



# CITY OF ALBION CITY COUNCIL MEETING AGENDA

Meetings: First and Third Mondays – 7:00 p.m.

City Council Chambers ♦ Second Floor ♦ 112 West Cass Street ♦ Albion, MI 49224

## COUNCIL-MANAGER GOVERNMENT

Council members and  
other officials normally in  
attendance.

**Garrett Brown**  
Mayor

**Maurice Barnes, Jr.**  
Council Member  
1<sup>st</sup> Precinct

**Lenn Reld**  
Council Member  
2<sup>nd</sup> Precinct

**Sonya Brown**  
Mayor Pro-Tem  
Council Member  
3<sup>rd</sup> Precinct

**Marcola Lawler**  
Council Member  
4<sup>th</sup> Precinct

**Jeanette Spicer**  
Council Member  
5<sup>th</sup> Precinct

**Andrew French**  
Council Member  
6<sup>th</sup> Precinct

**Scott Klipp**  
Interim City Manager

**The Harkness Law Firm**  
Atty Cullen Harkness

**Jill Domingo**  
City Clerk

NOTICE FOR PERSONS WITH  
HEARING IMPAIRMENTS  
WHO REQUIRE THE USE OF A  
PORTABLE LISTENING DEVICE

Please contact the City  
Clerk's office at  
517.629.5535 and a listening  
device will be provided  
upon notification. If you  
require a signer, please  
notify City Hall at least five  
(5) days prior to the posted  
meeting time.

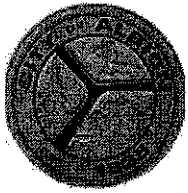
## AGENDA

### SPECIAL COUNCIL MEETING Monday, April 23, 2018

7:00 P.M.

#### PLEASE TURN OFF CELL PHONES DURING MEETING

- I. CALL TO ORDER
- II. MOMENT OF SILENCE TO BE OBSERVED
- III. PLEDGE OF ALLEGIANCE
- IV. ROLL CALL
- V. MAYOR AND COUNCIL MEMBER'S COMMENTS
- VI. CITY MANAGER REPORT
- VII. PRESENTATIONS
- VIII. PUBLIC HEARINGS
- IX. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than three (3) minutes. Proper decorum is required.)
- X. CONSENT CALENDAR (VV) (Items on Consent Calendar are voted on as one unit)
  - A. Approval Regular Session Minutes, March 19, 2018
  - B. Approve Regular Session Minutes, April 2, 2018
  - C. Approve Study Session Minutes, April 9, 2018
  - D. Approve Assembly Permit for The Big Read Program at Holland Park on September 29, 2018 from 8 a.m. to 5 p.m.
  - E. Approve Lions Club Sale of White Canes from April 27, 2018 to May 5, 2018
  - F. Approve National Day of Prayer on Thursday, May 3, 2018 at Noon on the Steps of City Hall
  - G. Approve Use of Stoffer Plaza for Red, White & Blue Cruise-In to be held on Friday, June 29, 2018 from 4-9 p.m.
- XI. ITEMS FOR INDIVIDUAL DISCUSSION



# **CITY OF ALBION**

## **CITY COUNCIL MEETING AGENDA**

*Meetings: First and Third Mondays – 7:00 p.m.*

City Council Chambers ♦ Second Floor ♦ 112 West Cass Street ♦ Albion, MI 49224

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- A. Request Resolution # 2018-12, A Resolution for the Michigan Community Development Block (CDBG) Funding for the Peabody Block Project (RCV)
- B. Discussion-2018 Recreation Millage
- C. Discussion-Update on Union Steel Building
- D. Discussion-Update on Asbestos Inspection of 608 Austin Avenue
- E. Discussion/Approval to Set Date for Council Rules & Procedures Study Session with Attorney Scott Smith
- F. Request Approval for Purchase of 114 W. Ash St. from Calhoun County Land Bank for \$1.00 and \$370.00 for Title Insurance (RCV)
- G. Request Approval 1<sup>st</sup> Reading Ordinance # 2018-05, An Ordinance to Amend Article V of Chapter 22, Section 22-205, of the Albion Code of Ordinances, Medical Marihuana Facilities License Applications Evaluation (RCV)
- H. Discussion-Council Goals
- I. Update on Project Rising Tide Project
- J. Request Approval for Sale of Property for 702, 704, 706 & 708 W. Erie St. (RCV)
- K. Update City Hall Staff
- L. Request Approval Boards & Commissions Appointments & Reappointments (RCV)
  - Gregg Strand, Planning Commission, Reappointment, Term to Expire 12-31-2018
  - Joe Domingo, ABA, Initial Appointment, Term to Expire 12-31-2020
- XII. Future Agenda Items
- XIII. Motion to Excuse Absent Council Member(s)
- XIV. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required.)
- XV. ADJOURN

City of Albion  
Council Session Minutes  
March 19, 2018

I. CALL TO ORDER

Mayor Brown called the meeting to order at 7:00 p.m.

II. MOMENT OF SILENCE TO BE OBSERVED

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

PRESENT: Maurice Barnes (1), Lenn Reid (2), Sonya Brown (3), Marcola Lawler (4), Jeanette Spicer (5), Andrew French (6) and Mayor Brown.

ABSENT: All members were present.

STAFF PRESENT:

Sheryl Mitchell, City Manager; Stacey Levin, Assistant City Manager; Cullen Harkness, City Attorney; Scott Kipp, Chief Public Safety; Jim Lenardson, Director Public Services; and Tom Mead, Finance Director

*Brown moved, French supported, CARRIED, to **Amend** the Agenda and Add Item (E) under Consent Calendar-Flags on Graves. (7-0, vv)*

*Brown moved, Lawler supported, CARRIED, to **Amend** Item (C) Discussion-Medical Marihuana Dispensaries to Discussion/Approval of Medical Marihuana Dispensaries on the agenda. (6-1, rcv) (French dissenting).*

V. MAYOR AND COUNCIL MEMBER'S COMMENTS

Comments were received from Council Members Reid, Lawler, Spicer and French and Mayor Brown.

VI. CITY MANAGER REPORT

City Manager Mitchell announced that this would be her last attendance at a regular council meeting considering her resignation which is effective March 31, 2018 and shared information on Neighborhood Planning Councils.

VII. PRESENTATIONS

A. Proclamation for National Vietnam War Veterans Recognition Day

Mayor Brown presented a Proclamation for National Vietnam War Veterans Recognition Day to American Legion Post #55.

Comments were received from representative from American Legion Post #55.

B. Arbor Day Proclamation

Mayor Brown read aloud a Proclamation for Arbor Day.

VIII. PUBLIC HEARINGS-Albion River Trail Expansion II Grant

Mayor Brown opened the Public Hearing at 7:18 p.m.

No public comments were received.

Mayor Brown closed the Public Hearing at 7:20 p.m.

A. Request Approval Resolution #2018-08, Resolution Authorizing Michigan Natural Resources Trust Fund Grant Application for Albion River Trail Expansion II.

Comments were received from City Manager Mitchell who gave a brief overview of the grant application for the Albion River Trail Expansion II.

French moved, Reid supported, CARRIED, To Approve Resolution #2018-08, Resolution Authorizing Michigan Natural Resources Trust Fund Grant Application for Albion River Trail Expansion II as presented. (7-0, rcv)

IX. PUBLIC Comments (Persons addressing the City Council shall limit their comments to agenda items and to no more than three (3) minutes. Proper decorum is required.)

Comments were received from Dr. Stacey Levin, Assistant City Manager; Tom Mead, Finance Director; Jim Lenardson, Director of Public Services; LaVada Weeks, 917 Luther Dr; Sandra Taylor, 1500 E. Michigan Avenue and Jim Stuart, 205 W. Oak St.

X. CONSENT CALENDAR (vv) (Items on Consent Calendar are vote4d on as one unit)

A. Approval Regular Session Minutes, March 5, 2018

B. Approval Special Session Minutes, March 12, 2018

C. Approval Special Session Minutes, March 13, 2018



- D. Approval for Knights of Columbus; Annual Statewide Tootsie Roll Drive on March 23, 24 & 25<sup>th</sup>, 2018
- E. Approval to Place Flags on Veterans Graves

French moved, Brown supported, CARRIED, To Approve Consent Calendar as presented. (7-0, vv)

#### XI. ITEMS FOR INDIVIDUAL DISCUSSION

- A. Discussion Ordinance # 2018-02, An Ordinance to Amend Chapter 30, Article II, Section (s) 30-26 through 30-28, 30-30 through 30-36, to add sections 30-37 through 30-39 to Article II of Chapter 30

Director of Public Services Lenardson and Cemetery Sexton Patrick Miller gave a brief overview of the ordinance and why it was needed. The ordinance will expand the current rules and regulations and make it easier to enforce.

Comments were received from Council Members Spicer and French; City Attorney Harkness; Mayor Brown and City Manager Mitchell.

French moved, Spicer supported, CARRIED, to Approve 1<sup>st</sup> Reading Ordinance # 2018-02, An Ordinance to Amend Chapter 30, Article II, Section (s) 30-26 through 30-28, 30-30 through 30-36, to add sections 30-37 through 30-39 to Article II of Chapter 30 as presented. (7-0, rcv)

- B. Request Approval Resolution # 2018-09, A Resolution to Approve Amendment to Schedule of Fees to Include New Cemetery Fees (RCV)

City Manager Mitchell explained the cemetery fees had not been raised in a several years. She asked to amend the resolution to include a 25% discount on multiple lot purchases of twelve (12) or more.

Comments were received from Council Member Spicer and Mayor Brown.

French moved, Spicer supported, CARRIED, to **Amend** Resolution # 2018-09, A Resolution to Approve Amendment to Schedule of Fees to Include New Cemetery Fees to Include a 25% on multiple lot purchases of twelve (12) or more. (7-0, rcv)

French moved, Spicer supported, CARRIED, to Approve Resolution # 2018-09, A Resolution to Approve Amendment to Schedule of Fees to Include New Cemetery Fees including a 25% on multiple lot purchases of twelve (12) or more.

- C. Discussion/Approval Medical Marijuana Dispensaries (RCV)

Comments were received from Council Members Brown and French; City Attorney Harkness and Mayor Brown.

Brown moved, Barnes supported, CARRIED, to Approve Medical Marihuana Dispensaries in the City of Albion. (4-3, rcv) (Reid, Spicer, French dissenting).

#### D. Discussion-Community Development Corporations

Mayor Brown stated he would like to start the Community Development Corporations to overlap with the Rising Tide Project.

