eating areas in the City.

## **Transportation and Circulation Plan**

### **Street and Traffic Analysis**

**Walkability** — the rerouting of M-99 through the downtown and the various one-way streets make circulation within the CBD awkward and unfriendly to visitors.

Vehicular circulation through the CBD should be addressed from both a walkability and economic development perspective. In 2007, MDOT re-routed truck traffic through the middle of the CBD, increasing truck traffic along Broad Street and effectively giving the impression of a bifurcated downtown. Hillsdale Street is one-way in the north direction adjacent to City Hall. North Manning Street is one-way in the south direction between Bacon and Hallet streets. North West Street is one-way in the north direction between Bacon and Carleton streets. A walkability study should be performed to document the issues and create an implementation plan to correct them. MEDC has expressed a willingness to work with the City and MDOT to resolve some of the circulation issues.

### **Circulation and Parking**

- Continue to provide safe efficient flow of automobile traffic while discouraging truck traffic in the downtown area.
- Provide sidewalks that are well maintained and convenient for downtown shoppers.
- Continue to provide free municipal parking for specified periods.
- Facilitate the re-routing of M-99 along with new prospective parking, streetscape and traffic flow.
- Remove one-way streets within the City. Recreate a direct entrance into downtown Hillsdale along Hillsdale Street and West Street.
- Re-create the intersection of North Street and North Broad to allow North Street to cross North Broad.
- Redevelop and expand Ferris Street parking lot to increase parking and create an attractive transition to the North Broad businesses and apartments.



# Plan Implementation

The Comprehensive Plan developed by the Planning Commission will be of value only if put into use by local officials and City residents. In order for this plan to be effective, it has to be implemented. Implementation can take the form of additional study or planning, adoption of a zoning ordinance or amendments, creation of new general ordinances and capital improvements planning. The zoning ordinance is the most common tool used for plan implementation. The zoning ordinance puts into law the policies set forth in the Land Use Plan. The plan has identified a number of problems and deficiencies in the current zoning ordinance that will require revisions or amendments.

The plan has also identified areas that may need further study and planning. Community planning involves much more than reviewing proposed development plans and zoning related matters. It also involves grasping abstract concepts and developing visions of how a community should look in the future. The future extends beyond the life of any one individual of the community. Community planning requires that we consider the impact of all decisions on future generations. Therefore, this plan is only the beginning and will require additional study to implement all programs and policies which are recommended. Some projects or policies identified in the plan can be implemented with little capital expenditure. Other programs may require substantial capital outlay. There is also a need to consider the priority that each project should receive so that a systematic approach can be employed to help resolve issues identified in the plan.

Capital improvements programming is the orderly process of developing a comprehensive financial plan to accomplish needed public improvement projects in a community. The program is designed to be a balanced and coordinated approach that aligns the public improvement needs of the City with the financial capabilities necessary to implement the desired projects. Capital improvements programming provides several advantages to the community. Through it, public improvement projects can be determined and priorities assessed in a coordinated long-range plan. In the same manner, the financial resources which are necessary can be anticipated.

A capital improvements program also allows the City adequate time for the planning and engineering of projects. In the same manner, the capital improvements program helps the City anticipate the timing and application for Federal and State grants necessary for the financing of projects.

Finally, capital improvements programming allows local citizens the opportunity to participate and provide input into the community's public improvement needs.

Because capital improvements usually involve large capital expenditures, they can rarely be financed solely out of the local revenue alone. A number of financing methods have been developed to assist localities in financing costly, multi-year projects. Financing methods include generation of current revenue (e.g. user fees, general taxation), reserve funds, bonds, special district authorities, special assessments, state and federal grants, tax increment financing, and impact fees.

The Comprehensive Plan has identified a number of projects worthy of being funded. The following tables identify these projects and list possible funding sources for the projects at all levels of government. The table also lists the parties which are responsible for carrying out the implementation of the projects.

## Residential Development

Project	Possible Funding Sources	Implementation Responsibilities	Planning Commission Priority
Continue Use and Occupancy Inspection Program	General Fund, Permit Fees	City of Hillsdale	High
Assist Low to Moderate Income Residents to Maintain Homes	CDBG, MSHDA, FHA Low-Interest Loans	City of Hillsdale, Homeowners	High
Help Senior Citizens Improve the Condition of their Homes	MSHDA, HUD 202 (Elderly Housing), Private Funding Sources, Volunteers	City of Hillsdale, Homeowners	High
Protect and Improve Existing Single-Family Housing Stock	MSHDA, Private Funding Sources	City of Hillsdale, Homeowners	High
Assist in the Planning and Development of Three Meadows residential neighborhood	General Fund, NEZ Low-Interest Loans, Private Funding Sources	City of Hillsdale Homeowners	High
Assist in the Planning and Development of a Retirement Community and Senior Housing	Private Funding Sources	City and County of Hillsdale, Senior Center, Homeowners	Medium
Evaluate Side Street Parking in Certain Areas of the City	County Millage, MSHDA, Tax Credit Investment	City of Hillsdale	High



## Commercial Development

Project	Possible Funding Sources	Implementation Responsibilities	Planning Commission Priority
Pursue Tenants for Underutilized Buildings	TIFA, MSHDA, Private Funding Sources	MEDC, TIFA	High
Support Facade Improvements in CBD	MEDC, MSHDA, Low Interest Loans, TIFA	TIFA	Medium
Create a Detailed Development Plan for the CBD	TIFA	TIFA	Medium
Assist redevelopment of the Keefer House	TIFA, Private Funding Sources, MEDC	City of Hillsdale	Medium
Streetscape Improvements in the CBD	General Fund, MDOT, TIF, Private Funding Sources	City of Hillsdale	Medium
Encourage Commercial Development along M-99 where there are Existing Commercial Establishments	Special Assessments, EDC, MEDC, MDOT	City of Hillsdale	Medium
Encourage Commercial Location within the City	Special Assessments, EDC	TIFA, Service Groups	High
Encourage bike traffic by creating bike lanes and installing bike racks	MEDC, MDOT	TIFA, City of Hillsdale	Medium
Install City Wayfinding Signage	Hillsdale College, MEDC	North Country Trail	Medium
Install Baw Beese Trail Wayfinding Signage	City of Hillsdale	Assc. - Chief Baw Beese Chapter	Medium
Encourage New Industrial Development within the City's Industrial Park	Michigan Department of Commerce, private funding sources, special assessments, tax abatements	EDC	High
Work with Industrial Developers to Expand Existing Industries	Michigan Department of Commerce, special assessments	City of Hillsdale	High
Re-certify Manufacturing Park	EDC	EDC	Medium
Attract High Technology Companies	EDC	City of Hillsdale, EDC	Medium
Attract Remote Workers	Office of Economic Development	City of Hillsdale	Medium



# State and Federal Statutes

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A number of state and federal legislative acts impact local planning efforts in the City of Hillsdale. Some legislation is intended to have a regulatory effect on municipalities while others provide a mechanism to initiate planning programs. Those pieces of legislation having the greatest impact on a community are outlined below:

## Michigan Statutes

- **Inter municipality Committees (PA 200 of 1957, MCL 123.631-123.637)** — An act “to provide for the creation by 2 or more municipalities of an inter municipality committee for the purpose of studying area problems; and to provide authority for the committee to receive gifts and grants.”
- **Intergovernmental Contracts Between Municipal Corporations (PA 35 of 1951, MCL 124.1-124.131)** — an act “to authorize intergovernmental contracts between municipal corporations; to authorize any municipal corporation to contract with any person or any municipal corporation to furnish any lawful municipal service to property outside the corporate limits of the first municipal corporation for a consideration; to prescribe certain penalties; to authorize contracts between municipal corporations and with certain nonprofit public transportation corporations to form group self-insurance pools; and to prescribe conditions for the performance of those contracts.”
- **Land Transfer Act (PA 425 of 1984, MCL 124.21-124.30)** — An act “to permit the conditional transfer of property by contract between certain local units of government; to provide for permissive and mandatory provisions in the contract; to provide for certain conditions upon termination, expiration, or nonrenewal of the contract; and to prescribe penalties and provide remedies.”
- **Michigan Planning Enabling Act (PA 33 of 2008, MCL 125.3810-125.3885)** — An act “to codify the laws regarding and to provide for county, township, city, and village planning; to provide for the creation, organization, powers, and duties of local planning commissions; to provide for the powers and duties of certain state and local governmental officers and agencies; to provide for the regulation and subdivision of land; and to repeal acts and parts of acts.” An act “to provide for city, village and municipal planning; the creation, organization, powers and duties of planning commissions; the regulation and subdivision of land; and to provide penalties for violation of the provisions of this act.” Please note that the Michigan Planning Enabling Act replaces the Municipal Planning Act (PA 285 of 1931, MCL 125.31-125.45), effective September 1, 2008.
- **Michigan Zoning Enabling Act (PA 110 of 2006, MCL 125.3101-125.3702)** — An act “to codify the laws regarding local units of government regulating the development and use of land; to provide for the adoption of zoning ordinances; to provide for the establishment in counties, townships, cities, and villages of zoning districts; to

prescribe the powers and duties of certain officials; to provide for the assessment and collection of fees; to authorize the issuance of bonds and notes; to prescribe penalties and provide remedies; and to repeal acts and parts of acts.” Please note that the Michigan Zoning Enabling Act replaces the City and Village Zoning Act (PA 207 of 1921, MCL 125.581-125.600), effective July 1, 2006.

- **The Mobile Home Commission Act (PA 96 of 1987, MCL 125.2301-125.2350)** — An act “to create a mobile home commission; to prescribe its powers and duties and those of local governments; to provide for a mobile home code and the licensure, regulation, construction, operation, and management of mobile home parks, the licensure and regulation of retail sales dealers, warranties of mobile homes, and service practices of dealers; to provide for the titling of mobile homes; to prescribe the powers and duties of certain agencies and departments; to provide remedies and penalties; to declare the act to be remedial; to repeal this act on a specific date; and to repeal certain acts and parts of acts”.
- **Control of Junkyards Adjacent to Highways Act (PA 219 of 1966, MCL 252.201-252.211)** — An act “to regulate junkyards and to provide penalties.”
- **Highway Advertising Act (PA 106 of 1972, MCL 252.301-252.325)** — An act “to provide for the licensing, regulation, control, and prohibition of outdoor advertising adjacent to certain streets and highways; to prescribe powers and duties of certain state agencies and officials; to promulgate rules; to provide remedies and prescribe penalties for violations; and to repeal acts and parts of acts.”
- **Natural Resources and Environmental Protection Act (PA 451 of 1994, MCL 324.101-324.90106)** — An act “to protect the environment and natural resources of the state; to codify, revise, consolidate, and classify laws relating to the environment and natural resources of the state; to regulate the discharge of certain substances into the environment; to regulate the use of certain lands, waters, and other natural resources of the state; to prescribe the powers and duties of certain state and local agencies and officials; to provide for certain charges, fees, assessments, and donations; to provide certain appropriations; to prescribe penalties and provide remedies; and to repeal acts and parts of acts.”
- **Local Historic Districts Act (PA 169 of 1970, MCL 399.201-399.215)** — An act “to provide for the establishment of historic districts; to provide for the acquisition of certain resources for historic preservation purposes; to provide for preservation of historic and nonhistoric resources within historic districts; to provide for the establishment of historic district commissions; to provide for the maintenance of publicly owned resources by local units; to provide for certain assessments under certain circumstances; to provide for procedures; and to provide for remedies and penalties.”

- **Condominium Act (PA 59 of 1978, MCL 559.101-559.276)** — An Act “relative to condominiums and condominium projects; to prescribe powers and duties of the administrator; to provide certain protections for certain tenants, senior citizens, and persons with disabilities relating to conversion condominium projects; to provide for escrow arrangements; to provide an exemption from certain property tax increases; to impose duties on certain state departments; to prescribe remedies and penalties; and to repeal acts and parts of acts.”
- **Land Division Act (PA 288 of 1967, MCL 560.101-560.293)** — An act “to regulate the division of land; to promote the public health, safety, and general welfare; to further the orderly layout and use of land; to require that the land be suitable for building sites and public improvements and that there be adequate drainage of the land; to provide for proper ingress and egress to lots and parcels; to promote proper surveying and monumenting of land subdivided and conveyed by accurate legal descriptions; to provide for the approvals to be obtained prior to the recording and filing of plats and other land divisions; to provide for the establishment of special assessment districts and for the imposition of special assessments to defray the cost of the operation and maintenance of retention basins for land within a final plat; to establish the procedure for vacating, correcting, and revising plats; to control residential building development within floodplain areas; to provide for reserving easements for utilities in vacated streets and alleys; to provide for the filing of amended plats; to provide for the making of assessors plats; to provide penalties for the violation of the provisions of this act; to repeal certain parts of this act on specific dates; and to repeal acts and parts of acts.”
- **Downtown Development Authority (PA 197 of 1975, MCL 125.1651-125.1618)** — An act “to provide for the establishment of a downtown development authority; to prescribe its powers and duties; to correct and prevent deterioration in business districts; to encourage historic preservation; to authorize the acquisition and disposal of interests in real and personal property; to authorize the creation and implementation of development plans in the districts; to promote the economic growth of the districts; to create a board; to prescribe its powers and duties; to authorize the levy and collection of taxes; to authorize the issuance of bonds and other evidences of indebtedness; to authorize the use of tax increment financing; to reimburse downtown development authorities for certain losses of tax increment revenues; and to prescribe the powers and duties of certain state officials.”
- **Local Development Finance Authorities (PA 281 of 1986, MCL 125.2151-125.2174)** — An act “to encourage local development to prevent conditions of unemployment and promote economic growth; to provide for the establishment of local development finance authorities and to prescribe their powers and duties; to provide for the creation of a board to govern an authority and to prescribe its powers and duties; to provide for the creation and implementation of development plans; to authorize the acquisition and disposal of interests in real and

personal property; to permit the issuance of bonds and other evidences of indebtedness by an authority; to prescribe powers and duties of certain public entities and state officers and agencies; to reimburse authorities for certain losses of tax increment revenues; and to authorize and permit the use of tax increment financing.”

## Federal Statutes

- **National Environmental Policy Act of 1969 (Title 42, Chapter 55, Sec. 4321)** — “The purposes of this chapter are: to declare a national policy which will encourage productive and enjoyable harmony between man and his environment; to promote efforts which will prevent or eliminate damage to the environment and biosphere and stimulate the health and welfare of man; to enrich the understanding of the ecological systems and natural resources important to the Nation; and to establish a Council on Environmental Quality” (Sec. 4321).
- **National Historic Preservation Act (Title 16, Chapter 1A, Subchapter II, Sec. 470)** — It shall be the policy of the Federal Government, in cooperation with other nations and in partnership with the States, local governments, Indian tribes, and private organizations and individuals to— (1) use measures, including financial and technical assistance, to foster conditions under which our modern society and our prehistoric and historic resources can exist in productive harmony and fulfill the social, economic, and other requirements of present and future generations;
- (2) provide leadership in the preservation of the prehistoric and historic resources of the United States and of the international community of nations and in the administration of the national preservation program in partnership with States, Indian tribes, Native Hawaiians, and local governments; (3) administer federally owned, administered, or controlled prehistoric and historic resources in a spirit of stewardship for the inspiration and benefit of present and future generations; (4) contribute to the preservation of nonfederally owned prehistoric and historic resources and give maximum encouragement to organizations and individuals undertaking preservation by private means; (5) encourage the public and private preservation and utilization of all usable elements of the Nation’s historic built environment; and (6) assist State and local governments, Indian tribes and Native Hawaiian organizations and the National Trust for Historic Preservation in the United States to expand and accelerate their historic preservation programs and activities” (Sec. 470-1).
- **National Flood Insurance Act of 1968 (Title 42, Chapter 50, Sec. 4001)** — It is the purpose of this chapter to “(1) authorize a flood insurance program by means of which flood insurance, over a period of time, can be made available on a nationwide basis through the cooperative efforts of the Federal Government and the private insurance industry, and (2) provide flexibility in the program so that such flood insurance may be based on

workable methods of pooling risks, minimizing costs, and distributing burdens equitably among those who will be protected by flood insurance and the general public” (Sec. 4001(d)).