City Manager Mitchell stated clarification would be needed to differentiate between the Neighborhood Planning Council and the Community Development Corporations.

Mayor Brown stated the Community Development Corporations are incorporated and may provide legal access to funding that would may be helpful. He would like this to be part of the Council goal setting session as goals the Council had previously set were relative to neighborhood stabilization and food access.

Council Member French stated Community Development Corporations are generally created if there is a real need in the community that entities currently in place are not meeting.

#### E. Request Approval for Quote/Proposal for Pre-Demolition & Asbestos Inspection for 608 Austin Avenue (RCV)

Comments were received from Council Members Barnes, Brown and Spicer; City Manager Mitchell and Mayor Brown.

French moved, Brown supported, CARRIED, To **Amend** Motion to Add a \$2,000 limit. (7-0, rcv)

Barnes moved, Brown supported, CARRIED, To Approve Quote/Proposal for Pre-Demolition & Asbestos Inspection with a \$2,000 limit for 608 Austin Avenue. (7-0, rcv)

#### F. Request Approval of Land Lease Agreement with NEW PAR, a Delaware Partnership d/b/a/ Verizon Wireless (RCV)

Comments were received from City Manager Mitchell.

French moved, Reid supported, CARRIED, to Approve Land Lease Agreement with NEW PAR, a Delaware Partnership d/b/a/ Verizon Wireless as presented. (7-0, rcv)

G. Discussion/Approval of Project Rising Tide Communities-Joint Memorandum of Understanding (RCV)

Comments were received from City Manager Mitchell.

French moved, Reid supported, CARRIED, to Approve Project Rising Tide Communities-Joint Memorandum of Understanding as presented. (7-0, rcv)

H. Request Approval for Selection of Candidates for Interim City Manager Position (RCV)

Comments were received from Council Members French, Barnes, Reid and Spicer and Mayor Brown.

*Council Member French moved to Call the Question.*

French moved, Barnes supported, CARRIED, To Call the Question on Approval of Selection of Candidates for Interim City Manager Position. (7-0, rcv)

Brown moved, Lawler supported, CARRIED, to Approve Chief Scott Kipp and Amy Robertson as Interview Candidates for the Interim City Manager Position. (5-2, rcv) (Barnes and Reid dissenting).

I. Request Approval of Albion-Marshall Connector Agreement and Authorization of Payment (RCV)

Comments were received from Council Member Lawler, City Manager Mitchell and Mayor Brown.

French moved, Brown supported, CARRIED, To Approve Albion-Marshall Connector Agreement and Authorization of Payment as presented. (6-1, rcv) (Barnes dissenting).

XII. Future Agenda Items

- Mayor Brown asked for a Special Council meeting on Thursday, March 22, 2018 at 6:00 p.m. to interview Interim City Manager Candidates
- City Attorney Harkness asked for a Discussion on Medical Marihuana Dispensaries ordinance to the April 2<sup>nd</sup>, 2018 Council meeting
- Council Member French asked for a Proclamation & certificates for the National Mayor and County Recognition Day for National Service be added to the April 2<sup>nd</sup>, 2018 Council meeting
- Council Member Lawler asked if Krista Trout-Edwards, Director Calhoun County Land Bank would give an update on the Union Steel property
- Council Member Brown asked for a 100<sup>th</sup> Birthday proclamation be added to the April 2<sup>nd</sup>, 2018 Council meeting

- Council Member French asked for a discussion/approval for the MML to be the consultant for the City Manager Search
- Council Member Brown asked for an EDC update at the April 2<sup>nd</sup>, 2018 Council meeting.

XIII. Motion to Excuse Absent Council Member (s)

No action was necessary as all members were present.

XIV. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required).

Comments were received from Chris Herweyer, 400 E Cass St; Wayne Arnold, 906 Hall St; Eric Worley, 420 Allen Place; Karen Yankie, 104 Irwin Avenue and Jim Stuart, 205 W. Oak St.

XV. ADJOURNMENT

Brown moved, Spicer supported, CARRIED, to ADJOURN Regular Council Session. (7-0, vv).

Mayor Brown adjourned the Regular Session at 8:19 p.m.

March 22, 2018

                      
Date

\*\*Minutes were taken by Stacey Levin, Assistant City Manager

City of Albion  
Council Session Minutes  
April 2, 2018

I. CALL TO ORDER

Mayor Brown called the meeting to order at 7:00 p.m.

II. MOMENT OF SILENCE TO BE OBSERVED

III. PLEDGE OF ALLEGIANCE

IV. ROLL CALL

PRESENT: Maurice Barnes (1), Lenn Reid (2), Sonya Brown (3), Marcola Lawler (4), Jeanette Spicer (5), Andrew French (6) and Mayor Brown.

ABSENT: All members were present.

STAFF PRESENT:

Scott Kipp, Interim City Manager; Stacey Levin, Assistant City Manager; Cullen Harkness, City Attorney; Jill Doming, City Clerk and John Tracy, Director Planning, Building & Code Enforcement.

V. MAYOR AND COUNCIL MEMBER'S COMMENTS

Comments were received from Council Member Lawler who asked to have Item (G) Discussion/Update on Union Steel Building postponed until the next meeting.

Lawler moved, French supported, CARRIED, to Postpone Item (G) Discussion/Update on Union Steel Building until the next Council meeting. (7-0, vv)

VI. CITY MANAGER REPORT

Interim City Manager Kipp stated the City has taken possession of the new Vactor truck and employees are currently being trained on how to use it.

VII. PRESENTATIONS

A. National Mayor/County Service Day Proclamation

Mayor Brown read aloud the National Mayor/County Service Day Proclamation and presented to the AmeriCorps Vista team.

Comments were received from Council Member French.

VIII. PUBLIC HEARINGS-None

IX. PUBLIC Comments (Persons addressing the City Council shall limit their comments to agenda items and to no more than three (3) minutes. Proper decorum is required.)

Comments were received from Mark Lelle, 422 Elizabeth St and Bill Dobbins, 15901 E. Michigan Avenue.

X. CONSENT CALENDAR (vv) (Items on Consent Calendar are vote4d on as one unit)

A. Approval Special Session Minutes, March 22, 2018

B. Approval Special Session Minutes, March 26, 2018

C. Approve Assembly Permit for Swingin' at the Shell Summer Concerts

D. Approval Assembly Permit for St. Johns Church for Combined Mass & Picnic on September 16, 2018 from 9 a.m. to 5 p.m. in Victory Park Large Pavilion

French moved, Reid supported, CARRIED, To Approve Consent Calendar as presented. (7-0, vv)

XI. ITEMS FOR INDIVIDUAL DISCUSSION

A. Request Approval 2<sup>nd</sup> Reading and Adoption of Ordinance # 2018-02, An Ordinance to Amend Chapter 30, Article II, Section (s) 30-26 through 30-28, 30-30 through 30-36, to add sections 30-37 through 30-39 to Article II of Chapter 30

Comments were received from Attorney Harkness and Mayor Brown.

French moved, Brown supported, CARRIED, to Approve 2<sup>nd</sup> Reading and Adoption of Ordinance # 2018-02, An Ordinance to Amend Chapter 30, Article II, Section (s) 30-26 through 30-28, 30-30 through 30-36, to add sections 30-37 through 30-39 to Article II of Chapter 30 as presented. (7-0, rcv)

B. Request Approval Resolution # 2018-10, A Resolution for the Establishment of Neighborhood Planning Councils Within the City of Albion & By-Laws (RCV)

Comments were received from Council Members Spicer and Brown; Mayor Brown and Andrew Texel, AmeriCorps Vista member,

French moved, Reid supported, CARRIED, to Approve Resolution # 2018-10, A Resolution for the Establishment of Neighborhood Planning Councils Within the City of Albion & By-Laws as presented. (7-0, rcv)

C. Discussion/Approval Resolution # 2018-11, A Resolution of Support of North Country Trail Association "Trail Town" Designation (RCV)

Comments were received from Mayor Brown.

French moved, Reid supported, CARRIED, to Approve Resolution # 2018-11, A Resolution of Support of North Country Trail Association "Trail Town" Designation as presented. (7-0, rcv)

D. Request Approval of Annual Mechanical Amusement Devices for: (RCV)

1. Albion College
2. Cascarelli's Tavern
3. Leisure Hour Club
4. Redbox Automated
5. Spartan Stores/Family Fare

French moved, Reid supported, CARRIED, to Approve Annual Mechanical Amusement Devices as presented. (7-0, rcv)

E. Request Approval of Annual Commercial Garbage Service for: (RCV)

1. Republic Waste
2. Waste Management
3. Granger Container Service (Residential & Commercial)

French moved, Lawler supported, CARRIED, to Approve Annual Commercial Garbage Service as presented. (7-0, rcv)

F. Discussion/Approval RFQ for City Manager Search (RCV)

Comments were received from Council Member French; Mayor Brown; City Attorney Harkness and Interim City Manager Kipp.

\*It was noted the public notice date should be changed from April 25, 2004 to April 25, 2018 at 3:00 p.m. as the deadline date for RFQ's to be received.

The Council approved the following changes to the RFQ:

*French moved, Brown supported, CARRIED, to Remove coordinate psychological assessments (pg. 4 (A) from the RFQ. (7-0, vv)*

*French moved, Lawler supported, CARRIED, to Remove assist the City with negotiating a contract (pg. 4 (A) and (pg. 5 (9) from the RFQ. (7-0, vv)*

*Brown moved, Spicer supported, CARRIED, To Change twenty-four (24) to thirty-six (36) (pg. 6 (B) on the RFQ. (7-0, vv)*

*French moved, Brown supported, CARRIED, to Change five (5) clients to three (3) clients on the RFQ. (7-0, vv)*

*Council Member Brown asked for Point of Order.*

*French moved, Lawler supported, CARRIED, to Remove Mayor and Council will review alternate proposals and may recommend a proposal from more than one respondent (pg. 9 (13) from the RFQ. (7-0, vv)*

*French moved, Brown supported, CARRIED, to Change numbers and coordinating words to match i.e. four (4) and eight (8) on the RFQ. (7-0, vv)*

*Spicer moved, Brown supported, CARRIED, to Approve RFQ for City Manager Search with the above corrections. (7-0, rcv)*

#### G. Discussion/Update on Union Steel Building

This item has been postponed until the April 16<sup>th</sup>, 2018 Council meeting.

#### H. Discussion-Ordinance for Medical Marihuana Dispensaries

City Attorney Harkness stated he needed the following information from the Council to proceed with the Medical Marihuana Dispensaries:

1. Location of dispensaries
2. Distance from schools, child care facilities, public parks, places of worship and residential areas
3. Hours of operation
4. Total number of dispensary licenses

Comments were received from Council Members Barnes, Lawler, French, Brown, Spicer and Reid; Mayor Brown; City Attorney Harkness and Director of Planning, Building & Code Enforcement.

The consensus of the Council is the following:

1. Location

**Dispensaries shall be limited to the B-3, M-1-P, M-2, and M-2-P Zoning Districts.**



## 2. Distance (s)

### A. Schools and child care facilities

**No Dispensary shall be located within five hundred (500) feet of real property comprising a public or private elementary, licensed child care facility, vocational or secondary school.**

### B. Public parks and places of worship

**No Dispensary shall be located within two hundred fifty (250) feet of real property comprising a public park. Any Dispensary located more than two hundred fifty (250) feet but less than five hundred (500) feet of real property comprising a public park shall be surrounded by a fence as required by city ordinance.**

### C. Residential areas:

**No Dispensary shall be located within two hundred fifty (250) feet of real property.**

## 3. Hours of Operation

Discussion among the Council was to have hours similar to pharmacy hours. With a suggested time of 9 a.m. to 7 p.m. Monday through Saturday and 10 a.m. to 3 p.m. on Sunday. Council requested additional time to consider the hours of operation and will continue discussion at the start of the Goal Setting meeting held on April 9<sup>th</sup>, 2018 at 6:30 p.m.

## 4. Total number of Licenses for Dispensaries

**The consensus of the Council is to approve two (2) marihuana dispensaries licenses.**

### I. Request Approval of Employment Agreement with Chief Scott Kipp for Interim City Manager Position (RCV)

Comments were received from City Attorney Harkness.

French moved, Lawler supported, CARRIED, To Approve Employment Agreement with Chief Scott Kipp for Interim City Manager Position as presented. (7-0, rcv)

## XII. Future Agenda Items

- Mayor Brown asked for the following items on the next agenda:

- An update on Superior Street with an MDOT representative
- Study Session Date for Council Rules & Procedures with Attorney Scott Smith
- Council Member Spicer asked to identify the top three (3) goals for the Rising Tide project for the goal setting session.
- Council Member Lawler asked for a Discussion/Update on the Union Steel building be added to the next agenda.
- Council Member Brown asked for proclamations for 100-year-old birthdays be added to the next agenda.
- Council Member Barnes asked for an asbestos inspection update for Austin Avenue property be added to the next agenda.

XIII. Motion to Excuse Absent Council Member (s)

No action was necessary as all members were present.

XIV. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required).

Comments were received from Eric Worley, President & CEO Greater Albion Chamber of Commerce & Visitors Bureau; Wanda Kemp, 703 Valhalla Dr; Alfredia Dysart-Drake, 1016 S. Superior St; Ronnie Sims, 710 W. Erie St and Calhoun County Commissioner Gary Tompkins.

XV. ADJOURNMENT

Brown moved, French supported, CARRIED, to ADJOURN Regular Council Session. (7-0, vv).

Mayor Brown adjourned the Regular Session at 8:35 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jill Domingo  
City Clerk

City of Albion  
Study Session Minutes  
April 9, 2018

I. CALL TO ORDER

Mayor Brown called the meeting to order at 6:30 p.m.

II. ROLL CALL

PRESENT: Council Members Lenn Reid (2), Marcola Lawler (4) and Andrew French (6) and Mayor Brown.

ABSENT: Council Member Barnes (1), Sonya Brown (3) and Jeanette Spicer (5).

STAFF PRESENT:

Scott Kipp, Interim City Manager; Cullen Harkness, City Attorney; Jill Domingo, City Clerk; Stacey Levin, Assistant City Manager; and John Tracy, Director Planning, Building & Code Enforcement.

III. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to **agenda items only** and to no more than three (3) minutes. Proper decorum is required).

No public comments were received.

IV. ITEMS FOR INDIVIDUAL DISCUSSION

A. Discussion-Medical Marihuana Dispensaries

City Attorney Harkness stated he needed the following information from the Council to proceed with the Medical Marihuana Dispensaries:

1. Hours of Operation:

Council discussed this at the last Council meeting but did not make a determination on the hours of operation. City Attorney Harkness recommends the hours be from 9 a.m. to 8 p.m./7 days a week. He does not suggest changing the hours on Sunday as it could lead to legal implications. He also stated the above hours are conservative and that most municipalities with dispensaries are maintaining later hours with some being open until 11:00 p.m.

2. Fencing Requirement:

City Attorney Harkness stated he would like to see a waiver in the fencing requirement for dispensaries that may be located in a strip mall.

He suggested a waiver stating the fencing requirement would be waived if other security measures are in place for the safety of the business and the public.

### 3. Number of Licenses:

City Attorney Harkness suggests the City will issue a total of twenty (20) Medical Marihuana licenses with no more than two (2) of the licenses for dispensaries

### 4. Provision for Dispensaries:

City Attorney suggests adding a provision to the Medical Marihuana Ordinance stating no staff member or doctor may be onsite to issue Medical Marihuana cards. This maintains focus on the medical use and cuts down on abuse.

Questions/Comments from Council were as follows:

- What would the legal implications be if the City choose to have different hours on Sunday? *The City is relating these hours to those of pharmacies which the City does not regulate. If a court action were pursued, the City would be required to provide a compelling & significant reason to change the hours for Sunday. Religious reasons would not suffice as a significant and compelling reason for the change in hours.*
- Where are other municipalities allowing dispensaries? *Most are allowing them in industrial & commercial areas.*
- Adding the dispensaries will change six (6) or seven (7) sections of the Medical Marihuana Ordinance.
- Council would like to bring Ordinance as a 1<sup>st</sup> Reading/Approval at the next Council meeting on April 16<sup>th</sup>.

Council consensus on the Medical Marijuana dispensaries are as follows:

**Hours of Operation-** 9 a.m. to 8 p.m.

**Fencing Requirement-** May be waived if located in a strip mall and other security measures are in place for the safety of the business and the public.

**Number of Licenses:** The City will issue a total of twenty (20) Medical Marihuana licenses with no more than two (2) of the licenses for dispensaries.

**Location:** Dispensaries shall be limited to the B-3, M-1-P, M-2, and M-2-P Zoning Districts.

**Distance:**

Schools and child care facilities-no Dispensary shall be located within five hundred (500) feet of real property comprising a public or private elementary, licensed child care facility, vocational or secondary school.

Public parks and places of worship-no Dispensary shall be located within two hundred fifty (250) feet of real property comprising a public park. Any Dispensary located more than two hundred fifty (250) feet but less than five hundred (500) feet

of real property comprising a public park shall be surrounded by a fence as required by city ordinance.

Residential areas-no Dispensary shall be located within two hundred fifty (250) feet of real property.

Comments were received from Council Members French, Reid and Lawler and Mayor Brown.

## B. Goal Setting Session

Mayor Brown suggested the following Council goals:

- Neighborhood Stabilization-research & planning
- Infrastructure-Possible millage for sidewalk & street repair
- Economic Development-Employment & Underemployment Issues

Questions/Comments from Council were as follows:

- What is the role of the City pertaining to employment & underemployment?
- Is this to focus the EDC in a certain direction?
- What are the specific goals for neighborhood stabilization and will it involve the newly created Neighborhood Planning Councils?
- Infrastructure is a high priority.
- The City needs to invest in the streets.
- The need for streets is a higher priority than sidewalks.
- Would like to see an alternative senior housing with various income levels such as quality one story houses.
- Would like to see continued partnership with Calhoun County Landbank along with additional partnerships for Neighborhood Stabilization goal.
- Timeframe for Neighborhood Planning Councils to be in place? *Early Spring*
- Important for Council to discuss with the Neighborhood Planning Councils what goals they would like to see accomplished.
- Water/Sewer infrastructure and the new water tower also need to be a component in the infrastructure category.

The consensus of the Council is to establish the following goals:

1. Neighborhood Stabilization
2. Infrastructure- Streets/Sidewalks/Water/Sewer
3. Quality Affordable Housing- Senior & General
4. Governance-Would like to see this completed in the next 3-6 months before New City Manager starts. MML Training for Boards & Commissions/Council Rules with Attorney Scott Smith.
5. Implementing a Master Calendar
6. Vision-What type of community are we planning for and utilizing resources to achieve these goals. Should start with Neighborhood Planning Councils.
7. New Water Tower

Mayor Brown asked for a discussion item on Council goals be added to the April 16, 2018 Council agenda.

Comments were received from Council Members French, Reid and Lawler; Mayor Brown; Interim City Manager Kipp and Andrew Texel, AmeriCorps Vista member.

- V. PUBLIC COMMENTS (Persons addressing the City Council shall limit their comments to no more than three (3) minutes. Proper decorum is required).

No public comments were received.

- VI. ADJOURNMENT

Reid moved, Lawler supported, CARRIED, to ADJOURN Study Session. (4-0, vv).

Mayor Brown adjourned the Study Session at 7:24 p.m.

---

Date

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Jill Domingo  
City Clerk



## City of Albion

William L. Rieger Municipal Building  
112 West Cass Street Albion, Michigan 49224 (517)  
629-5535 Fax (517) 629-4168

### PARKS RESERVATION APPLICATION

I, Jess Roberts / Albion's Big Read request permission from the  
(Responsible Party/Organization)

City of Albion to use the following park facilities: Holland Park

(Park and Park area requested)

	Date(s)		Beginning time(s)		Ending time(s)
On	<u>9/29/18</u>	from	<u>8am</u>	to	<u>5pm</u>
On	_____	from	_____	to	_____
On	_____	from	_____	to	_____

Description of events or functions: Big Read Kick-off

Proof of Insurance: Yes \_\_\_\_\_ No \_\_\_\_\_

Number of people expected to attend? 250

Non-profit organization? Yes X No \_\_\_\_\_

Will amplified sound be used? Yes \_\_\_\_\_ No X

Will Electricity be required? Yes X No \_\_\_\_\_

Has your organization conducted this event in the requested area before?