- **Clean Air Act (Title 42, Chapter 85, Subchapter I, Part A, Sec. 7401)** — “The purposes of this subchapter are—
- (1) to protect and enhance the quality of the Nation’s air resources so as to promote the public health and welfare and the productive capacity of its population; (2) to initiate and accelerate a national research and development program to achieve the prevention and control of air pollution; (3) to provide technical and financial assistance to State and local governments in connection with the development and execution of their air pollution prevention and control programs; and (4) to encourage and assist the development and operation of regional air pollution prevention and control programs” (Sec. 7401(b)).
- **Federal Water Pollution Control Act (Title 33, Chapter 26, Subchapter I, Sec. 1251)** — “The objective of this chapter is to restore and maintain the chemical, physical, and biological integrity of the Nation’s waters. In order to achieve this objective it is hereby declared that, consistent with the provisions of this chapter— (1) it is the national goal that the discharge of pollutants into the navigable waters be eliminated by 1985; (2) it is the national goal that wherever attainable, an interim goal of water quality which provides for the protection and propagation of fish, shellfish, and wildlife and provides for recreation in and on the water be achieved by July 1, 1983; (3) it is the national policy that the discharge of toxic pollutants in toxic amounts be prohibited; (4) it is the national policy that Federal financial assistance be provided to construct publicly owned waste treatment works; (5) it is the national policy that area wide waste treatment management planning processes be developed and implemented to assure adequate control of sources of pollutants in each State; (6) it is the national policy that a major research and demonstration effort be made to develop technology necessary to eliminate the discharge of pollutants into the navigable waters, waters of the contiguous zone, and the oceans; and (7) it is the national policy that programs for the control of nonpoint sources of pollution be developed and implemented in an expeditious manner so as to enable the goals of this chapter to be met through the control of both point and nonpoint sources of pollution” (Sec. 1251(a)).
- **Safe Drinking Water Act (Title 42, Chapter 6A, Subchapter XII, Part A, Sec. 300f)** — “The term ‘publicwater system’ means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves at least twenty-five individuals. Such term includes (i) any collection, treatment, storage, and distribution facilities under control of the operator of such system and used primarily in connection with such system, and (ii) any collection or pretreatment storage facilities not under such control which are used primarily in connection with such



system” (Sec. 300f(4)(A)).

- **Noise Control Act of 1972 (Title 42, Chapter 65, Sec. 4901)** — “The Congress declares that it is the policy of the United States to promote an environment for all Americans free from noise that jeopardizes their health or welfare. To that end, it is the purpose of this chapter to establish a means for effective coordination of Federal research and activities in noise control, to authorize the establishment of Federal noise emission standards for products distributed in commerce, and to provide information to the public respecting the noise emission and noise reduction characteristics of such products” (Sec. 4901(b)).
- **Resource Conservation and Recovery Act of 1976 (Title 42, Chapter 82, Subchapter I, Sec. 6901)** — “The Congress hereby declares it to be the national policy of the United States that, wherever feasible, the generation of hazardous waste is to be reduced or eliminated as expeditiously as possible. Waste that is nevertheless generated should be treated, stored, or disposed of so as to minimize the present and future threat to human health and the environment” (Sec. 6902(b)).
- **Endangered Species Act of 1973 (Title 16, Chapter 35, Sec. 1531)** — “The purposes of this chapter are to provide a means whereby the ecosystems upon which endangered species and threatened species depend may be conserved, to provide a program for the conservation of such endangered species and threatened species, and to take such steps as may be appropriate to achieve the purposes of the treaties and conventions set forth in subsection (a) of this section” (Sec. 1531(b)).
- **North American Wetlands Conservation Act (Title 16, Chapter 64, Sec. 4401)** — “The purposes of this chapter are to encourage partnership among public agencies and other interests— (1) to protect, enhance, restore, and manage an appropriate distribution and diversity of wetland ecosystems and habitats associated with wetland ecosystems and other fish and wildlife in North America; (2) to maintain current or improved distributions of wetland associated migratory bird populations; and (3) to sustain an abundance of waterfowl and other wetland associated migratory birds consistent with the goals of the North American Waterfowl Management Plan, the United States Shorebird Conservation Plan, the North American Waterbird Conservation Plan, the Partners In Flight Conservation Plans, and the international obligations contained in the migratory bird treaties and conventions and other agreements with Canada, Mexico, and other countries” (Sec. 4401(b)).

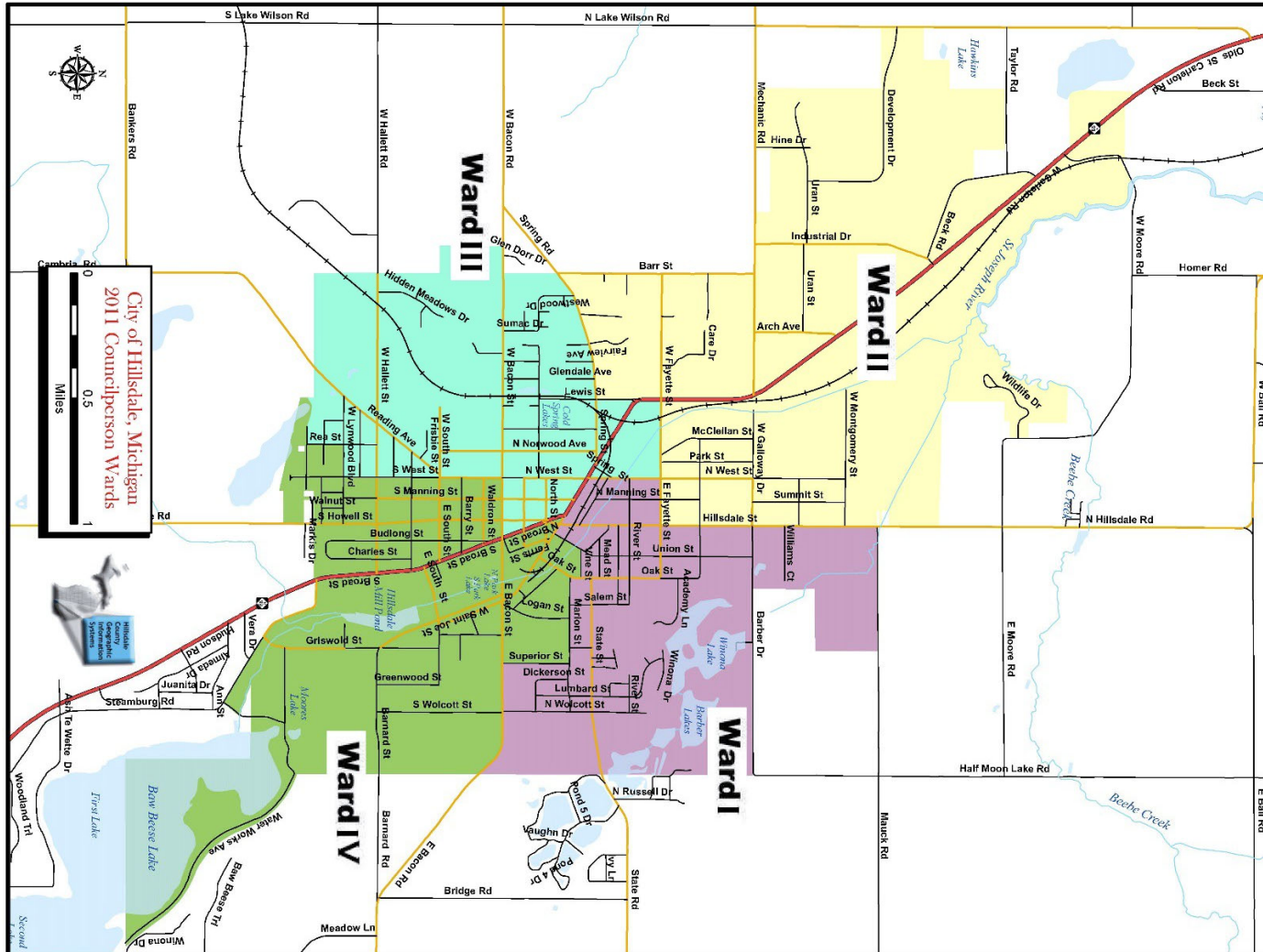


# Maps Appendix

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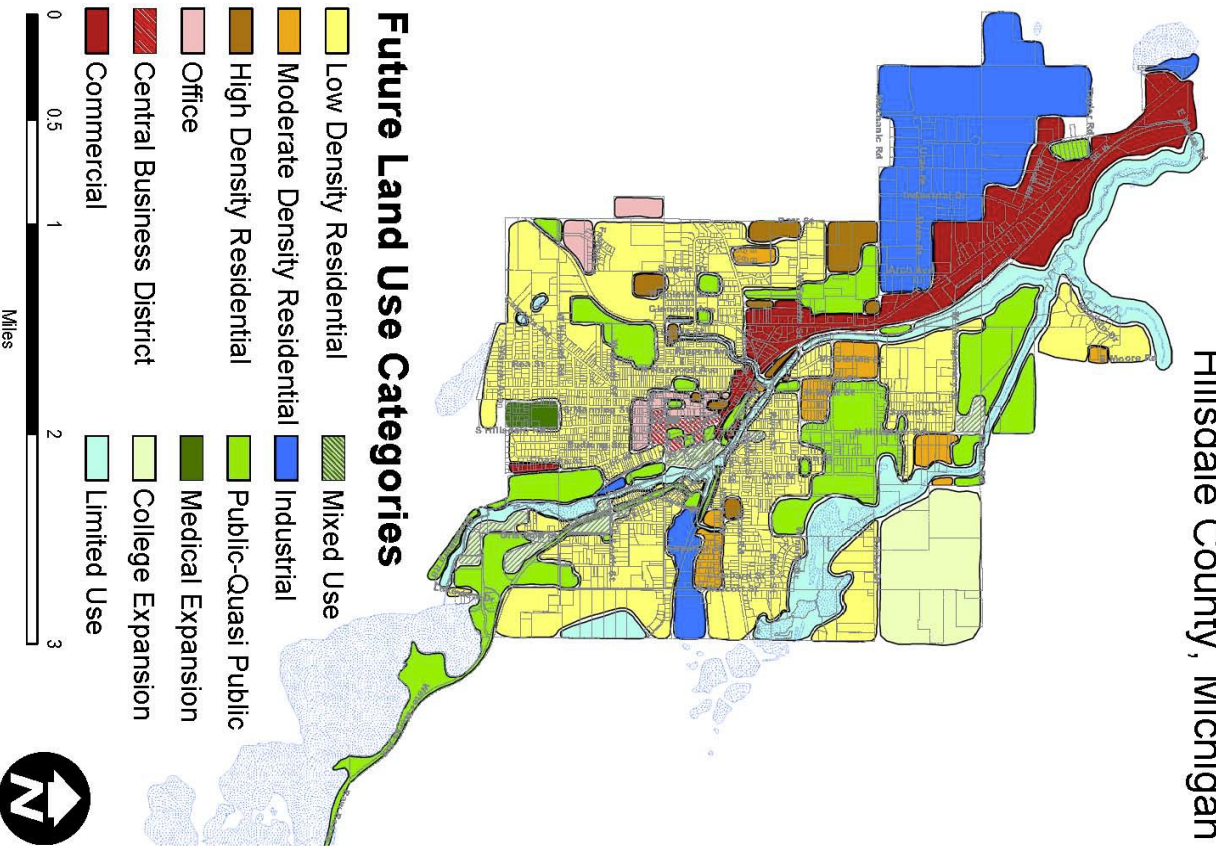
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# Adopted Wards





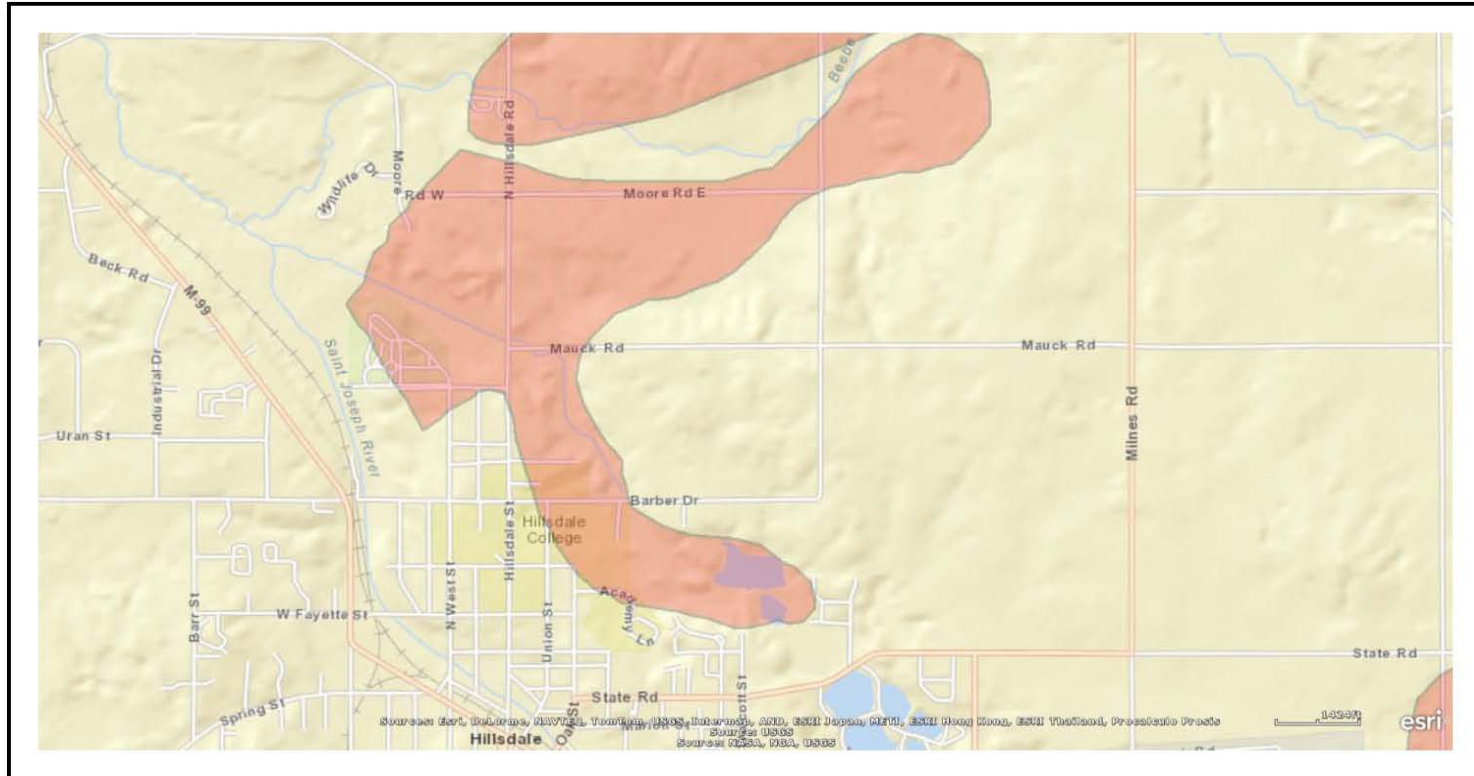
# Future Land Use City of Hillsdale Hillsdale County, Michigan