☒ Yes ☐ No If yes, when: \_\_\_\_\_

Number of tables needed (allow 8 persons per table)? (bringing my own)

Responsible Party Information:

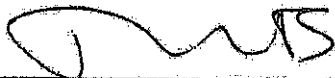
Name: Jess Roberts

Phone No: 517.629.3514

Address: 611 E. Porter St., Albion MI 49224

It shall be unlawful for any city department or any city official, his or her agent or employees, for and on behalf of the city, to discriminate against any persons within the City of Albion regarding employment, housing, public accommodations, and public services on the basis of actual or perceived age, color, disability, education, familial status, gender expression, gender identity, height, marital status, national origin, race, religion, sex, sexual orientation, or weight.

I HAVE READ AND UNDERSTAND THE RULES, GUIDELINES AND CONDITIONS OF RESERVING A PARK FACILITY AND UNDERSTAND THAT ACCEPTANCE OF THEM IS A CONDITION OF APPROVAL.



(Signature)

3/5/18

(Date)

Note:

If it is projected that more than 100 people will be in attendance, an Assembly Permit granted by City Council is Required. Also, if amplified sound will be used Permission from Council will be needed as well. You may obtain an Assembly Permit form or Amplified permit from City Hall at the front window.

- The City may require additional information or references.
- A copy of the park rules and regulations is attached for your information.
- A fee will be assessed if the grounds are not cleaned of any litter or any major damage occurs during the use of City facilities.

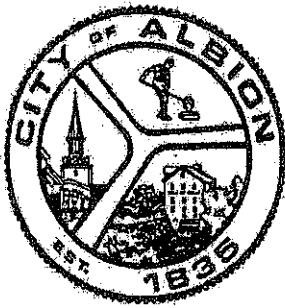
COUNCIL APPROVAL ASSEMBLE PERMIT: YES \_\_\_ NO \_\_\_

COUNCIL APPROVAL AMPLIFIED PERMIT: YES \_\_\_ NO \_\_\_

Approval is hereby granted for the purpose specified above and is contingent upon acceptance of all conditions and rules stated herein.

Harry A. Longon, Deputy Director of Public Services





## City of Albion

William L. Rieger Municipal Building  
112 West Cass Street \* Albion, Michigan 49224  
(517) 629-5535 \* Fax (517) 629-2238

### ASSEMBLIES FOR PARK RESERVATION FACILITIES OVER 100 OR MORE

ASSEMBLIES: Big Rock Creek - 066

DATE: 9/29/18

FACILITIES: Holland Park

NUMBER OF  
PEOPLE(S): 250

CONTACT PERSON: Jess Roberts (517) 629.3514

INSURANCE: Through Albion College

PHONE NUMBER: (517) 629.3514



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/14/2017

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 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> EITA  200 S. Wacker Ste. 1000 Chicago, IL 60606	1-312-648-0914	<b>CONTACT NAME:</b> <b>PHONE (A/C, No, Ext):</b> <b>E-MAIL ADDRESS:</b> certificates@elia.org <b>FAX (A/C, No):</b>
<b>INSURED</b> Albion College  611 E. Porter St. Albion, MI 49224	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> COLLEGE RRG INC <b>NAIC #</b> 13613 <b>INSURER B:</b> TRAVELERS PROP CAS CO OF AMER <b>25674</b> <b>INSURER C:</b> OLD REPUBLIC UNION INS CO & Attached <b>31143</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	

**COVERAGES** **CERTIFICATE NUMBER: 51534155** **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 INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC		GL090117	09/01/17	09/01/18	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COM/OP AGG \$ 3,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS		TJ-CAP-7436L884-TIL-17	09/01/17	09/01/18	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Comp/Collision \$ ACV
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$		821700 0920520	09/01/17	09/01/18	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	TJ-UB-121D5052-17	09/01/17	09/01/18	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)  
Evidence of General Liability maintained by the above Insured Institution for: Its activities and operations during t policy term; Obligations of the Insured under a lease or rental contract; Use of facilities by the insured during the policy term; Students in practicum while participating within the scope of their curriculum requirements and assignments; Contractual Liability; Additional Insured status as required by written contract. If named specifically in the Description of Operations the certificate holder is named as Additional Insured as required by written contract Excess Liability coverage is follow form and follows the terms and conditions of the underlying Liability Policies.

<b>CERTIFICATE HOLDER</b>  Albion College Jerry L. White  611 East Porter Street  Albion, MI 49224  USA	<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>  <i>Mary Ellen Morawitz</i>
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Effective March 25, 2009 128 higher education institutions affiliated with either the United Methodist Church, the Evangelical Lutheran Church in America, the Presbyterian Church (USA) or the American Baptists Churches, organized a new insurance company, College Risk Retention Group, Inc. under the Federal Liability Risk Retention Act of 1986. The Federal Act permits like insureds to combine their resources for the purpose of underwriting and insuring their liability risks.

The enclosed certificate identifies College Risk Retention Group, Inc. as the general liability insurer for primary limits of \$1 Million per occurrence and \$3 Million aggregate. Lloyds of London (A.M. Best Rating A XV) supports College Risk Retention Group, Inc. as the reinsurer.

As you may be unfamiliar with evidences of insurance from risk retention groups we welcome any questions you may have regarding the attached certificate of insurance. Should you need any further information regarding the renewal certificate please do not hesitate to contact our administrator's office. Following is the contact information:

Educational & Institutional Insurance Administrators, Inc.  
200 S. Wacker Drive, Suite 1000  
Chicago, IL 60606  
(800) 537-8410  
Email: [certificates@eiaa.org](mailto:certificates@eiaa.org)

**Lloyds of London Financial Ratings:**

A.M. Best Rating

A XV

Arill 5,2018

Albion City Council  
City of Albion  
112 west Cass Street

Albion, Michigan 49224

Dear Council Members

The Michigan Lions have proclaimed April 27, 2018 to May 5th, 2018  
White cane Days.

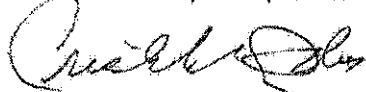
On May 4th, 2018 and May 5th, 2018 the Albion Lions Club will be  
soliciting financial support from the public so that we can better serve  
the community thru our programs, such as eyesight, hearing,  
and numerous other projects.

I am sure that you realize the importance that we, the Albion Lions,  
place on this project. Therefore, we are asking your permission  
to solicit during these days.

Thank you for your cooperation on this matter.

Sincerely,

Cristobal Solis, Chairperson



Albion Lions Club  
1024 Maple  
Albion, Michigan 49224  
(517) 629-5316

April 5, 2018  
Adams St.  
Albion, MI 49224

Mayor Garrett Brown  
and Albion City Council Members  
112 W. Cass St.  
Albion, MI 49224

Dear Mayor and Council Members:

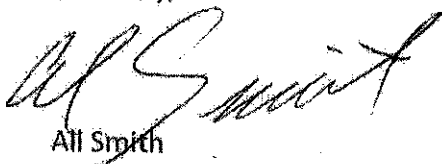
This year the Red, White and Blue Cruise-In will be held on Friday, June 29, 2018, from 4 – 9 p.m. The Albion Downtown Development Authority has again agreed to sponsor this event as a way to bring people into our downtown.

Due to re-construction, and uncertainty of the availability of Superior St., I am asking for the use of Stoffer Plaza for this event on June 29, 2018.

My name is Al Smith, I have taken over as the event coordinator. My contact information is:  
Al Smith, 1209 Adams St. Albion, Mi. 49224  
[gdadscad@gmail.com](mailto:gdadscad@gmail.com)  
248-917-6527

Please let me know if you have any questions regarding this event.

Sincerely,



Al Smith

**RESOLUTION # 2018-12**

***A Resolution for the Michigan Community Development Block Grant (CDBG)  
Funding for the Peabody Block Project***

**WHEREAS**, the City of Albion has been invited by the Michigan Strategic Fund to submit a CDBG application in the amount of \$828,800; and

**WHEREAS**, the City of Albion desires to use the CDBG funds for the Peabody Block Project; and

**WHEREAS**, the proposed project is consistent with the local community development plan as described in the Application; and

**WHEREAS**, the proposed project will clearly eliminate objectively determinable signs of blight and will be strictly limited to eliminating specific instances of blight outside a defined Slum or Blighted Area; and

**WHEREAS**, local funds and any other funds to be invested in the project have not been obligated and will not be obligated prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to incur costs from the Michigan Economic Development Corporation.

**NOW, THEREFORE, BE IT RESOLVED** that the Albion City Council hereby designates the City Manager or Interim City Manager as the Certifying Officer, the person authorized to certify the Michigan CDBG Application, and the person authorized to sign the Grant Agreement and payment requests.

Date: April 23, 2018

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I certify that this resolution was adopted by the City Council of the City of Albion on April 23, 2018.

\_\_\_\_\_  
Jill Domingo  
City Clerk

## City of Albion Recreation Department

### 5 Year Revenue Summary Plus 2018 Budgeted

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	Budgeted <u>2018</u>
Taxable Value	102,531,791	96,136,827	91,579,586	84,095,072	83,563,386	86,337,117
Millage Rate	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>	<u>1.5</u>
Tax Rev Before Captures	153,798	144,205	137,369	126,143	125,345	129,506
Tax Rev After Captures	141,879	129,309	125,697	119,906	119,500	111,750 *
Chargebacks From County	<u>(2,336)</u>	<u>(17,776)</u>	<u>(4,614)</u>	<u>(2,782)</u>	<u>(695)</u>	<u>(1,000)</u>
Net Property Tax Revenue	139,543	111,533	121,083	117,124	118,805	110,750
Other Revenue	63,257	28,662	29,150	43,320	51,510	49,915
Total Recreation Dept Rev	202,800	140,195	150,233	160,444	170,315	160,665

\* - The actual tax revenues should be closer to \$120,000. The budget was calculated based on a continual decline in TV when it actually increased slightly.

### Revenue Generated From Various Millage Rates:

Taxable Value	86,337,117	86,337,117	86,337,117	86,337,117	86,337,117
Millage Rate	<u>0.5</u>	<u>1.0</u>	<u>1.5</u>	<u>2.0</u>	<u>2.5</u>
Anticipated Gross Tax Revenue *	\$43,169	\$86,337	\$129,506	\$172,674	\$215,843

\* - This would be before any TIFA or DDA Captures and before County Chargebacks.