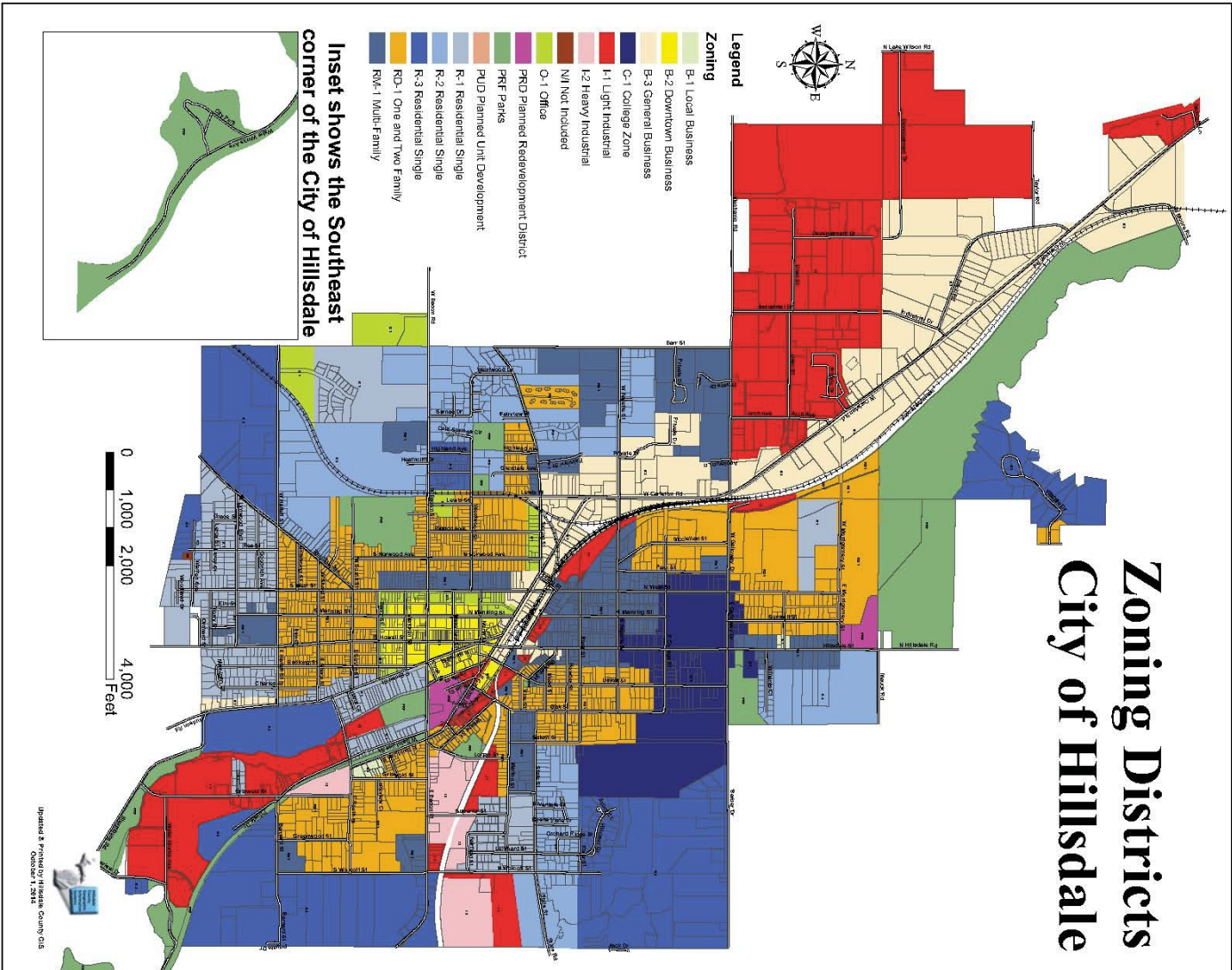
## Future Land Use



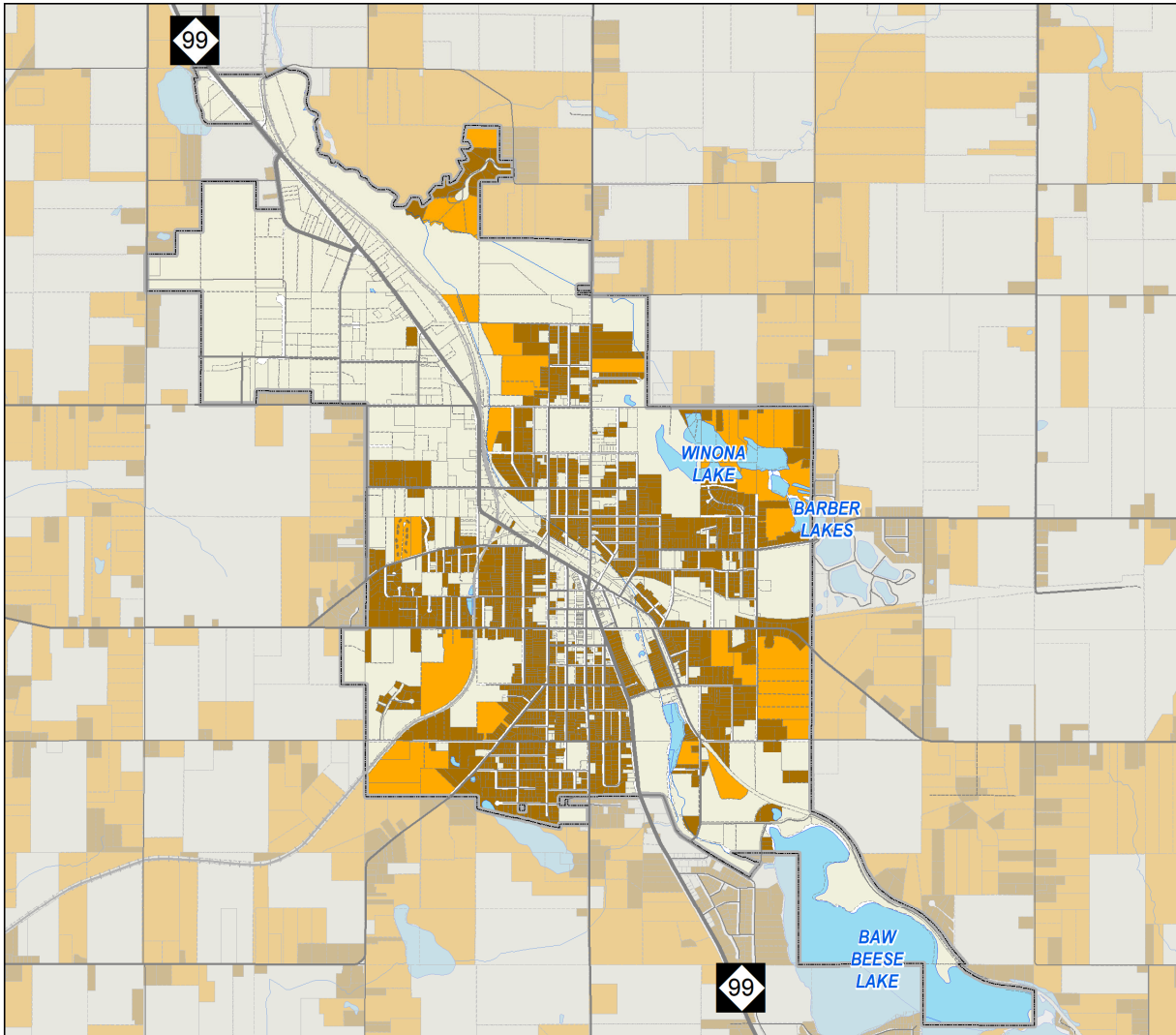
# Wellhead Protection Area



# Zoning Districts







**Property Assessment**  
*Residential Uses*

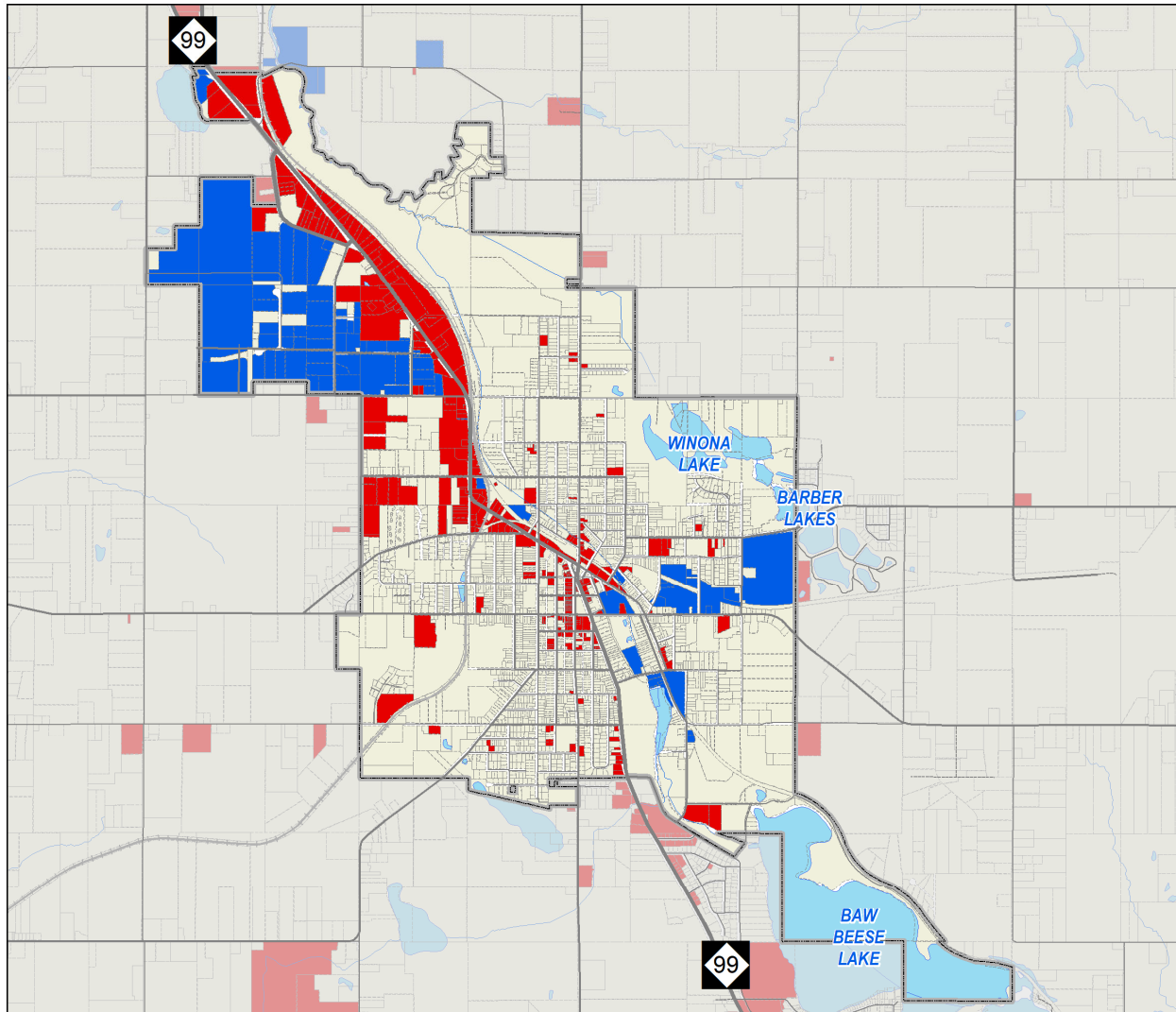
**Legend**

- Compact Residential Lots (< 5 ac)
- Large Residential Lots (5+ Acres)

Parcel Layer Source  
Hillsdale County Equalization  
and Land Information/GIS



**Property Assessment (Residential Uses)**



The City of  
**HILLSDALE**  
 MICHIGAN

**Property Assessment**  
*Exempt Uses*

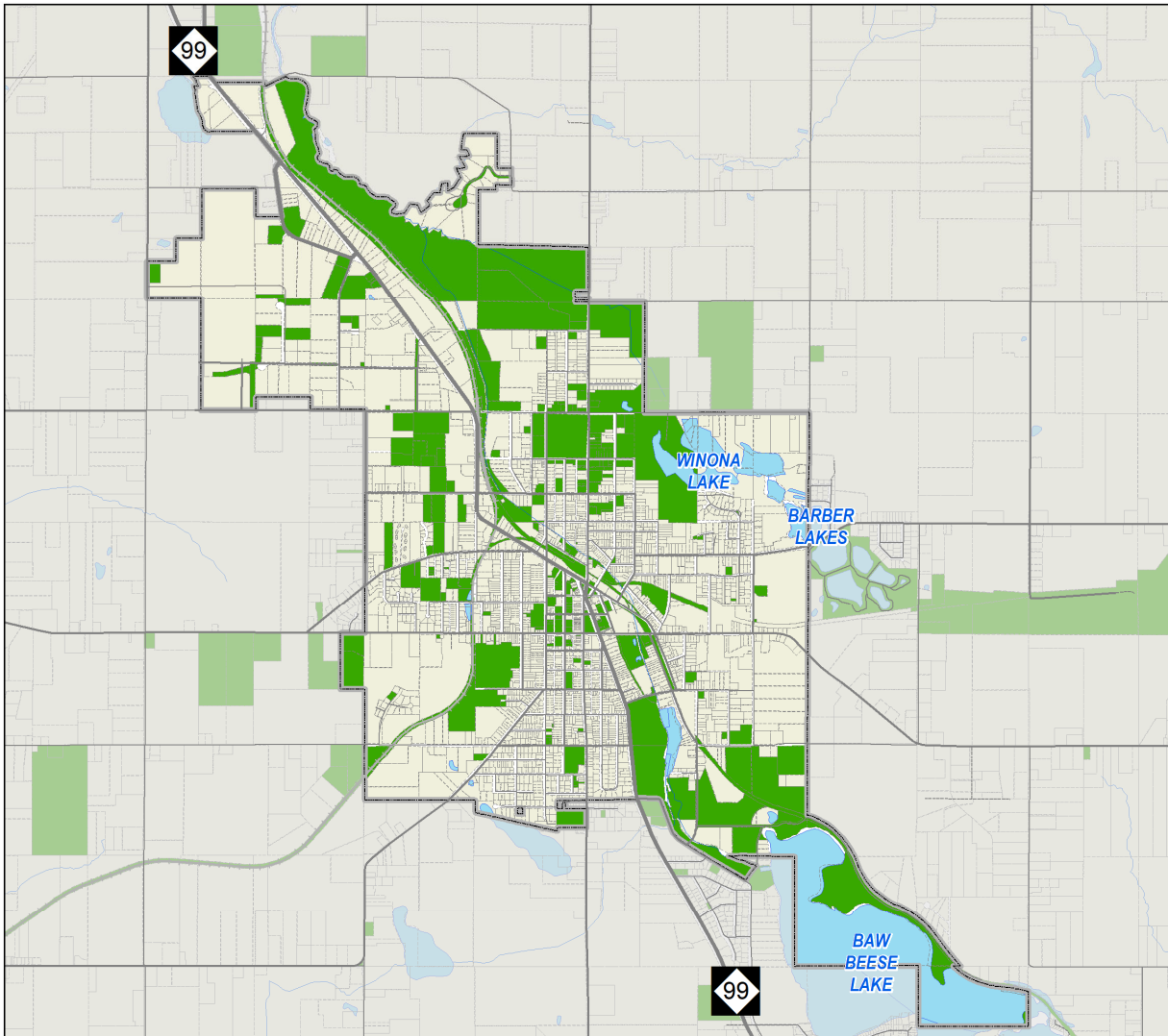
**Legend**

- Commercial
- Industrial

Parcel Layer Source  
 Hillsdale County Equalization  
 and Land Information/GIS



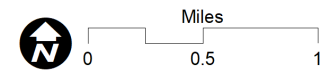
**Property Assessment (Exempt Uses)**



**Property Assessment  
Exempt Uses**

**Legend**  
 Exempt

Parcel Layer Source  
 Hillsdale County Equalization  
 and Land Information/GIS



**Property Assessment (Exempt Uses)**

# Property Assessment (Residential Uses)



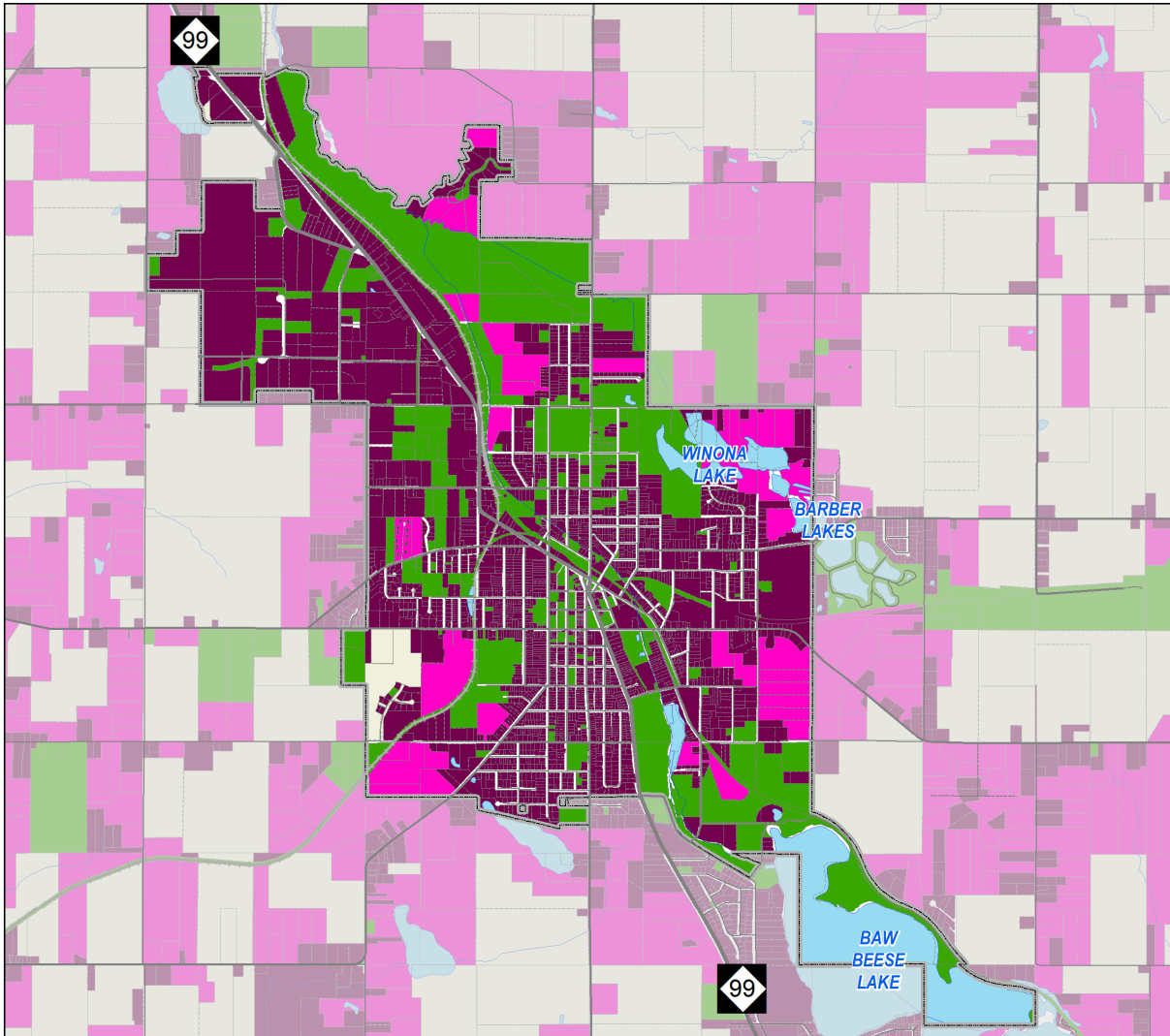
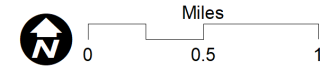
## Property Assessment *Residential Uses*

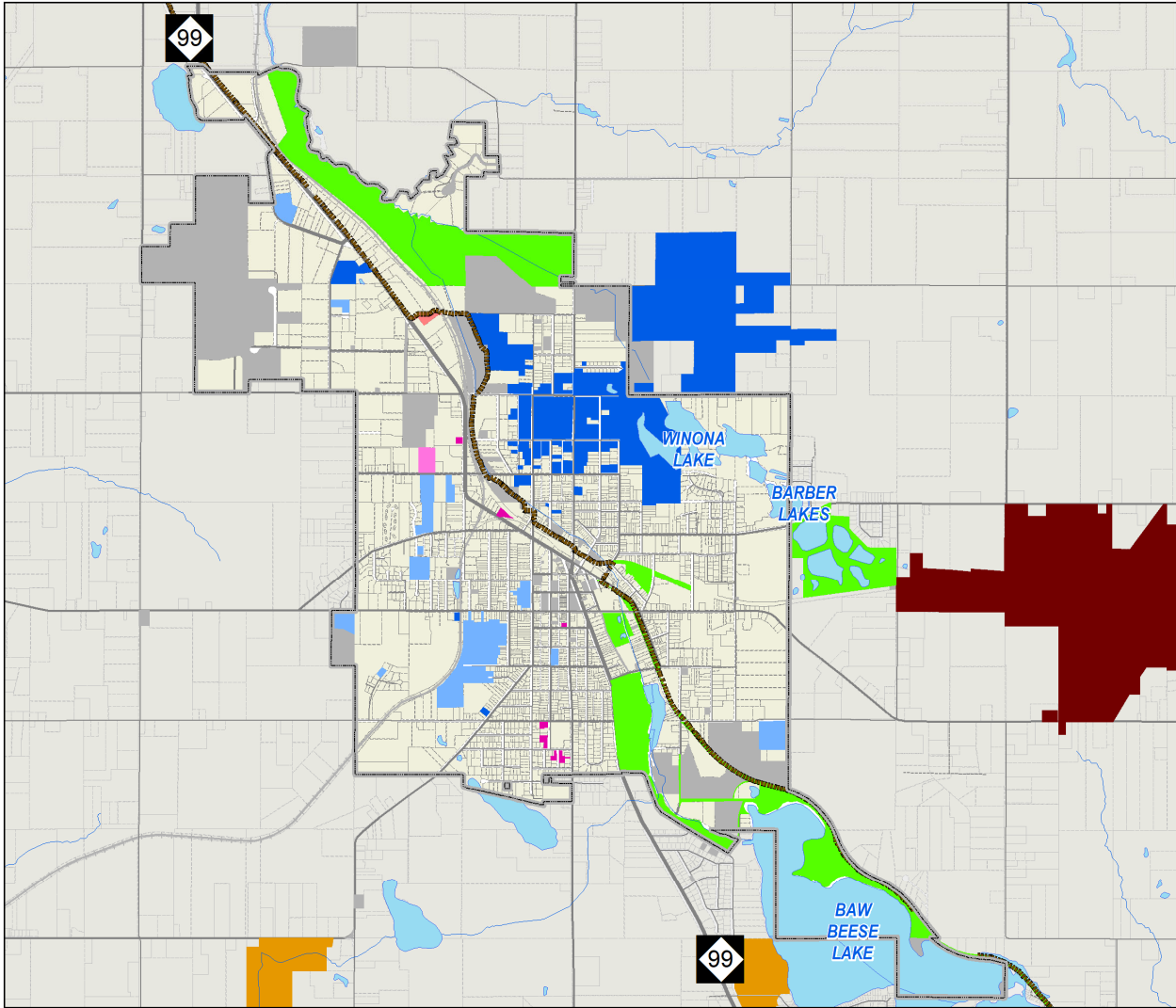
### Legend

- Low-Intensity Development
- High-Intensity Development
- Institutions (Exempt)

- Low-Intensity Development = Residentially Assessed Lots of 5+ acres.
- High-Density Development = Industrially and Commercially Assessed Lots and Residentially Assessed Lots of <5+ acres.
- Institutions = Exempt Lots.

Parcel Layer Source  
Hillsdale County Equalization  
and Land Information/GIS



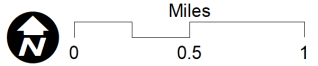


### Major Community Facilities

**Legend**

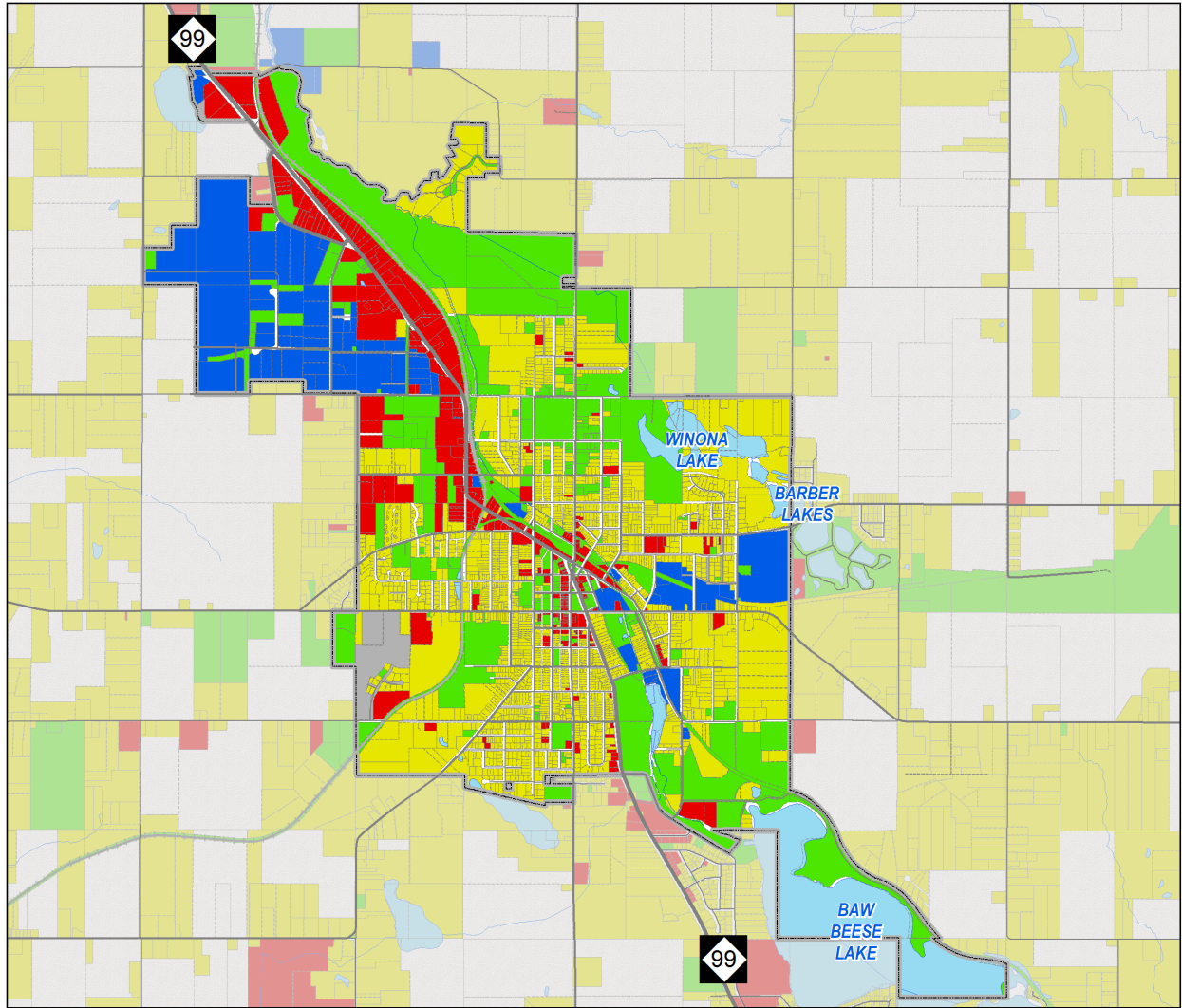
- Major Community Facilities**
- Municipal & County Parks
- State Parks & Private Nature Preserves
- Private Recreation Facilities
- Regional Trails & Scenic Railroads
- Hospital Campuses
- Jails & Prisons
- College & University Campuses
- Public School Campuses
- Airports
- Landfills & Transfer Stations
- Other Municipal & County Facilities