### Cost to Homeowner:

Market Value of Home	100,000	100,000	100,000	100,000	100,000
Taxable Value	50,000	50,000	50,000	50,000	50,000
Millage Rate	<u>0.5</u>	<u>1.0</u>	<u>1.5</u>	<u>2.0</u>	<u>2.5</u>
Anticipated Cost to Homeowner	\$25	\$50	\$75	\$100	\$125

Shaded area represents the column that contains the current Millage Rate



04/12/2018 11:56 AM  
 User: TMEAD  
 DB: Albion

REVENUE AND EXPENDITURE REPORT FOR CITY OF ALBION  
 PERIOD ENDING 12/31/2017

Page 2/2

GL NUMBER	DESCRIPTION	END BALANCE 12/31/2016		2017 AMENDED BUDGET	YTD BALANCE 12/31/2017		AVAILABLE BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)		NORMAL	(ABNORMAL)	NORMAL	(ABNORMAL)	
Fund 208 - RECREATION FUND									
Expenditures									
208-780-950.00	INSURANCE AND BONDS		1,647.78	1,650.00	1,644.48		5.52	99.67	
208-780-955.00	MISCELLANEOUS		266.24	250.00	107.00		143.00	42.80	
Total Dept 780 - RECREATION			133,800.50	137,495.00	122,527.40		14,967.60	89.11	
Dept 781 - POSITIVE YOUTH DEVELOPMENT									
208-781-882.00	PROGRAM EXPENSES		10,580.00	0.00	0.00		0.00	0.00	
Total Dept 781 - POSITIVE YOUTH DEVELOPMENT			10,580.00	0.00	0.00		0.00	0.00	
Dept 782 - JUNIOR OPTMISTS - JOOI									
208-782-882.00	PROGRAM EXPENSES		215.00	500.00	424.34		75.66	84.87	
Total Dept 782 - JUNIOR OPTMISTS - JOOI			215.00	500.00	424.34		75.66	84.87	
TOTAL EXPENDITURES			144,595.50	137,995.00	122,951.74		15,043.26	89.10	
Fund 208 - RECREATION FUND:									
TOTAL REVENUES			170,745.81	141,041.00	171,066.11		(30,025.11)	121.29	
TOTAL EXPENDITURES			144,595.50	137,995.00	122,951.74		15,043.26	89.10	
NET OF REVENUES & EXPENDITURES			26,150.31	3,046.00	48,114.37		(45,068.37)	1,579.59	

**Jill Domingo**

---

**To:** Krista Trout-Edwards  
**Subject:** RE: Union Steel update

**From:** Krista Trout-Edwards <kedwards@calhouncountymi.gov>  
**Sent:** Monday, March 26, 2018 1:37 PM  
**To:** Sheryl Mitchell <smitchell@cityofalbionmi.gov>  
**Cc:** Jill Domingo <jadomingo@cityofalbionmi.gov>; Scott Kipp <skipp@cityofalbionmi.gov>; Brian Wensauer <BWensauer@calhouncountymi.gov>; 'Andrew Freund' <andrewfreund.albionvista@gmail.com>; Amy Rose Robinson <arobinson@calhouncountymi.gov>  
**Subject:** RE: Union Steel update

Hi All,

The CCLBA is submitting this property to the EPA for consideration under our brownfield grant. Before we can move forward with a plan for demolition, we need additional information regarding the environmental issues at the site. The EPA grant will cover the costs of those assessments. As we did with Dalrymple, we may also need to create a Due Care Plan for demolition. I think it goes without saying that we do not currently have the money to demolish the building, and that traditionally, there have not been demolition grants for industrial sites.

In the meantime, the CCLBA has priced out new, permanent fencing (with barbed wire) for the area near the collapse as well as the area where the cats are being fed. We are also installing 9 signs around the building that read, "Danger, Stay Clear, Keep Out, May Cause Serious Injury or Death." This work has to be coordinated with the EPA work because we cannot install the permanent fence until after we have taken samples for the environmental tests. We are working on a timeline for this, and can let you know when that is ready. The overall costs for the safety improvements is \$5800.

The other thing we've been working on is a strategy for a neighborhood meeting. This property falls on the boundary between precincts two and four (and just south of #1 and #5), and the last meeting we attended was just for #4. Andrew (our VISTA) has been in contact with the other VISTAs about the NPC work and definitions of neighborhoods. We don't have a good handle on what residents think the neighborhood is here, and since the site falls on the border of the precincts our next meeting should have an expanded invite list. Ideally, we would hold some neighborhood meetings to share information and get input on the site with the goal of helping us seek funds for demolition.

Krista

KRISTA TROUT-EDWARDS  
Executive Director 269.781.0859ph



Devon Title Agency  
720 Capital Ave SW  
Battle Creek, MI 49015  
Phone: (269) 964-7324  
Fax: (269) 964-7424

File No. 718403

# INVOICE

**To:**

Calhoun County Land Bank  
315 W. Green Street  
Marshall, MI 49068  
Attention: Krista Trout-Edwards  
kedwards@calhouncountymi.gov

**CC To:**

Invoice Date: 3/23/2018  
Sellers: The Calhoun County Land Bank Authority  
Buyers: City of Albion  
Property Address: 114 West Ash Street, Albion, MI 49224  
Customer Reference:

Sale Price: \$1.00

Mortgage Amount:

Description	Amount	Total
Basic Owner	\$370.00	\$370.00

Invoice Total	\$370.00
---------------	----------

## "PROTECT YOURSELF AGAINST WIRE FRAUD"

- Devon Title Agency will **NEVER** change our wire instructions via an email. If you receive an email changing Devon Title Agency's wire instructions **STOP** and call Devon Title Agency at a verified phone number.
- If you receive wire instructions via email **CALL** Devon Title Agency at a verified phone number to confirm the instructions.
- Devon Title Agency **WILL NOT** wire Seller/Borrower proceeds without a signed original "Authorization to Wire" form.



**DEVON TITLE AGENCY**  
720 Capital Ave SW  
Battle Creek, MI 49015  
Phone: (269) 964-7324  
Fax: (269) 964-7424  
[www.devontitle.com](http://www.devontitle.com)

**Agent for Old Republic National Title Insurance Company**

Transaction Identification Data for reference only:

Property Address: 114 West Ash Street, Albion, MI 49224

Commitment No. 718403

**COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A**

1. Commitment Date: **March 05, 2018, at 8:00 am**

2. Policy to be issued:

**OWNERS POLICY**

**AMOUNT**

(a) **ALTA Owner's Policy (6-17-06) (WITH STANDARD EXCEPTIONS)**

**\$1.00**

Proposed Insured:  
**City of Albion**

3. The estate or interest in the Land described or referred to in this Commitment is: **Fee Simple**

4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:  
**The Calhoun County Land Bank Authority**

5. The Land is described as follows:

LAND SITUATED IN THE CITY OF ALBION, COUNTY OF CALHOUN, STATE OF MI DESCRIBED AS FOLLOWS:

THE WEST 22 FEET OF LOT NO. 10, BLOCK 64, OF THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ALBION, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 2 OF PLATS, ON PAGE 40, IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN

**DEVON TITLE AGENCY**

By:

*Curt Dinkelmeyer, Authorized Signatory*

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Pay unpaid taxes and assessments unless shown paid.
6. The insurer must be notified of any construction improvements, renovations or remodeling and reserves the right to add any additional requirements.
7. NOTE: A search of the Calhoun County Records, as of the effective date herein, reveals that the subject property is free and clear of any existing mortgages. If there are any existing open mortgages, disclosed by the borrower or reflected on a credit report, please contact Devon Title Agency immediately so that the commitment can be revised accordingly.
8. A copy of the Resolution of the Board of Directors of The Calhoun County Land Bank Authority, authorizing the sale of the subject property to the recited purchaser and directing the proper officers to execute the proposed conveyance on behalf of the Corporation, must be furnished to the Company.
9. Record Warranty Deed from The Calhoun County Land Bank Authority, a Michigan corporation to the party to be insured.
10. NOTE: The address(s) recited herein is/are for informational purposes only. The Company neither guarantees nor insures its accuracy.
11. NOTE: No liability is assumed by the company for ascertaining the status of utility charges and the insured is cautioned to obtain the current status of these payments.
12. NOTE: The following information is provided for informational purposes only, the accuracy of which is neither guaranteed nor insured, including but not limited to Principal Residence Exemption status. No liability is assumed by the Company for increase occasioned by retroactive revaluation or change in land usage or loss of any Principal Residence Exemption status for insured premises.

Tax Information as found:  
Commonly known as: 114 West Ash Street, Albion, MI  
Tax I.D. Number: 13-51-001-095-00  
TAX EXEMPT PARCEL  
Special Assessments: None  
Principal Residence Exemption: 0% for tax year 2017  
School District: Marshall

**SCHEDULE B, PART II  
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Any facts, rights, interests, or claims which are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
3. Easements, liens, or encumbrances, or claims thereof not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
5. Any liens or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. Rights and claims of parties in possession, and anyone claiming by, through or under them.
7. Homestead rights, if any, of the spouse of any individual insured or of any individual shown herein to be a party in interest.
8. Building and use restrictions not appearing in the record chain of title, but omitting restrictions, if any, based on race, color, religion or national origin.
9. Taxes and assessments not due and payable at Commitment Date.
10. The lien, if any, of real estate taxes, assessments, and/or water and sewer charges, not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes, assessments, and/or water and sewer charges, which may be added to the tax rolls or tax bill after the Date of Closing. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
11. The address(s) recited herein is/are for informational purposes only. The Company neither guarantees nor insures its accuracy.
12. No liability is assumed by the company for ascertaining the status of utility charges and the insured is cautioned to obtain the current status of these payments.
13. Oil, gas and mineral reservations of every kind and nature and all rights, privileges pertinent or incidental thereto, recorded or unrecorded.
14. Subject to any municipal regulation, including, but not limited to, water, sewer and septic which requires an inspection prior to the sale and/or transfer of the subject property.
15. Oil, gas, mineral and aboriginal antiquities reserved by the State of Michigan by Deed recorded in Liber 2912 Page 537, Calhoun County Records.

16. Any and all easements and restrictions as shown on the recorded plat.

17. Easement rights in favor of any and all utility companies, public or otherwise, over and across the land described in Schedule A for the location, servicing and maintenance of facilities located on, over or under land, if any.



**ALTA COMMITMENT FOR TITLE INSURANCE**  
**ISSUED BY**  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
Commitment No. 718403

**NOTICE**

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRA CONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

**COMMITMENT TO ISSUE POLICY**

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, **Old Republic National Title Insurance Company** (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within **90 days** after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued through the Office of:

**DEVON TITLE AGENCY**

By:

Curt Dinkelmeyer, Authorized Signatory

**OLD REPUBLIC TITLE INSURANCE COMPANY**

A Stock Company  
400 Second Ave. South, Minneapolis, Minnesota 55401  
(612) 371-1111

By

President

Attest

Secretary



## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

- 2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
  - (a) the Notice;
  - (b) the Commitment to Issue Policy;
  - (c) the Commitment Conditions;
  - (d) Schedule A;
  - (e) Schedule B, Part I - Requirements;
  - (f) Schedule B, Part II - Exceptions;
  - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

### 4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

### 5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - (i) comply with the Schedule B, Part I - Requirements;
  - (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
  - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT**

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

## FACTS

## WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>• Social Security number and employment information</li> <li>• Mortgage rates and payments and account balances</li> <li>• Checking account information and wire transfer instructions</li> </ul> <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
<b>For our everyday business purposes</b> — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
<b>For our marketing purposes</b> — to offer our products and services to you	No	We don't share
<b>For joint marketing with other financial companies</b>	No	We don't share
<b>For our affiliates' everyday business purposes</b> — information about your transactions and experiences	Yes	No
<b>For our affiliates' everyday business purposes</b> — information about your creditworthiness	No	We don't share
<b>For our affiliates to market to you</b>	No	We don't share
<b>For non-affiliates to market to you</b>	No	We don't share

## Questions

Go to [www.oldrepublictitle.com](http://www.oldrepublictitle.com) (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit <a href="http://www.OldRepublicTitle.com/newnational/Contact/privacy">http://www.OldRepublicTitle.com/newnational/Contact/privacy</a> .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> <li>• Give us your contact information or show your driver's license</li> <li>• Show your government-issued ID or provide your mortgage information</li> <li>• Make a wire transfer</li> </ul> <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> <li>• Sharing for affiliates' everyday business purposes - information about your creditworthiness</li> <li>• Affiliates from using your information to market to you</li> <li>• Sharing for non-affiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>

Definitions	
<b>Affiliates</b>	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> <li>• <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i></li> </ul>
<b>Non-affiliates</b>	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title does not share with non-affiliates so they can market to you</i></li> </ul>
<b>Joint marketing</b>	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> <li>• <i>Old Republic Title doesn't jointly market.</i></li> </ul>

### Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at [www.oldrepublictitle.com](http://www.oldrepublictitle.com) and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

### Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				



**DEVON TITLE AGENCY**  
720 Capital Ave SW  
Battle Creek, MI 49015  
Phone: (269) 964-7324  
Fax: (269) 964-7424  
[www.devontitle.com](http://www.devontitle.com)

## **PRIVACY POLICY**

Property: **114 West Ash Street**

File No: **718403**

Devon Title Agency respects the privacy of our customers' personal information. This Notice explains the ways in which we may collect and use personal information obtained during the normal course of business. The Devon Title Agency Privacy Policy applies to all of its customers, former customers and applicants.

### **The Information We Collect:**

The types of information we may collect from you, your lender, attorney, real estate broker, public records or other sources include, but not limited to:

- your contact information (name, address, telephone numbers, email address, etc.)
- information about your transaction such as the address of the subject property, the purchase price, existing liens, easements, and other title information obtained from the public record
- your social security number
- driver license or other government issued identification
- information from third parties such as surveys, real estate tax information, escrow account balances, payoff amounts, etc.

### **The Way We Use and Disclose This Information:**

We use the information obtained to provide you with the services, products and insurance that you, your lender, attorney, or real estate brokers have requested. We disclose information as needed to our affiliates or nonaffiliated third parties to carry out and service your real estate transaction, to protect against fraud and unauthorized transactions, to provide information to government or law enforcement agencies and as otherwise permitted by law.

### **Our Commitment To Data Security**

We maintain physical, electronic, and procedural safeguards to guard your nonpublic personal information. We reinforce our privacy policy with our employees and those we contract with to provide you with the products and services requested.

If you have any questions about our privacy policy notice, please feel free to contact our corporate office at 248-273-4300 and ask for the legal department.



STATE OF MICHIGAN - CALHOUN COUNTY  
RECORDED  
01/14/2011 10:01:48 AM  
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS  
RECEIPT# 85664, STATION 8  
\$10.00 EXEMPT DOCUMENT



LIBER 3595 PAGE 967

## Quit Claim Deed



**Ann Rosenbaum**, acting in her official capacity as the **Calhoun County Treasurer**, of 315 West Green Street, Marshall, MI 49068

QUIT CLAIMS to

**The Calhoun County Land Bank Authority**, 315 West Green St., Marshall MI 49068

the following lands situated in the City of Albion, County of Calhoun, and State of Michigan, to wit:

Legal Description: ALBION CITY, ORIGINAL PLAT BLK 64 W 22 FT OF LOT 10 & S 1/2 OF VAC ALLEY ADJ. (114 W ASH)

Parcel ID number: **51-001-095-00**

Property Address: 114 W. Ash St. Albion, MI 49224

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, for the sum of none and no other consideration. Subject to easements and building and use restrictions of record.

**This instrument is exempt from Michigan Real Estate Transfer Taxes pursuant to MCL 207.505(h) and MCL 207.526(h)(i) for County and State taxes respectively.**

STATE OF MICHIGAN - CALHOUN COUNTY  
RECORDED  
01/14/2011 8:36:24 AM  
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS



Dated: December 16, 2010

Ann Rosenbaum  
Calhoun County Treasurer

STATE OF MICHIGAN }  
COUNTY OF CALHOUN }

The foregoing instrument was acknowledged before me this December 16, 2010 by Ann Rosenbaum, acting in her official capacity as the Calhoun County Treasurer, known to me to be the person who executed the same of their own free will.

Patricia Keiper  
Notary Public, Calhoun County  
State of Michigan  
My Commission expires 3-23-2014

Drafted by: Jon B. Bartlett  
315 W. Green St. Marshall, MI 49068

STATE OF MICHIGAN - CALHOUN COUNTY  
FILED  
01/04/2011 3:00:16 PM  
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS



STATE OF MICHIGAN - CALHOUN COUNTY  
RECORDED  
11/30/2004 11:00:25 AM  
ANNE B. NORLANDER - CLERK/REGISTER OF DEEDS  
RECEIPT# 26461. STATION 8  
\$17.00 DEED



LIBER 2912 PAGE 536

## Quit Claim

### Public Auction Sale Deed - Minerals Conveyed

No.506501

Issued under authority of Public Act 206 of 1893, as amended.

THIS DEED, made this 27th day of October, 2004 BY AND BETWEEN, the DEPARTMENT OF TREASURY for the STATE OF MICHIGAN, hereafter called "Grantor", by authority of Act 206 of Public Acts of 1893, as amended, MCL 211.78m(5), and

Anthony Wyatt, A Single Person  
1535 Navajo Road  
Jackson, MI 49201

hereafter called "Grantee".

WITNESS, that the Grantor, acting for and in behalf of the State of Michigan by authority of Act 206, P.A. 1893, as amended, and for the sum of Four Hundred Fifty Dollars (\$450.00) paid to it by Grantee, hereby grants, conveys, and quit-claims unto the Grantee and to Grantee's successors and assigns, all the right, title and interest acquired by the State of Michigan in and to the following described land located in the County of Calhoun, State of Michigan:

City of Albion  
Original Plat of Albion  
ALBION CITY, ORIGINAL PLAT BLK 64 W 22 FT OF LOT 10 & S 1/2 OF VAC ALLEY ADJ. (114 W  
ASH)  
51-001-095-00

It is expressly understood that the above described land is subject to any liens, easements, building or use restrictions, governmental interests, or special assessments not extinguished pursuant to section 78k of Act 206, P.A. 1893, as amended (MCL 211.78k), and is subject to the lien of taxes levied in the same calendar year as the year of the sale and of taxes not yet due and payable, and further subject.

Exemption from State Transfer Tax is claimed under authority of Section 6(h)(i), Act 255, P.A. 1994 (MCL 207.526).

Exemption from County Real Property Transfer Fee is claimed under authority of Section 5(h), Act 134, P.A. 1966 (MCL 207.505).





SAVING AND RESERVING unto the People of the State of Michigan the rights of Ingress and egress over and across all of the above mentioned descriptions of land lying along any watercourse or stream, pursuant to the provisions of Part 5, General Powers and Duties, of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994, as amended, MCL 324.503, as amended. Further, excepting and reserving to the State of Michigan, all aboriginal antiquities including mounds, earth-works, forts, burial and village sites, mines or other relics and also reserving the right to explore and excavate for the same, by and through its duly authorized agents and employees, pursuant to the provisions of Part 761, Aboriginal Records and Antiquities, of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994, MCL 324.76101 to 324.76118.

This property is subject to the rights not extinguished by the circuit court's foreclosure judgment vesting title in the State pursuant to MCL 211.78k(5), including future installments of special assessments, visible or recorded easements, private deed restrictions, and liens or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act, Act 451 of the Public Act of 1998, as amended.

The terms of this conveyance shall extend to the heirs, executors, administrators, successors and the assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor, by its Manager, Foreclosure Services Section, has signed and affixed the seal of the Department of Treasury.

DEPARTMENT OF TREASURY  
FOR THE STATE OF MICHIGAN

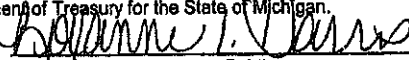
By:   
David A. Buick, Manager  
Foreclosure Services Section

STATE OF  
MICHIGAN

County of Ingham

} ss.

The foregoing instrument was acknowledged before me this 2nd day of November, 2004, by David A. Buick, Manager, Foreclosure Services Section of the Department of Treasury for the State of Michigan.

  
Roxanne L. Harris, Notary Public  
State of Michigan, County of Ingham  
My Commission Expires: February 21, 2008  
Acting in the County of Ingham

Prepared by:

Kimberly A. Venne  
FORECLOSURE SERVICES SECTION  
MICHIGAN DEPARTMENT OF TREASURY  
PO BOX 30760  
LANSING MI 48909-8260

CLERK-REGISTER  
ALBION COUNTY, MICH.  
ANNE B. NORLANDER

2004 NOV 10 P 4: 35

FILED

STATE OF  
MICHIGAN

CALHOUN COUNTY  
FEBRUARY 21, 2003  
RECEIPT #88036



REAL ESTATE  
TRANSFER TAX

\$ 17.85-CO  
\$ 116.25-ST  
STAMP # 8865

STATE OF MICHIGAN  
CALHOUN COUNTY  
RECORDED

21 FEB 2003 10:21:41 AM

ANNE B. NORLANDER  
CLERK-REGISTER OF DEEDS

LIBER 2584 PAGE 802

THE "GOOD" LINE OF LEGAL BLANKS  
THE RIEGLE PRESS, INC., FLINT, MI

QUIT CLAIM DEED

(State Bar of Michigan Form, Rev. 4/97)

863

The Grantor(s) Mary S. Fitzpatrick, a woman, survivor of Mitchell Fitzpatrick, her deceased husband and  
Mary S. Fitzpatrick, husband and wife \*

whose address is 266 Bryan Drive, Coldwater, MI

quit-claim(s) to Lori A. Langston, a woman

whose address is 114 W. Ash Street, Albion, MI

the following described premises situated in the City of Albion

County of Calhoun and State of Michigan:

The West 22 feet of Lot No. 10, Block 64, of the ORIGINAL PLAT OF THE VILLAGE  
(NOW CITY) OF ALBION, according to the Plat thereof recorded in Liber 2 of Plats, on  
page 40, in the Office of the Register of Deeds for Calhoun County, Michigan.

for the sum of Fifteen Thousand Four Hundred and 00/100 Dollars (\$15,400).