Parcel Layer Source  
Hillsdale County Equalization  
and Land Information/GIS



**Major Community Facilities**



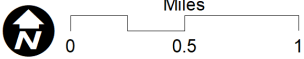


**Property Assessment**  
*All Uses*

**Legend**

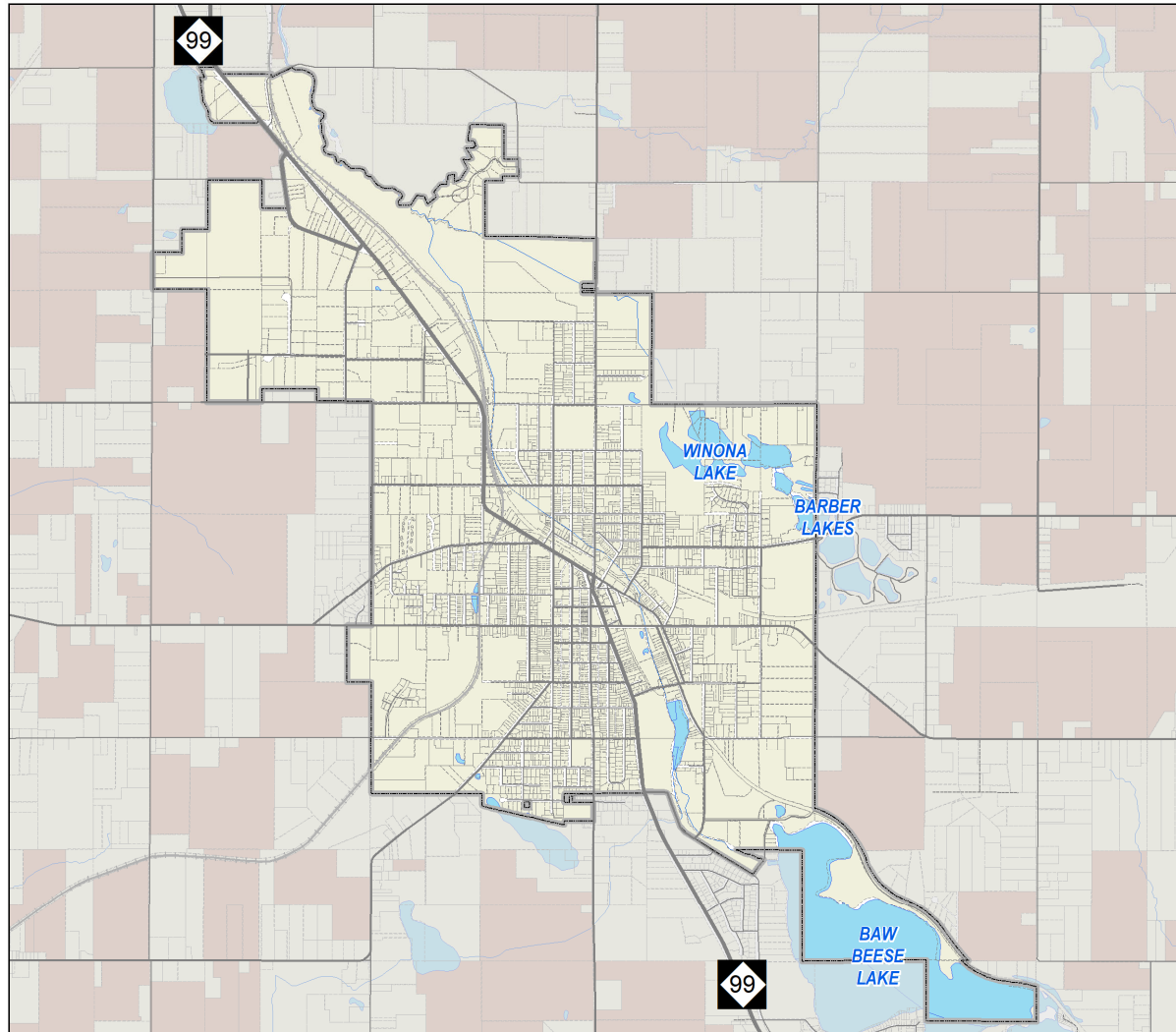
- Agricultural
- Residential
- Commercial
- Industrial
- Exempt
- Other

Parcel Layer Source  
Hillsdale County Equalization  
and Land Information/GIS



**Property Assessment (All Uses)**

# Property Assessment (Agricultural Uses)

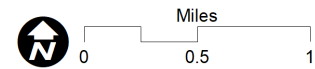


## Property Assessment Agricultural Uses

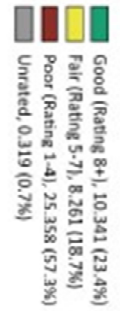
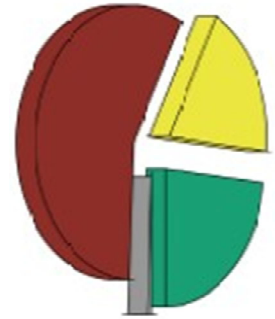
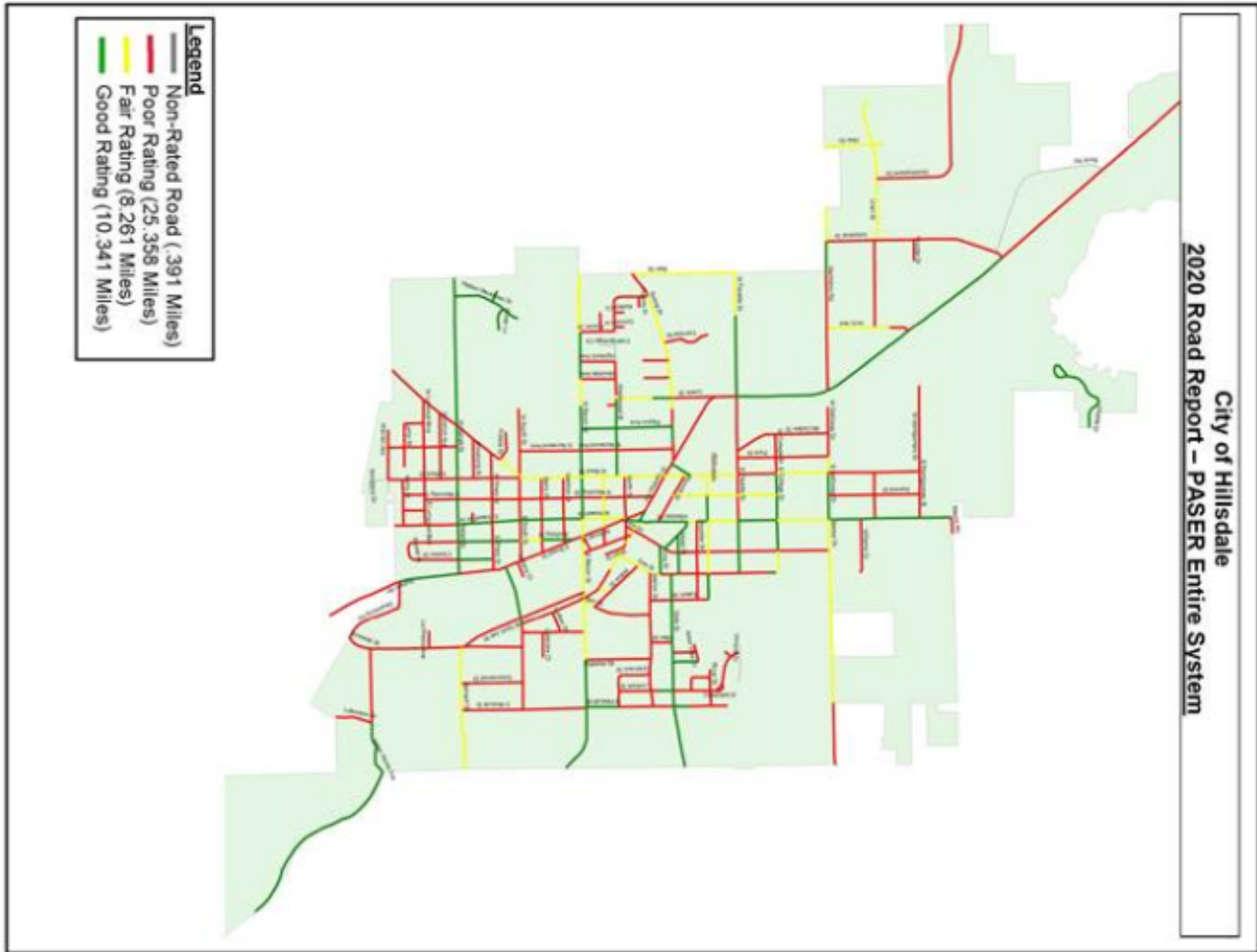
### Legend

 Agricultural

Parcel Layer Source  
Hillsdale County Equalization  
and Land Information/GIS



# City Street PASER Map





# City of Hillsdale

## Agenda Item Summary

**Meeting Date:** September 7, 2021

**Agenda Item :** New Business

**SUBJECT:** Neighborhood Enterprise Zone New Facility Tax Exemption Certificate – 12 Windswept Lane – Hillsdale County ISD

### **BACKGROUND PROVIDED BY STAFF (Kelly LoPresto)**

The Clerk received an application for a Neighborhood Enterprise Zone New Facility Tax Exemption Certificate from Hillsdale County Intermediate School District on August 13, 2021. The property is located in the Three Meadows Subdivision and was deeded to the ISD by the Hillsdale Economic Development Corporation in August of 2021. This is to be the fourth spec home built by the ISD Building Trades education program within Three Meadows. The first was started at 310 Hidden Meadows Drive in 2015, the second was at 316 Hidden Meadows Drive and the third was at 10 Windswept Lane. The proposed project at 12 Windswept Lane will be based on a similar design. They are estimating the cost at \$280,000 and plan to complete the project in 2 years.

[Public Act 147 of 1992](#), as amended, sets requirements for the application process for Neighborhood Enterprise Zone Exemption Certificates.

### **RECOMMENDATION:**

The EDC Board reviewed the application and recommends approval for 10 years as requested.

Staff recommends that council do all of the following:

1. Adopt a resolution either approving or disapproving the application (reasons for disapproval must be set forth in writing in the resolution);
2. If approved, direct the clerk to forward the application to the State Tax Commission (STC) before October 31;

# Application for Neighborhood Enterprise Zone Certificate

Issued under authority of Public Act 147 of 1992, as amended.

LOCAL GOVERNMENTAL UNIT USE ONLY	
▶ Application No.	▶ Date Received
STATE USE ONLY	
▶ Application No.	▶ Date Received

**RECEIVED**

AUG 13 2021

CITY OF HILLSDALE  
CITY CLERK'S OFFICE

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction. Initially file completed application and required documents with the clerk of the local governmental unit. The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

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

Applicant Name Hillsdale County ISD			Type of Approval Requested <input checked="" type="checkbox"/> New Facility <input type="checkbox"/> Rehabilitation Facility <input type="checkbox"/> Transfer (1 copy only)	
Facility's Street Address 12 Windswept Lane			Amount of years requested for exemption (6-15) 10	Is the facility owned or rented by occupants? <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Rented
City Hillsdale	State MI	ZIP Code 49242		
Name of City, Township or Village (taxing authority) Hillsdale			Type of Property <input checked="" type="checkbox"/> House <input type="checkbox"/> Duplex <input type="checkbox"/> Condo <input type="checkbox"/> Loft <input type="checkbox"/> Apartment - No. of Units _____	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village				
County Hillsdale	School District Hillsdale Community			
Name of LGU that established district City of Hillsdale		Name or Number of Neighborhood Enterprise Zone Hillsdale NEZ #1	Date district was established 09/04/2007	
Identify who the work was completed by <input checked="" type="checkbox"/> Licensed Contractor <input type="checkbox"/> Other _____			Estimated Project Cost (per unit) \$280,000.00	

Describe the general nature and extent of the new construction or rehabilitation to be undertaken. Include Breakdown of Investment Cost. Use attachments if necessary.  
New single story residence, approximate dimension 48'x50'; 1800 square feet; 3 bedrooms; 2 1/2 baths; two car attached garage; 9 ft poured wall basement; front/back porches; forced air with a/c. This home will have a vaulted great room, with a large open kitchen. The master bedroom suite will have a walk in closet and a large master bathroom with double sinks. The laundry is located on the main floor. The basement will be partially finished with a large utility room.

Timetable for undertaking and completing the rehabilitation or construction of the facility.  
Construction is a two year student learning project. Construction will begin September 2021 and expected completion will be June 2023. First year will be the basement, framing, roofing and enclosing the structure. Second year will be interior completion.

**PART 2: APPLICANT CERTIFICATION**

Contact Name Christopher Eggleston	Contact Telephone Number (517) 937-0181
Contact Fax Number (517) 439-4388	Contact E-mail Address chris.eggleston@hillsdale-isd.org
Owner/Applicant Name Belinda Shaffer	Owner/Applicant Telephone Number (517) 689-1805
Owner/Applicant Mailing Address (Street No., City, State, ZIP Code) 310 West Bacon St., Hillsdale, MI 49242	Owner/Applicant E-mail Address belinda.shaffer@hillsdale-isd.org

I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.

I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.

Owner/Applicant Signature <i>Belinda Shaffer</i>	Date 08/13/2021
---	--------------------

<b>PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)</b>			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU			
Name of Assessor (First and last name)		Telephone Number	
Fax Number		E-mail Address	
<i>I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.</i>			
Assessor's Signature			Date
<b>PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)</b>			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
<input type="checkbox"/> Exemption Approved for _____ Years (6-15)		<input type="checkbox"/> 1. Original Application	
<input type="checkbox"/> Exemption Approved for _____ Years (11-17 historical credits)		<input type="checkbox"/> 2. Legal description of the real property with parcel code #	
<input type="checkbox"/> Exemption Denied (include Resolution Denying)		<input type="checkbox"/> 3. Resolution approving/denying application (include # of years)	
Date of resolution approving/denying this application		<input type="checkbox"/> 4. <b>REHABILITATION APPLICATIONS ONLY.</b> Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Clerk's Name (First and Last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State      ZIP Code
<i>I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.</i>			
<i>I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.</i>			
Clerk Signature			Date

For faster service, the LGU should email the completed application and required documents to [PTE@michigan.gov](mailto:PTE@michigan.gov).

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury, State Tax Commission  
P.O. Box 30471  
Lansing, MI 48909

**Note:** Additional documentation will be required for further processing of the application and for the issuance of the certificate of exemption. These documents should be sent directly to the State of Michigan only after the original application is filed with the LGU clerk and approved by the LGU. See the instruction sheet attached.

Any questions concerning the completion of this application should be directed to the LGU clerk.



State of Mich. Co. Hillsdale S.S. No. 992 I hereby  
 certify that there are no tax liens, tax titles or unpaid  
 taxes against said lands for five years preceeding the date  
 of said deed. This does not apply to taxes in process of  
 collection by Twp., City or Village Officers.

Dated August 16, 2021  
James John King, Jr. Co. Treas.

**WARRANTY DEED**

The Grantor, Economic Development Corporation of the City of Hillsdale, an Economic Development Corporation formed pursuant to Act 338 of the Public Acts of 1974, MCL 125.1601, et seq., of 97 North Broad Street, Hillsdale, MI 49242, conveys and warrants to Hillsdale Intermediate School District, a Michigan Intermediate School District organized and operating under the Revised School Code, MCL 380.1, et seq., as amended, of 310 W. Bacon Street, Hillsdale, MI 49242, the following described premises situated in the City of Hillsdale, County of Hillsdale and State of Michigan:

Lot No. 2 in Three Meadows No. 1 (according to the recorded plat thereof, as recorded in Liber 11 of Plats, Pages 5 and 6, Hillsdale County Records) and being part of the Southwest 1/4 of Section 27, Town 6 South, Range 3 West, in the City of Hillsdale, Hillsdale County, Michigan.

Property Tax I.D. No. 30-006-327-340-02

The Grantor grants to the Grantee the right to make all allowable divisions under Section 208 of the Land Division Act, Act No. 288 of the Public Acts of 1967, as amended.

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan right to farm act.

Subject to easements, rights-of-way and building and use restrictions of record.

for the sum of: One & 00/100 (\$1.00)

Dated this 4th day of August, 2021.

Exempt: MCL 207.505(a), MCL 207.505(h)(i); MCL 207.526(a), MCL 207.526 (h)(i).

Signed by:

Dean T. Affholter, President of the City of Hillsdale Economic Development Corporation

STATE OF MICHIGAN )  
 )ss  
 COUNTY OF HILLSDALE )

The foregoing instrument was acknowledged before me this 4th day of August, 2021, by Dean T. Affholter, President of the Hillsdale Economic Development Corporation.