\*Death certificate for Mitchell Fitzpatrick is recorded in Liber 1903, Page 878, Calhoun  
County Records.

Dated this 5<sup>th</sup>

February, 2003

Signed in presence of:

Signed by:

Penny McMillan  
Penny McMillan

Carol Cherry  
CAROL CHERRY

Mary S. Fitzpatrick  
Mary S. Fitzpatrick

STATE OF MICHIGAN

COUNTY OF Calhoun } ss.

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of February  
by Mary S. Fitzpatrick

PENNY McMILLAN  
NOTARY PUBLIC, CALHOUN COUNTY, MI  
MY COMMISSION EXPIRES JUNE 14, 2003

Penny McMillan  
Calhoun County, Michigan

My commission expires: 6-14-03

Prepared by & return to:

Name: Mary Fitzpatrick  
Address: 266 Bryan Dr  
Coldwater, MI 49036

Send subsequent tax bills to:

Tax Parcel # 13-51-001-095-00

\* Type or print names under signatures.

Property address is 114 West Ash Street

ANNE B. NORLANDER  
CLERK-REGISTER  
CALHOUN COUNTY, MICH.

FEB 5 8 21 AM '03

FILED

9086  
02.30  
2003

RECORDED

MAR 5 10 47 AM '96

CLERK-REGISTER  
CALHOUN COUNTY, MICH.  
ANNE B. NORLANDER

The Grantor(s) JOHN CHARLES JOHNSON and MILDRED J. JOHNSON, husband and wife, as to an undivided 1/2 interest, and GUSTAVE G. JOHNSON and DOROTHY JOHNSON, husband and wife, as to an undivided 1/2 interest, whose addresses are 9724 -25 1/2 Mile Road, Homer MI and 9644 -25 1/2 Mile Road, Homer MI, respectively

convey(s) and warrant(s) to MITCHELL FITZPATRICK and MARY S. FITZPATRICK, husband and wife, as tenants by the entireties whose address is 266 Bryan Drive, Coldwater, MI 49036

the following described premises situated in the City of Albion, County of Calhoun and State of Michigan.

The West 22 feet of Lot No. 10, Block 64, of THE ORIGINAL PLAT OF THE VILLAGE (NOW CITY) OF ALBION, according to the Plat thereof recorded in Liber 2 of Plats, on page 40, in the Office of the Register of Deeds for Calhoun County, Michigan.

for the sum of TWELVE THOUSAND AND NO/100-----(\$12,000.00) DOLLARS

subject to easements and building and use restrictions of record

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
Signed in presence of:

Patricia A. Mathie

Carol A. Locke

Signed by:

JOHN CHARLES JOHNSON

MILDRED J. JOHNSON

GUSTAVE G. JOHNSON

DOROTHY JOHNSON

STATE OF MICHIGAN, } ss

COUNTY OF CALHOUN

The foregoing instrument was acknowledged before me this 1st day of March 1996, by John Charles Johnson and Mildred J. Johnson, husband and wife, and Gustave G. Johnson and Dorothy Johnson, husband and wife

Patricia A. Mathie

Notary Public,  
Michigan

Calhoun

County,

My commission expires August 16, 1993

County Treasurer's Certificate  
State of Michigan)

County of Calhoun) MAR 5 1996

certify that there are no tax liens on titles held by the State on the lands described in this instrument, and that there are no liens or titles held by individuals on said lands for five years preceding the date of this instrument as appears in my office. This certificate does not apply on taxes, if any, now in process of collection.

City Treasurer's Certificate

LIBER 1523 PAGE 030

STATE OF MICHIGAN  
Dept. of Taxation



REAL ESTATE  
TRANSFER TAX  
\$ 13.20

Drafted By Debra J. Crippen  
First American Title Ins.  
Business Address  
225 Great Lakes Bancorp  
Bldg.  
Battl. Creek, MI 49017

Tax Parcel # 13-510-01-095-00

Recording Fee

Transfer Fee

\* TYPE OR PRINT NAMES UNDER SIGNATURES.

47-080-023

FIRST AMERICAN TITLE INSURANCE COMPANY OF THE MID-WEST® - BURTON ABSTRACT DIVISION - SERVING YOU SINCE 1896



## **CITY OF ALBION ORDINANCE 2018-05**

### **AN ORDINANCE TO AMEND ARTICLE V OF CHAPTER 22, SECTION 22-205, OF THE ALBION CODE OF ORDINANCES, MEDICAL MARIHUANA FACILITIES LICENSE APPLICATIONS EVALUATION**

**FINDINGS AND PURPOSE:** The Albion City Council recently approved the City's medical marihuana facility ordinance via Ordinance 2018-01. Initially the City Council approved only 4 of the 5 medical marihuana facilities authorized by the state. Subsequent thereto, the City Council authorized provisioning centers be added to the list of authorized medical marihuana that may operate with the City of Albion. The amendment allows for the addition of said provisioning centers.

THAT THE CODE OF ORDINANCES, CITY OF ALBION, MICHIGAN, IS HEREBY AMENDED BY AMENDING ARTICLE V TO CHAPTER 22, Sections 22-203 through 22-205, Section 22-207, and Section 22-212, and by adding Section 22-202, AS FOLLOWS:

#### **22-203. LICENSE ALLOCATION AND ANNUAL FEES.**

(A) No Person shall operate a Grower Facility, Processor Facility, Secure Transporter, Provisioning Center, or Safety Compliance Facility in the City of Albion without first obtaining a license to do so from the City Clerk and the State of Michigan. Subject to any other condition contained in this Ordinance, the City Clerk, after approval from the City Council, may issue up to an aggregate total of twenty (20) marihuana facility licenses. Said licenses may be issued to any of the following types of medical marihuana facilities:

- a. Grower Facilities;
- b. Processor Facilities;
- c. Provisioning Centers;
- d. Secure Transporters;
- e. Safety Compliance Facilities

The term of each license shall be one (1) year. Not more than two (2) of the licenses described above may be issued to provisioning centers

(B) The non-refundable application fee for a Medical Marihuana Facility license shall be established by the City Council by resolution.

#### **22-204. LICENSE APPLICATIONS SUBMISSION.**

(A) Application for each Medical Marihuana Facility license required by this Chapter shall be made in writing to the City Clerk and must be approved by the City Council after receiving a recommendation submitted by the Planning Commission, and approved by the State of Michigan, prior to commencing

operation. Upon the expiration of an existing license, a licensee shall be required to reapply.

(B) An application for a Medical Marihuana Facility license required by this Chapter shall contain the following:

1. The appropriate non-refundable application fee in the amount per 22-203(B);
2. If the applicant is an individual, the applicant's name, date of birth, physical address, copy of government issued photo identification, email address, and one or more phone numbers, including emergency contact information;
3. If the applicant is not an individual, the names, dates of birth, physical addresses, copy of government issued photo identification, email addresses, and one or more phone numbers of each Stakeholder/shareholder/member of the applicant, including designation of the highest ranking Stakeholder/shareholder/member as an emergency contact person and contact information for the emergency contact person, articles of incorporation, assumed name registration documents, Internal Revenue Service SS-4 EIN confirmation letter, and a copy of the operating agreement of the applicant, if a limited liability company, a copy of the partnership agreement, if a partnership, or a copy of the by-laws or shareholder agreement, if a corporation or;
4. The name and address of the proposed Medical Marihuana Facility and any additional contact information deemed necessary by the City Clerk;
5. For the applicant, for each Stakeholder of the applicant, an affirmation under oath as to whether they are at least eighteen (18) years of age and have never been indicted for, charged with, arrested for, or convicted of, pled guilty or nolo contendere to, forfeited bail concerning, or had expunged any criminal offense under the laws of any jurisdiction, either felony or controlled substance related misdemeanor not including traffic violations, regardless of whether the offense has been expunged, pardoned, reversed on appeal or otherwise, including the date, name and location of the court, arresting agency, and prosecuting agency, the case caption, the docket number, the offense, the disposition, and the location and length of incarceration;
6. Before hiring a prospective agent or employee of the applicant, and after, the holder of a license shall conduct a background check of the prospective employee. If the background check indicated a pending charge or conviction within the past ten (10) years for a controlled substance related felony, the

applicant shall not hire the prospective employee or agent without written permission from the City Clerk;

7. A signed release authorizing the Albion Department of Public Safety to perform a criminal background check to ascertain whether the applicant, each Stakeholder of the applicant, each managerial employee and employee of the applicant meet the criteria set forth in this Ordinance;

8. The name, date of birth, physical address, copy of photo identification, and email address for any managerial employee or employee of the Medical Marihuana Facility, if other than applicant;

9. An affirmation under oath as to whether the applicant has ever applied for or has been granted any commercial license or certificate issued by a licensing authority in Michigan or any other jurisdiction that has been denied, restricted, suspended, revoked, or not renewed and a statement describing the facts and circumstances concerning the application, denial, restriction, suspension, revocation, or nonrenewal, including the licensing authority, the date each action was taken, and the reason for each action;

10. One of the following: (a) proof of ownership of the entire premises wherein the Medical Marihuana Facility is to be operated; or (b) written consent from the property owner for use of the premises in a manner requiring licensure under this Chapter along with a copy of the lease for the premises;

11. Proof of an adequate premise liability and casualty insurance policy in the amount not exceeding the requirements addressed in the Medical Marihuana Facilities Licensing Act or applicable state laws, covering the Medical Marihuana Facility and naming the City of Albion as an additional insured party, available for the payment of any damages arising out of an act or omission of the applicant or its stakeholders, agents, employees or subcontractors;