John P. Lovinger, Notary Public  
 Hillsdale County, Michigan  
 My commission expires: 03-11-2024  
 Acting in Hillsdale County, Michigan

County Treasurer's Certificate

City Treasurer's Certificate

Drafted without opinion and closing participation:

When Recorded Return to:

✓ PARKER, HAYES & LOVINGER P.C.,  
 By: John P. Lovinger (P41585)  
 91 S. Broad Street/PO Box 358  
 Hillsdale, Michigan 49242  
 (517) 437-7210

John P. Lovinger  
 P. O. Box 358  
 Hillsdale, MI 49242

Legal description taken from/provided by: Midstate Title Agency Commitment File No: 30-21790450-HIL

RESOLUTION # 2015

A Resolution Establishing City of Hillsdale Neighborhood Enterprise Zone #1  
"Three Meadows-Phase One" Pursuant to P.A. of 1992

WHEREAS, on July 10, 1992, Governor Engler signed into law the Neighborhood Enterprise Zone Act as Public Act 147; and

WHEREAS, the Neighborhood Enterprise Zone Act authorizes certain Michigan municipalities to create Neighborhood Enterprise Zones in which property owners may obtain property tax exemptions for improvements to residential housing, or new housing construction in urban neighborhoods; and

WHEREAS, the City of Hillsdale is eligible under this Act to create Neighborhood Enterprise Zones encompassing up to fifteen (15%) per cent of the City's total land area; and

WHEREAS, the City of Hillsdale desires to create the first zone ever in the City allowing both new residential construction and residential rehabilitation; and

WHEREAS, as a prerequisite to the creation of the zone, the City has accomplished the following:

On July 16, 2007, the City Council passed Resolution #2012, approving tentative boundaries for the zone, directing the City Assessor to notify taxing units of intent to create an NEZ, and setting a public hearing for August 20, 2007; and

On July 17, 2007 the City Clerk notified all taxing units of the intent to create an NEZ, and provided notice of the public hearing; and

On August 6, 2007, City Council passed Resolution #2014 finding neighborhood enterprise zones to be consistent with the Master Plan and local preservation and economic goals of the City; and

On August 20, 2007, a public hearing was held before the City Council to receive comments on the creation of the "Three Meadows – Phase One" NEZ; and

WHEREAS, all property located within the proposed zone is compact and contiguous, contains twenty-two (22) platted parcels consisting of 8.68 acres and has a total true cash value of \$937,167.00;


NOW, THEREFORE, BE IT RESOLVED that the City Council hereby creates Neighborhood Enterprise Zone #1, Three Meadows-Phase One" described as follows:

*Lots 1 through 22 inclusive, of Three Meadows Subdivision No.1, City of Hillsdale, Town 6 South, Range 3 West.*

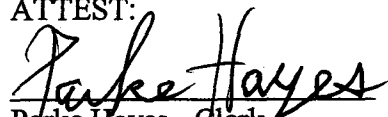
BE IT FURTHER RESOLVED that the Neighborhood Enterprise Zone hereby created shall be for the purpose of both new and rehabilitated housing tax exemptions.

BE IT FURTHER RESOLVED that the City Clerk is hereby directed to provide notification of this action to the Michigan State Tax Commission pursuant to Act 147.

Passed this 4<sup>th</sup> day of September, 2007.

  
Michael S. Sessions – Mayor

ATTEST:

  
Parke Hayes - Clerk

NEZ - New			
Date of Estimate:		8/17/2021	
Applicant:	Hillsdale County ISD		
Parcel #:	006-327-340-02		
Value of home:	\$	250,000	(Building only - land is taxed separately at ad valorem rate)
Taxable value:	\$	125,000	
(assuming no change in value for 10 years)			
Taxes are calculated by multiplying (taxable value x (tax rate/1,000)) x 1.01 (1% admin fee)			
Based on 2021 tax rates			

Without NEZ	Tax Rate	Annual Taxes	10 yr total
Ad Valorem (100% PRE)	42.0628	\$ 5,310.43	\$ 53,104.29

With NEZ			
Year 1	17.72000	\$ 2,237.15	
Year 2	17.72000	\$ 2,237.15	
Year 3	17.72000	\$ 2,237.15	
Year 4	17.72000	\$ 2,237.15	
Year 5	17.72000	\$ 2,237.15	
Year 6	17.72000	\$ 2,237.15	
Year 7	17.72000	\$ 2,237.15	
Year 8	31.28993	\$ 3,950.35	
Year 9	34.88100	\$ 4,403.73	
Year 10	38.47200	\$ 4,857.09	
			\$ 28,871.22

Estimated value of home based on average known sale prices in neighborhood to date

Potential Savings with NEZ: \$ 24,233.07

**Resolution to Approve an Application for Neighborhood Enterprise  
Zone New Certificate, PA 147 of 1992, as amended**

Minutes of a regular meeting of the City Council of the City of Hillsdale, Hillsdale County, held on September 7, 2021, at Hillsdale City Hall, 97 North Broad Street in Hillsdale, Michigan at 7:00 p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution were offered by \_\_\_\_\_, and supported by \_\_\_\_\_.

**Resolution \_\_\_\_\_ Approving an Application for a Neighborhood Enterprise  
Zone New Certificate for Hillsdale County ISD Located at 12 Windswept Lane.**

WHEREAS, the City Council of the City of Hillsdale established a Neighborhood Enterprise Zone on September 4, 2007 as required under PA 147 of 1992 after a public hearing held on August 20, 2007; and

WHEREAS, the applicant Hillsdale County ISD is not delinquent on any taxes related to the facility, and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hillsdale  
Be and hereby is granted a Neighborhood Enterprise Zone  
New Facility Exemption for property located at 12 Windswept Lane for  
a period of 10 years, beginning December  
31, 2021, and ending December 30, 2031, pursuant to the  
provisions of PA 147 of 1992, as amended.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

\_\_\_\_\_  
Adam Stockford, Mayor

\_\_\_\_\_  
Katy Price, City Clerk





# City of Hillsdale Agenda Item Summary

**MEETING DATE:** September 7, 2021

**AGENDA ITEM #10:** New Business

**SUBJECT:** Set Public Hearing – Application for Industrial Facilities Tax Exemption Certificate – 190 Uran Street - DuPont

## **BACKGROUND PROVIDED BY STAFF (Kelly LoPresto, Economic Development Coordinator)**

On January 13, 1975, Council adopted Resolution #574 to establish an Industrial Development District encompassing the property located at 190 Uran Street.

DDP Specialty Electronic Materials US, Inc. has submitted an application for an [Industrial Facilities Tax Exemption Certificate](#) for their expansion project, started May 24, 2021 with a projected end date of November 19, 2021. The total cost of the building and improvements reported by the applicant is \$1,017,786.

[Public Act 198 of 1974](#), as amended, sets requirements for the application process for Industrial Facilities Tax Exemption Certificates.

## **RECOMMENDATION:**

Staff recommends that council do all of the following:

1. Set the date and time for the public hearing mentioned above for October 4, 2021 at 7:00 p.m.;
2. Direct the clerk to notify the applicant, Assessor and representatives of the affected taxing units as required under the act;
3. Following the public hearing, within 60 days of receipt by the clerk (no later than October 11, 2021) - adopt a resolution either approving or disapproving the application (reasons for disapproval must be set forth in writing in the resolution);
4. If approved, direct the clerk to forward the application to the State Tax Commission (STC) before October 31;
5. If disapproved, direct the clerk to return the application to the applicant immediately with a copy of the resolution (the applicant may appeal to the STC within 10 days).

Leslie S. Fisher  
Tax Consultant  
PO Box 2899  
Wilmington, DE 19805



DuPont Finance

July 20, 2021

Ms. Katy Price, City Clerk  
City Hall  
97 N. Broad St.  
Hillsdale, MI 49242

**RECEIVED**

**AUG 11 2021**

**CITY OF HILLSDALE  
CITY CLERK'S OFFICE**

**RE: Application for Industrial Facilities Tax Exemption Certificate  
DDP Specialty Electronic Materials US, Inc.  
190 Uran Street, City of Hillsdale, County of Hillsdale**

Dear Ms. Price:

Please see the enclosed items below for the Application for Industrial Facilities Tax Exemption Certificate for DDP Specialty Electronic Materials US, Inc.

1. Application for Industrial Facilities Tax Exemption Certificate (Form 1012)
2. List of improvements and associated costs
3. Legal Description
4. Notarized statement from O'Harrow Construction Co. indicating commencement

Please email me at [leslie.s.fisher@dupont.com](mailto:leslie.s.fisher@dupont.com), should you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leslie S. Fisher".

Leslie S. Fisher  
Tax Consultant

RECEIVED

AUG 11 2021

CITY OF HILLSDALE  
CITY CLERK'S OFFICE

### Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

**INSTRUCTIONS:** File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

#### APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) DDP Specialty Electronic Materials US, Inc.		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 2891	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 190 Uran Street Hillsdale, MI 49242		1d. City/Township/Village (indicate which) City of Hillsdale	1e. County Hillsdale
2. Type of Approval Requested <input checked="" type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment		3a. School District where facility is located Hillsdale	3b. School Code 30020
		4. Amount of years requested for exemption (1-12 Years) 12	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

DuPont is expanding our Aftermarket Elastic Adhesive manufacturing process. As part of this undertaking, building 186 will expand by approximately 10,537 square feet. The additional building area will be used as a warehouse for finished good storage as well as a Logistics area for staging and shipping.

6a. Cost of land and building improvements (excluding cost of land).....	▶ \$1,017,786
* Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	
6b. Cost of machinery, equipment, furniture and fixtures.....	▶ _____
* Attach itemized listing with month, day and year of beginning of installation, plus total	
6c. Total Project Costs.....	▶ 1,017,786
* Round Costs to Nearest Dollar	
Total of Real & Personal Costs	

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
Real Property Improvements:	▶ 05/24/2021	11/19/2021	▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased
Personal Property Improvements:	▶ _____	_____	▶ <input type="checkbox"/> Owned <input type="checkbox"/> Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption.    Yes    No

9. No. of existing jobs at this facility that will be retained as a result of this project. 77	10. No. of new jobs at this facility expected to create within 2 years of completion. 12
---	---

11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land) .....

b. TV of Personal Property (excluding inventory) .....

c. Total TV .....

12a. Check the type of District the facility is located in:

Industrial Development District       Plant Rehabilitation District


12b. Date district was established by local government unit (contact local unit) 01/13/1975	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
--	---



**APPLICANT CERTIFICATION - complete all boxes.**

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Leslie Fisher	13b. Telephone Number (302) 999-2819	13c. Fax Number	13d. E-mail Address leslie.s.fisher@dupont.com
14a. Name of Contact Person Leslie Fisher	14b. Telephone Number (302) 999-2819	14c. Fax Number	14d. E-mail Address leslie.s.fisher@dupont.com
▶ 15a. Name of Company Officer (No Authorized Agents) Paula B. Novais			
15b. Signature of Company Officer (No Authorized Agents) 		15c. Fax Number	15d. Date 7/28/2021
▶ 15e. Mailing Address (Street, City, State, ZIP Code) P.O. Box 2899 Wilmington, DE 19805		15f. Telephone Number (302) 999-4441	15g. E-mail Address paula.b.novais@dupont.com

**LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.**

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application: <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application. <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a. Documents Required to be on file with the Local Unit <b>Check or Indicate N/A if Not Applicable</b> <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district. <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing. <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicants tax liability.		
16c. School Code		
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to [PTE@michigan.gov](mailto:PTE@michigan.gov).

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury  
State Tax Commission  
PO Box 30471  
Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

DDP Specialty Electronic Materials US, Inc.  
List of Improvements and Associated Costs

<b>Elastic Adhesive Expansion</b>		<b>Cost</b>
Building	\$	739,350.00
Fire Protection	\$	101,726.00
Utility Room Expansion	\$	102,450.00
Overhead Door Opening	\$	16,500.00
Pallet Storage and Canopy	\$	42,400.00
Demolition	\$	12,950.00
Concrete Pad	\$	2,410.00
<b>Grand Total</b>	<b>\$</b>	<b>1,017,786.00</b>

## Legal Description

Property ID 30-006-222-152-12

LOT 1 EXC 100 FT N&S BY 100 FT E&W IN SE COR THEREOF ALSO LOTS 2-4 ALSO PRT LOTS 5 AND 7 COM NW COR LOT 7 TH E 260 FT ALG N LN SD LOT TH S 724.73 FT TH W 260 FT TH N 724.73 FT TO POB ALSO LOT 8 20.3A+/- HILLSDALE INDUSTRIAL PARK #1 SEC 22 T6S R3W SECOND WARD SPLIT/COMBINED ON 02/04/2019 FROM 006-222-152-01, 006-222-152-02, 006-222-152-08, 006-222-152-09, 006-222-152-11; INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE #2018-159 REAL NEW FACILITY BEG DEC 31, 2018 END DEC 30, 2032 PARCEL 006-918-159-00 AS OF 12/31/2018 - WARD 2



Commercial & Industrial Contractors

office: (517) 764-4770

fax: (517) 764-5564

Dupont

Leslie Fisher

July 2, 2021

Tax Consultant

Property Tax

RE:186 South Expansion 190 Uran St. Hillsdale, MI 49242-1087

Dear Leslie,

Phase 1: Start date week May 24 2021

Scope of work completed to date:

- Removal of tree's and topsoil
- Excavation for dumpster/pallet pads
- 4500 square ft on limestone concrete installed
- Saw cutting and concrete sealing
- PEMB Anchor Bolt and Permit Drawings provided 6/18/21

O'Harrow Construction Co.

Tom Garrett

Project Manager

**RANDI N. BELLOS**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF JACKSON  
My Commission Expires April 28, 2022  
Acting in the County of Jackson



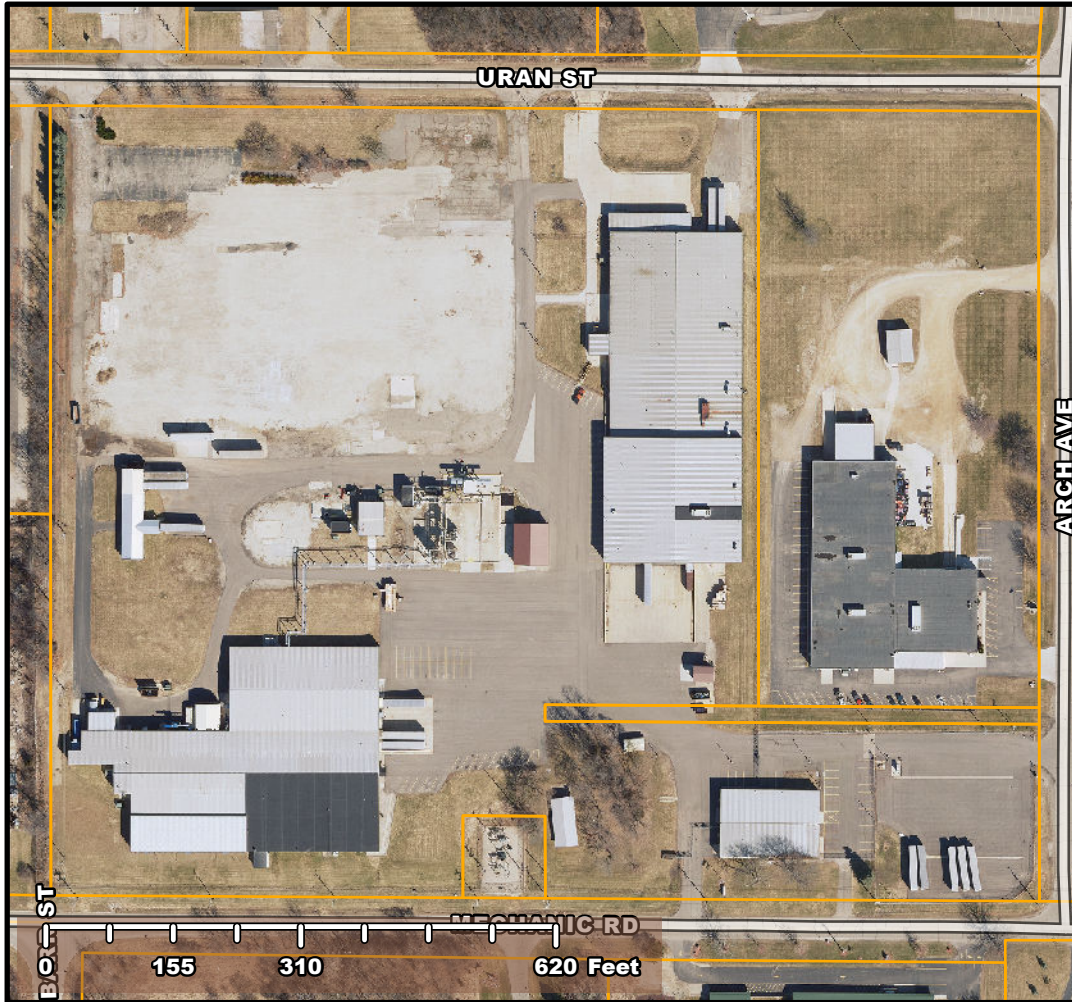




## General Property Information

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map and report is a compilation of records, information and data provided by various township, city, village, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map and report acknowledges that the Township/City/County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the Township/City/County from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of the data provided.

**Report and Property Data compiled as of July 23, 2021**



**Parcel ID:** 30 006-222-152-12  
**Property Address:** 190 URAN ST  
**City/Twp/Village:** CITY OF HILLSDALE

**Assessor Acreage:** 20.30  
**Property Class:** 301  
**School District:** HILLSDALE COMM PUBLIC SCHS

### Tax Description

LOT 1 EXC 100 FT NandS BY 100 FT EandW IN SE COR THEREOF ALSO LOTS 2-4 ALSO PRT LOTS 5 AND 7 COM NW COR LOT 7 TH E 260 FT ALG N LN SD LOT TH S 724.73 FT TH W 260 FT TH N 724.73 FT TO POB ALSO LOT 8 20.3A+/- HILLSDALE INDUSTRIAL PARK NO. 1 SEC 22 T6S R3W SECOND WARD INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE NO. 2018-159 REAL NEW FACILITY BEG DEC 31, 2018 END DEC 30, 2032 PARCEL 006-918-159-00 COMBINED ON 02/04/2019 FROM 006-222-152-01, 006-222-152-02, 006-222-152-08, 006-222-152-09, 006-222-152-11;

### Tax Information

<b>PRE/Qual Ag %:</b> 0	<b>2021 SEV:</b> 979,900	<b>2020 SEV:</b> 1,028,900
<b>Land Value:</b> 125,000	<b>2021 Taxable Value:</b> 971,259	<b>2020 Taxable Value:</b> 957,850
<b>Land Imp Value:</b> 62,743	<b>Liber/Page(1-2-3):</b> 629/463 - 624/191 - 620/857	
<b>Building Value:</b> 1,772,104	<b>ECF Table:</b> IND.INDUSTRIAL	
<b>True Cash Value:</b> 1,959,847	<b>Land Table:</b> INDUSTRIAL LAND	

	Summer Taxes 2021	Winter Taxes 2020	Village Taxes 2021
<b>Base Tax:</b>	\$ 42,752.92	\$ 15,200.06	0
<b>Special Asmt:</b>	0	0	0
<b>Admin Fee:</b>	\$ 427.53	\$ 152.00	0
<b>Total Tax:</b>	\$ 43,180.45	\$ 15,352.06	0
<b>Amount Paid:</b>	0	\$ 15,352.06	0
<b>Interest:</b>	0	0	0
<b>Paid Date:</b>	*	02/16/2021	*
<b>Balance Due:</b>	\$ 43,180.45	0	0

**Total Delinquent Tax: \$0.00**

\* Tax Payment data is provided by some, but not all local Treasurers and is current with data provided as of Report Date above  
 \* Please contact the appropriate City/Village/Township Treasurer for up to date information.  
 \* For payoff amounts or a breakdown of delinquent taxes contact the County Treasurer's office at (517) 437-4700

RESOLUTION NO. 574

RE: CALLING FOR THE ESTABLISHMENT OF AN INDUSTRIAL DEVELOPMENT DISTRICT  
IN THE CERTIFIED HILLSDALE INDUSTRIAL PARK

WHEREAS, pursuant to Act 198, Public Act of 1974, this Council has the authority to establish industrial development districts within the boundaries of the City of Hillsdale, and

WHEREAS, a proposal was made regarding the establishment of an industrial development district within the boundaries of the certified Hillsdale Industrial Park, and

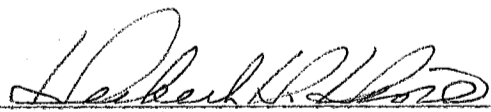
WHEREAS, written notice has been given by certified mail to each land owner located within the proposed industrial development district of the Council's pending action on this resolution and of their right to a hearing on the establishment of the proposed industrial development district, and

WHEREAS, on January 13, 1975, a Public Hearing was held concerning the establishment of an industrial development district within the boundaries of the certified Hillsdale Industrial Park at which time property owners and manufacturers located within the proposed district and other residents and taxpayers of the City of Hillsdale had an opportunity to be heard; therefore,

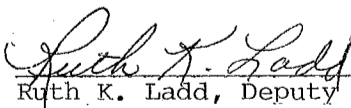
BE IT RESOLVED, that this Council, pursuant to Act 198, Public Act of 1974, establish an industrial development district within the following area of the City of Hillsdale:

Hillsdale Industrial Park Plat except Lot 11 thereof, City of Hillsdale. Also a parcel of land described as commencing 665.4' East and 1331.5' North of West  $\frac{1}{4}$  post of Section 22, T6S R3W, thence East 537.7'; thence South 132'; thence West 537.7'; thence North 132' to the point of beginning being contiguous thereto. Also a parcel of land described as the East one-half of northeast  $\frac{1}{4}$  of Section 21 T6S R3W (also known as the Industrial Park Plat No. 2).

Passed in open Council meeting this 13th day of January, 1975.

  
Herbert H. Hine, Mayor

ATTEST:

  
Ruth K. Ladd, Deputy City Clerk

<b>Applicant:</b>	<b>DDP Special Electronic Materials US Inc</b>				
<b>Date Received:</b>	<b>August 11, 2021</b>				
<b>Property Address:</b>	<b>190 Uran Street</b>				
<b>Real Property Investment:</b>	<b>\$</b>				<b>1,017,786</b>
<b>Personal Property Investment:</b>	<b>\$</b>				<b>-</b>
<b>Real Property Classification:</b>	<b>Industrial</b>				
	Real & Personal City Taxes Foregone	Cumulative City Taxes Foregone	Real & Personal Taxes Foregone - All Entities	Cumulative Taxes Foregone - All Entities	Application Fee
<b>1 Year</b>	\$ 5,235.33	\$ 5,235.33	\$ 13,693.09	\$ 13,693.09	\$ 273.86
<b>2 Year</b>	\$ 5,441.57	\$ 10,676.90	\$ 14,232.52	\$ 27,925.61	\$ 300.00
<b>3 Year</b>	\$ 5,386.04	\$ 16,062.95	\$ 14,087.29	\$ 42,012.90	\$ 300.00
<b>4 Year</b>	\$ 5,330.52	\$ 21,393.46	\$ 13,942.06	\$ 55,954.96	\$ 300.00
<b>5 Year</b>	\$ 5,274.99	\$ 26,668.46	\$ 13,796.83	\$ 69,751.79	\$ 300.00
<b>6 Year</b>	\$ 5,219.47	\$ 31,887.92	\$ 13,651.60	\$ 83,403.39	\$ 300.00
<b>7 Year</b>	\$ 5,163.94	\$ 37,051.86	\$ 13,506.37	\$ 96,909.76	\$ 300.00
<b>8 Year</b>	\$ 5,108.41	\$ 42,160.27	\$ 13,361.14	\$ 110,270.90	\$ 300.00
<b>9 Year</b>	\$ 5,052.89	\$ 47,213.16	\$ 13,215.91	\$ 123,486.81	\$ 300.00
<b>10 Year</b>	\$ 4,997.36	\$ 52,210.52	\$ 13,070.68	\$ 136,557.49	\$ 300.00
<b>11 Year</b>	\$ 4,941.83	\$ 57,152.36	\$ 12,925.45	\$ 149,482.94	\$ 300.00
<b>12 Year</b>	\$ 4,886.31	\$ 62,038.66	\$ 12,780.22	\$ 162,263.16	\$ 300.00
<b>Maximum Tax Impact (12 Year Abatement)</b>	<b>\$ 62,038.66</b>		<b>\$ 162,263.16</b>		

**Other Property At This Location**

Ad Valorem Parcels at this Location:	State Equalized Value	Taxable Value	Comments
006-222-152-12 (Essex Specialty Products)	979,900	971,259	
006-900-064-00 (Essex Specialty Products)	27,600	27,600	\$6,560,979 EMPP
006-900-064-01 (DDP Special Electronic)	-	-	\$10,754,381 EMPP
006-900-329-00 (HYG Financial Services)	21,600	21,600	Leased Equipment
006-900-451-00 (Citizens Bank National Assoc)	194,000	194,000	Leased Equipment
<b>Total:</b>	<b>1,223,100</b>	<b>1,214,459</b>	
<b>Previously Granted Certificates &amp; Other Special Act Parcels at this Location:</b>			
006-918-159-00 (Dow/Dupont)	307,500	307,500	IFT 2018-159 Real
<b>Total:</b>	<b>307,500</b>	<b>307,500</b>	
<b>Total Value of Properties at this Location:</b>	<b>1,530,600</b>	<b>1,521,959</b>	
Is Property in TIFA?	No		

**Applicant: DDP Special Electronic Mat**  
**Date Received: August 11, 2021**  
**Property Address: 190 Uran Street**  
**Cost of Investment: \$ 1,017,786.00**  
**Real Property Classification: Industrial**

Tax	Year 1		2022		Standard Depreciation*	Taxable Value	Taxes Foregone
	Without IFT		With IFT				
	Millage Rate*	Tax Amount	Millage Rate*	Tax Amount			
Summer					0.99	503,804	
City General Operating	12.3367	\$ 6,215.28	6.16835	\$ 3,107.64		\$ 3,107.64	
City Streets Maintenance	2.4674	\$ 1,243.09	1.23370	\$ 621.54		\$ 621.54	
City Public Safety Equipment	0.9922	\$ 499.87	0.49610	\$ 249.94		\$ 249.94	
City 2021 Street/Leaf Collection	4.0000	\$ 2,015.22	2.00000	\$ 1,007.61		\$ 1,007.61	
Library	0.9869	\$ 497.20	0.49345	\$ 248.60		\$ 248.60	
County Operating	4.8879	\$ 2,462.54	2.44395	\$ 1,231.27		\$ 1,231.27	
Stated Education Tax	6.0000	\$ 3,022.82	6.00000	\$ 3,022.82		\$ -	
School Operating	8.8789	\$ 4,473.23	4.43945	\$ 2,236.61		\$ 2,236.61	
School Building/Site	1.1119	\$ 560.18	0.55595	\$ 280.09		\$ 280.09	
ISD General	0.1321	\$ 66.55	0.06605	\$ 33.28		\$ 33.28	
ISD Special Ed	1.4828	\$ 747.04	0.74140	\$ 373.52		\$ 373.52	
ISD Vocational Ed	0.7413	\$ 373.47	0.37065	\$ 186.73		\$ 186.73	
Administration Fee	1%	\$ 221.76	1%	\$ 126.00		\$ 95.77	
<b>Total Summer</b>	<b>44.0181</b>	<b>\$ 22,398.26</b>	<b>25.00905</b>	<b>\$ 12,725.66</b>		<b>\$ 9,672.61</b>	
Winter							
County Medical Care Facility	0.5921	\$ 298.30	0.29605	\$ 149.15		\$ 149.15	
County Medical Care Facility 2006	0.4000	\$ 201.52	0.20000	\$ 100.76		\$ 100.76	
County Ambulance	0.8388	\$ 422.59	0.41940	\$ 211.30		\$ 211.30	
County Ambulance 2	0.1480	\$ 74.56	0.07400	\$ 37.28		\$ 37.28	
County Senior Services	0.4899	\$ 246.81	0.24495	\$ 123.41		\$ 123.41	
County Senior Services 2008	0.4931	\$ 248.43	0.24655	\$ 124.21		\$ 124.21	
County Mental Health	0.4934	\$ 248.58	0.24670	\$ 124.29		\$ 124.29	
School Operating	8.8789	\$ 4,473.23	4.43945	\$ 2,236.61		\$ 2,236.61	
School Building/Site	1.1119	\$ 560.18	0.55595	\$ 280.09		\$ 280.09	
ISD General	0.1322	\$ 66.60	0.06610	\$ 33.30		\$ 33.30	
ISD Special Ed	1.4828	\$ 747.04	0.74140	\$ 373.52		\$ 373.52	
ISD Vocational Ed	0.7414	\$ 373.52	0.37070	\$ 186.76		\$ 186.76	
Administration Fee	1%	\$ 79.61	1%	\$ 39.81		\$ 39.81	
<b>Total Winter</b>	<b>15.8025</b>	<b>\$ 8,040.98</b>	<b>7.90125</b>	<b>\$ 4,020.49</b>		<b>\$ 4,020.49</b>	
<b>GRAND TOTALS</b>	<b>59.8206</b>	<b>\$ 30,439.24</b>	<b>32.91030</b>	<b>\$ 16,746.15</b>		<b>\$ 13,693.09</b>	

Year	Standard Depreciation*	Taxable Value	City Taxes Foregone Annually	Cumulative City Taxes Foregone	Total Taxes Foregone Annually	Cumulative Total Taxes Foregone
2	0.98	523,651	\$ 5,441.57	\$ 10,676.90	\$ 14,232.52	\$ 27,925.61
3	0.97	518,308	\$ 5,386.04	\$ 16,062.95	\$ 14,087.29	\$ 42,012.90
4	0.96	512,964	\$ 5,330.52	\$ 21,393.46	\$ 13,942.06	\$ 55,954.96
5	0.95	507,621	\$ 5,274.99	\$ 26,668.46	\$ 13,796.83	\$ 69,751.79
6	0.94	502,277	\$ 5,219.47	\$ 31,887.92	\$ 13,651.60	\$ 83,403.39
7	0.93	496,934	\$ 5,163.94	\$ 37,051.86	\$ 13,506.37	\$ 96,909.76
8	0.92	491,591	\$ 5,108.41	\$ 42,160.27	\$ 13,361.14	\$ 110,270.90
9	0.91	486,247	\$ 5,052.89	\$ 47,213.16	\$ 13,215.91	\$ 123,486.81
10	0.90	480,904	\$ 4,997.36	\$ 52,210.52	\$ 13,070.68	\$ 136,557.49
11	0.89	475,561	\$ 4,941.83	\$ 57,152.36	\$ 12,925.45	\$ 149,482.94
12	0.88	470,217	\$ 4,886.31	\$ 62,038.66	\$ 12,780.22	\$ 162,263.16

<b>Maximum Tax Dollar Impact if approved for 12-year abatement:</b>	<b>\$ 59,910.97</b>	<b>\$ 162,263.16</b>
	<b>City Operating</b>	<b>Total All Entities</b>

\*Rates based on most recent information available

\*\*Real Property Depreciation based on 1% per year - for industrial real improvements actually ranges from 1% to 4% per year depending on type of construction and use.

# **City of Hillsdale Agenda Item Summary**

**Meeting Date:** September 7, 2021

**Agenda Item:** New Business

**SUBJECT:** Keefer House Hotel Use and Easement Agreement

**BACKGROUND PROVIDED BY STAFF:** (Alan Beeker, Zoning Administrator)

One means of access to the lower level of the Keefer House Hotel is by way of a staircase along the north side of the building. That staircase is located within the North Street right-of-way. Keefer House Hotel, LLC, owner of the Keefer House Hotel is requesting a use and easement agreement with the City to keep, maintain and use the existing staircase into perpetuity. The staircase was built with the original building over 100 years ago.

**RECOMMENDATION:**

It is staff's recommendation that Council approve the Use and Easement Agreement as presented between the City of Hillsdale and Keefer House Hotel, LLC.

**USE AND EASEMENT AGREEMENT**

This **USE AND EASEMENT AGREEMENT** (the "Agreement") is made and entered into as of this \_\_\_\_\_ day of \_\_\_\_\_, 2021, by and between:

**CITY OF HILLSDALE, MICHIGAN** a municipal corporation ("Hillsdale"), whose mailing address is: \_\_\_\_\_, Hillsdale, Michigan \_\_\_\_\_; and

**THE KEEFER HOUSE HOTEL, LLC**, a Michigan limited liability company, and its tenants, successors and assigns forever (the "Keefer"), whose mailing address is: \_\_\_\_\_.

**WITNESSETH:**

**WHEREAS**, Hillsdale has accepted dedication of and maintains a certain public right of way known as North Street ("North Street") in the City of Hillsdale, which includes a street and adjacent sidewalk;

**WHEREAS**, Keefer is the fee simple absolute owner of that certain tract of real property located in City of Hillsdale, State of Michigan, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Land"), which Land abuts North Street; and

**WHEREAS**, certain staircases and walkways located on and benefitting the Land are partially situated within the boundaries of North Street, and Hillsdale desires to grant and confer an easement unto Keefer with respect to such space, upon the terms and conditions set forth below.

**NOW, THEREFORE**, for and in consideration of the mutual promises contained herein, the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid by each party to the other parties, the receipt and sufficiency of which each party hereby acknowledges, the parties hereto covenant and agree as follows:

**1. Grant of Easement.** Hillsdale does by these presents hereby GIVE, GRANT, EXTEND, CONFER AND CONVEY unto Keefer, an exclusive perpetual easement (the "Easement") in, upon, over, under and across that portion of North Street more particularly depicted as the hachured section (///// ) on the Exhibit attached hereto as Exhibit B (the "Easement Area"). For clarity, the Grantor acknowledges that the Easement Area is intended to be contiguous with the Land and that, in the event there are any gaps, strips or gores separating the Easement Area and the Land, any such gaps, strips or gores shall be considered part of the Easement Area. In the event the improvements on the Land are substantially reconfigured or relocated, this Easement shall automatically terminate and Keefer (or its successors or assigns) shall be required to obtain subsequent approval from Hillsdale with respect to any encroachment into North Street.

**2. Use and Enjoyment of the Easement Area.** The Easement is hereby established for the purpose of providing ingress and egress to and from the improvements on the Land to North Street and as a staircase and a walkway on the Land. The use and enjoyment of the Easement Area shall extend to Keefer, and to the lessees, tenants, assigns, successors, agents, employees, visitors, guests, invitees, customers, lenders, partners, vendees and licensees of Keefer, including, but not limited to, CL Keefer Operations LLC, a Delaware limited liability company, and to any person or entity deriving title to any portion of the Land.

3. **Responsibility for Maintenance and Damage.** Keefer shall be responsible for the maintenance and repair of the Easement Area and any improvements now existing, specifically including maintaining the metal fence or guardrail separating the public right of way from the Easement Area in good condition and repair. Keefer shall be responsible for any damage to North Street caused by Keefer within the Easement Area.

4. **Notices.** All notices, requests, demands, consents and other communications required or permitted under this Agreement shall be in writing and shall be deemed to have been duly and properly given on the date of service if delivered via hand delivery, the date received by electronic mail or on the first business day following deposit with a nationally recognized overnight courier service (e.g. FedEx), postage paid, in any event addressed appropriately as follows:

If to Hillsdale:                   City of Hillsdale, Michigan  
  97 N. Broad Street  
  Hillsdale, MI 49242  
  Attention: City Manager

If to Keefer:                        The Keefer House Hotel, LLC  
  315 5th Street  
  Peru, IL 61354  
  Attention: Nathan Watson

5. **Miscellaneous.** This Agreement and the grants, agreements, restrictions and covenants contained herein may not be altered, amended, revised, revoked or terminated, except by a duly recorded written instrument duly executed by Hillsdale and the then record title owner of the Land. This Agreement shall be governed by and construed according to the laws of the State of Michigan. This Agreement and the grants, agreements and covenants contained herein shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and assigns, and shall be deemed to be a covenant running with the land. This Agreement may be executed in one or more counterparts, which together shall constitute one and the same instrument.

**[Remainder of page intentionally left blank; signature page follows]**







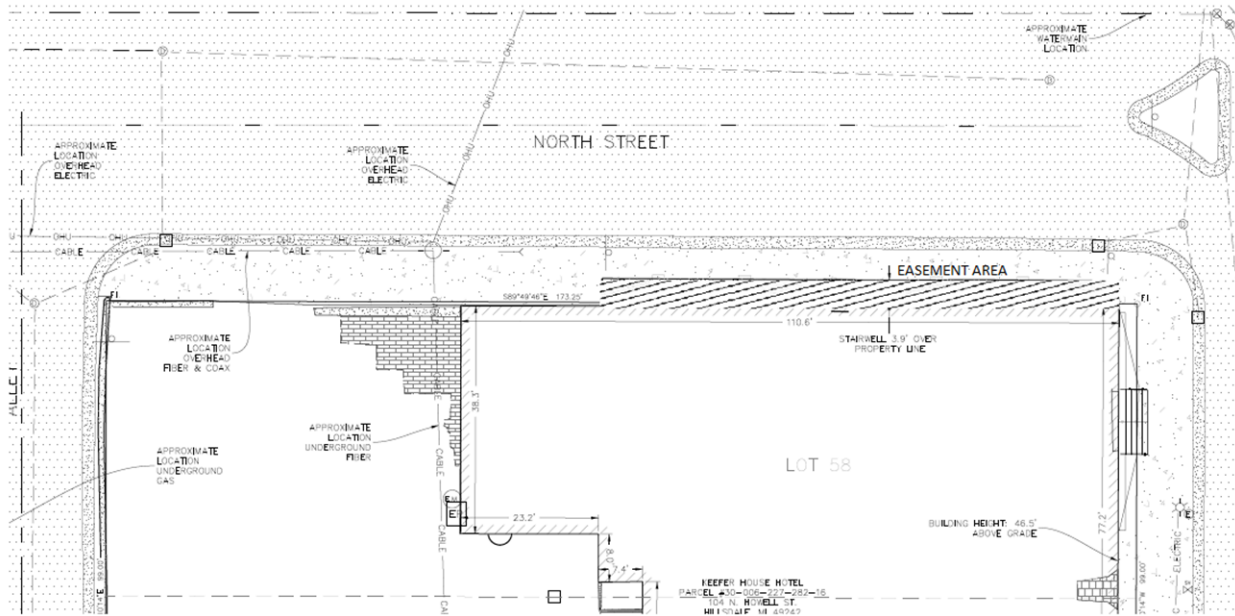
**EXHIBIT A**  
**Legal Description of the Land**

The following land, situated in the City of Hillsdale, County of Hillsdale, State of Michigan, to-wit:

Lots 57 and 58, Old or First Plat of the Village, now City of Hillsdale, according to the recorded plat thereof, as recorded in Liber E of Deeds, Page 380, Hillsdale County Records.

*Exhibit A*

**EXHIBIT B**  
**Depiction of the Easement Area**



*Exhibit B*

# **City of Hillsdale Agenda Item Summary**

**Meeting Date:** September 7, 2021

**Agenda Item:** New Business

**SUBJECT:** Hospital Finance Authority Dissolution

**BACKGROUND PROVIDED BY STAFF:** David Mackie, City Manager

Attached is a copy of the agenda, minutes and resolution passed by the Hospital Finance Authority on September 1, 2021. The resolution recommends that the Hillsdale City Council dissolve the Hospital Finance Authority as it has not been engaged in any activity for a period in excess of ten (10) years and is no longer needed.

**RECOMMENDATION:**

City Council discuss and consider dissolving the Hospital Finance Authority.

**Resolution of the “Commission” of the City of Hillsdale Michigan Hospital Finance Authority Recommending to the Governing Body of the City of Hillsdale Michigan, the Dissolution and Termination of the City of Hillsdale Hospital Finance Authority**

**WHEREAS**, on July 18, 1994, the City of Hillsdale Michigan City Council as Governing body of said City, adopted Resolution #1353 authorizing establishment of the City of Hillsdale Hospital Finance Authority and the execution of Articles of Incorporation of the Authority pursuant to Michigan Public Act 38 of 1969; and

**WHEREAS**, the Articles of Incorporation of the City of Hillsdale Hospital Finance Authority were executed by Nicholas Ferro, Mayor, and Herbert H. Hine, City Clerk, on July 18, 1994, and thereafter delivered to the Hillsdale County Clerk pursuant to Michigan Public Act 38 of 1969; and

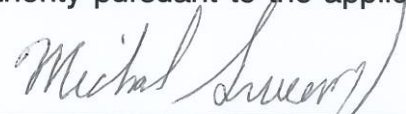
**WHEREAS**, the undersigned, Michael Sweeney and Hal March, are the current “Commissioners” of the City of Hillsdale Hospital Finance Authority and have determined that the Authority holds no assets, currently has no outstanding loans or credit facilities to any hospital, currently has received no requests for financial assistance by any qualifying hospital, and has not engaged in any activity as a Hospital Finance Authority for a period in excess of ten (10) years; and

**WHEREAS**, the purposes for which the City of Hillsdale Hospital Finance Authority was created appear to no longer exist for the reason that the Hillsdale Hospital is an independent nonprofit corporation with no affiliation to the City of Hillsdale and there remain no outstanding financial instruments or assistance provided by the City of Hillsdale Hospital Finance Authority to the Hillsdale Hospital or any other hospital; and

**WHEREAS**, in light of the above stated facts, we the “Commissioners” of the City of Hillsdale Hospital Finance Authority recommend to the “Governing Body” of the City of Hillsdale Michigan, the City of Hillsdale City Council, that the City of Hillsdale Hospital Finance Authority be dissolved and that all necessary paperwork and resolutions be passed by the City of Hillsdale City Council in order to dissolve and terminate the City of Hillsdale Hospital Finance Authority.

**NOW THEREFORE**, it is hereby Resolved by the “Commissioners” of the City of Hillsdale Hospital Finance Authority that the “Governing Body” of the City of Hillsdale, the City of Hillsdale Michigan City Council, take all necessary steps to dissolve and discontinue the existence of the City of Hillsdale Hospital Finance Authority pursuant to the applicable statutes.

Dated September 1, 2021.



Michael Sweeney, Commissioner



Hal March, Commissioner

# **City of Hillsdale**

## **Agenda Item Summary**

**Meeting Date:** September 7, 2021

**Agenda Item:** New Business

**SUBJECT:** Joint City Manager / BPU Director Appointment

**BACKGROUND PROVIDED BY STAFF:** David Mackie, City Manager

This item is to make the full Council aware of discussions that are happening between the City Manager, BPU Director, Mayor, some of the Council Committees (O&G and Finance) and the BPU Board.

Upon passing the road millage and preparing this year's budget an unknown situation was exposed that will require the City to find cost savings within the General Fund to the tune of about \$150,000. This year we are using excess General Fund reserves to close this gap but staff believes it's important to address this matter sooner, rather than later, to come up with a solution.

One solution staff brought forward to address part of this gap is having the Mayor and Council appoint the current City Manager to both the City Manager and BPU Director positions with the current BPU Director moving to the open Electric Superintendent position. This decision would allow the City's General Fund to split the City Manager's wages with the BPU, thus helping to close the gap discussed above.

Currently, the matter rests with the O&G Committee. O&G plans to discuss the matter in greater detail, as it would require a new contract for the City Manager, toward the end of September. Normally, the City Manager and BPU Board would select the BPU Director. The O&G Committee might want to invite a representative or two from the BPU Board to participate in their discussions.

### **RECOMMENDATION:**

City Council discuss and provide the O&G Committee direction on how to proceed.



CITY OF HILLSDALE

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HILLSDALE, MICHIGAN 49242-1695  
(517) 437-6442 FAX: (517) 437-6448  
[www.cityofhillsdale.org](http://www.cityofhillsdale.org)

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EDC  
BOARD

AUG 30 2021

CITY OF HILLSDALE  
CITY CLERK'S OFFICE

Name: Sam Waldvogel

Address: [REDACTED] Hillsdale 49242  
Street City Zip

Phone: Home [REDACTED] Work [REDACTED]

E-Mail [REDACTED]

Are you a resident of City of Hillsdale? Yes yes No \_\_\_\_\_

Occupation: (if retired, former occupation) Edward Jones: Financial Advisor

Please check the expertise and skills you can contribute:

- Accounting
- Fund Raising
- Marketing
- Advocacy
- Human Resources
- Planning
- Computers
- Knowledge of the Cause
- Public Relations
- Legal
- Community Relations
- Public Speaking
- Finance
- Management
- Other \_\_\_\_\_

Brief Educational Background: Hillsdale Academy  
Graduated High School from ~~Hillsdale Academy~~ in 2016  
Graduated College from Capital University with degree in Behavioral Economics

What charitable or community activities have you actively participated in? Please describe any leadership role(s) you have (had) in the organization(s):  
In 2020, I became a member of the Hillsdale Rotary Club and have since become actively involved in the fundraising efforts for Sandy Beach. Additionally, I have joined the club's New Projects committee to help determine where we will place our focus after completing our work at Sandy Beach.

On what other volunteer boards/committees have you served? In college I was a member of one of the service fraternities, Alpha Sigma Phi, and during my time served in a variety of roles, including Vice President one year, and President the next.

Describe any previous activities related to government: For my first two years of college, I was a student representative in Capital University's Student Government and have experience with event planning, fundraising, and running student government meetings

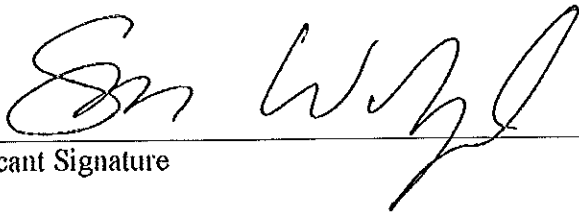
Please explain why you would be interested in serving on the council or committee: I am interested in serving on this council because I grew up in Hillsdale and intend to spend the rest of my life here, and therefore I want to see our community thrive. I want to support the business that exists here, and encourage new business to come in

Please explain your understanding of the City of Hillsdale: The City of Hillsdale has a population of around 8,000 residents, and within the city the two largest employers are the Hospital and the College. Hillsdale also has a number of companies located in our industrial park, and a downtown that is starting to see more growth. The role of this council within the City is to help that growth

Additional comments: The PDF only let me select one area of expertise/skill above, but in addition to fundraising, I have experience with marketing--especially social media marketing--as well as extensive public speaking experience and my professional background is in economics and finance

Please send your completed application to City of Hillsdale, City Manager at 97 North Broad Street, Hillsdale, MI 49242.

Applicant Signature



Date

08/30/2021