12. A description of the security plan for the Medical Marihuana Facility, including, but not limited to, any lighting, alarms, barriers, recording/monitoring devices and/or security guard arrangements proposed for the facility and premises. The security plan must contain the specification details of each piece of security equipment;

13. A floor plan of the Medical Marihuana Facility, as well as a scale diagram illustrating the property upon which the Medical Marihuana Facility is to be operated, including all available parking spaces, and specifying which parking spaces, if any, are handicapped accessible;

14. An affidavit that neither the applicant nor any Stakeholder of the applicant is in default to the City. Specifically, that the applicant or Stakeholder of the applicant has not failed to pay any property taxes, special assessments, fines, fee or other financial obligations to the City;

15. An affidavit that the transfer of Marihuana to and from Medical Marihuana Facilities shall be in compliance with the MMMA and the Medical Marihuana Facilities Licensing Act or other applicable state laws:

16. A staffing plan;

17. Any proposed text or graphical materials to be shown on the exterior of the proposed Medical Marihuana Facility;

18. A patient education plan;

19. A business plan;

20. A location area map of the Medical Marihuana Facility and surrounding area that identifies the relative locations and the distances (closest property line to the subject Medical Marihuana Facility's building) to the subject Medical Marihuana Facility to the closest real property comprising a public or private elementary, vocational or secondary school; and church or religious institution if recognized as a tax-exempt entity as determined by the City Assessor or County Assessor's office;

21. A facility sanitation plan to protect against any Marihuana being ingested by any person or animal, indicating how the waste will be stored and disposed of, and how any Marihuana will be rendered unusable upon disposal. Disposal by on-site burning or introduction in the sewerage system is prohibited.

22. Verification, with copies of actual bank statements, showing that the applicant has liquid funds in the applicant's name in the amount needed to complete the Medical Marihuana Facility, but in no event less than \$250,000.00 in immediate liquid, available funds;

23. As it relates to a Grower Facility, the following additional items shall be requested:

i. A Grower Plan that includes at a minimum a description of the Grower methods to be used, including plans for the growing mediums, treatments and/or additives;

ii. A production testing plan that includes at a minimum a description of how and when samples for laboratory testing by a state approved



Safety Compliance Facility will be selected, what type of testing will be required, and how the test results will be used;

iii. An affidavit that all operations will be conducted in conformance with the MMMA, the Medical Marihuana Facilities Licensing Act or other applicable state laws and such operations shall not be cultivated on the premises at any one time more than the permitted number of Marihuana Plants per the Michigan Medical Marihuana Act, as amended, and the Medical Marihuana Facilities Licensing Act;

iv. A chemical and pesticide storage plan that states the names of pesticides to be used in Growers and where and how pesticides and chemicals will be stored in the facility, along with a plan for the disposal of unused pesticides;

v. All Growers must be performed within an Enclosed Locked Facility which may include indoors or in an enclosed greenhouse.

(C) Upon receipt of a completed Medical Marihuana Facility application meeting the requirements of this Chapter and confirmation that the number of existing licenses does not exceed the maximum number established by resolution pursuant to Section 22-203(A), the City Clerk shall refer a copy of the application to each of the following for their review and approval: the City Attorney or his designee, the Chief of the Albion Public Safety Department or their designee, the Director of Planning and Development, and the City Finance Director or their designee. Once applications are verified by each department to be sufficiently complete and comprehensive, and no sooner, the City Clerk shall forward the applications to the Planning Commission for recommendation to the City Council.

(D) No application shall be approved unless:

1. The Public Safety Department or designee and the Office of Planning and Development or designee, have inspected the plans of the proposed location for compliance with all laws for which they are charged with enforcement;

2. The applicant, each Stakeholder of the applicant, and the managerial employees and employees of the applicant, have passed a criminal background check conducted by the Albion Department of Public Safety;

3. The Director of Planning and Development, has confirmed that the proposed location complies with the Zoning Ordinance;

4. The Finance Director or their designee has confirmed that the applicant and each Stakeholder of the applicant are not in default to the City;

5. The City Attorney or his designee has completed a detailed review of the Medical Marihuana Facility application for compliance with the applicable state laws and City Ordinances.

(E) If written approval is given by each individual or department identified in Subsection (a)-(e), the City Clerk shall submit the application to the Planning Commission for recommendation to the City Council for the issuing of a license to the applicant. All licenses issued are contingent upon the State of Michigan issuing a license for the operation under state law.

(F) Licensees shall report any other change in the information required by Subsection (b) to the City Clerk within ten (10) days of the change. Fees shall be set by Council Resolution for any Stakeholder added after the original Application is filed.

## **22-205. LICENSE APPLICATIONS EVALUATION.**

(A) The City Council and Planning Commission will assess all applications referred to it by the Planning Commission pursuant to Section 4 and 5.

(B) In its application deliberations, the City Council shall assess each application in each of the following categories:

1. The applicant's experience in operating other similarly licensed businesses.
2. The applicant's general business management experience.
3. The applicant's general business reputation.
4. The integrity, moral character, and reputation; personal and business probity; financial ability and experience; and responsibility or means to operate or maintain a Medical Marihuana Facility of the applicant.
5. The financial ability of the applicant to purchase and maintain adequate liability and casualty insurance.
6. The sources and total amount of the applicant's capitalization to operate and maintain the proposed Medical Marihuana Facility.
7. Whether the applicant has been indicted for, charged with, arrested for, or convicted of, pled guilty or nolo contendere to, forfeited bail concerning, or had expunged any relevant criminal offense under the laws of any jurisdiction, either felony or misdemeanor, not including traffic violation,

regardless of whether the offense has been expunged, pardoned, or reversed as appealed or otherwise.

8. Past convictions of the applicant involving any of the following, but not limited to:

- i. gambling;
- ii. prostitution;
- iii. weapons;
- iv. violence;
- v. tax evasion;
- vi. fraudulent activity; and
- vii. serious moral turpitude.
- viii. Felony Drug Convictions

9. A felony or misdemeanor of such a nature that it may impair the ability of the applicant to operate a licensed business in a safe and competent manner;

10. Whether the applicant has filed, or had filed against it, a proceeding for bankruptcy within the past seven (7) years;

11. Whether the applicant has been served with a complaint or other notice filed with any public body regarding payment of any tax required under federal, state or local law that has been delinquent for one (1) or more years;

12. Whether the applicant has a history of noncompliance with any regulatory requirements in this State or any other jurisdiction;

13. As it relates to operation of a Provisioning Center, the applicant's type of service and product that will be offered and the overall theme and atmosphere of the proposed Provisioning Center.

(C) The City Council shall assess each application with aforementioned categories Section 22-205(B)(1) through (13) and issue a license to the applicant most qualified and meets the most categories in this section.

(1) On and after March 20, 2018 (June 7, 2018 for Provisioning Centers), the City shall accept applications for authorization to operate a medical marihuana facility within the City. Application shall be made on a City form and must be submitted to the City Clerk "Clerk"). Once the Clerk receives a complete application including the initial annual medical marihuana facility fee, the application shall be time and date stamped. Complete applications shall be considered for authorization in consecutive time and date stamped order. Upon consideration, if the facility type authorization is available within the number specified above, then the applicant shall receive conditional authorization to operate such medical marihuana facility within the City.

Once the limit on the number of an authorized facility is conditionally reached, then any additional complete applications shall be held in consecutive time and date stamped order for future conditional authorization. Any applicant waiting for future conditional authorization may withdraw their submission by written notice to the Clerk at any time.

(2) Within thirty days from conditional authorization from the City or from, the conditionally authorized applicant must submit proof to the Clerk that the applicant has applied for prequalification from the state for a state operating license or has submitted full application for such license. If the applicant fails to submit such proof, then such conditional authorization shall be canceled by the Clerk and the conditional authorization shall be available to the next applicant in consecutive time and date stamped order as provided for in 22-203(1) herein.

(3) If a conditionally authorized applicant is denied prequalification for a state operating license or is denied on full application for a state operating license, then such conditional authorization will be canceled by the Clerk and the conditional authorization shall be available to the next applicant in consecutive time and date stamped order as provided for in 22-203(1) herein.

(4) A conditionally authorized applicant shall receive full authorization from the City to operate the medical marijuana facility within the City upon the applicant providing to the Clerk proof that the applicant has received a state operating license for the medical marijuana facility in the City and the applicant has met all other requirements of this ordinance for operation including but not limited to any zoning approval for the location of the facility within the City.

(5) If a conditionally authorized applicant fails to obtain full authorization from the City within one year from the date of conditional authorization, then such conditional authorization shall be canceled by the Clerk and the conditional authorization shall be available to the next applicant in consecutive time and date stamped order as provided for in 22-203(1) herein. The City Council shall have authority to extend the deadline to obtain full authorization for up to an additional six months on written request of the applicant, within thirty days prior to cancellation, upon the reasonable discretion of the City Council finding good cause for the extension.

## **22-207. MINIMUM OPERATING STANDARDS FOR PROVISIONING CENTERS**

The following minimum standards for a Provisioning Center shall apply.

- (A) No Provisioning Center shall be open between the hours of 8:00 p.m. and 9:00 a.m.

- (B) Consumption of Marihuana shall be prohibited on the premises of a Provisioning Center and a sign shall be posted on the premises of each Provisioning Center indicating that consumption is prohibited on the premises.
- (C) Provisioning Centers shall continuously monitor the entire premises on which they are operated with surveillance systems that include security cameras. The video recordings shall be maintained in a secure, off-site location for a period of fourteen (14) days.
- (D) Unless permitted by the MMMA and Medical Marihuana Facilities Licensing Act or applicable state law, public or common areas of the Provisioning Center must be separated from restricted or non-public areas of the provisioning center by a permanent barrier. Unless permitted by the MMMA and Medical Marihuana Facilities Licensing Act or applicable state law, no Marihuana is permitted to be stored, displayed or transferred in an area accessible to the general public.
- (E) All Marihuana storage areas within Provisioning Centers must be separated from any customer/patient areas by a permanent barrier. Unless permitted by the MMMA and Medical Marihuana Facilities Licensing Act or applicable state law, no Marihuana is permitted to be stored in an area accessible by the general public or registered customers/patients. Marihuana may be displayed in a sales area only if permitted by the MMMA or the Medical Marihuana Facilities Licensing Act.
- (F) Any usable Marihuana remaining on the premises of a Provisioning Center while the Provisioning Center is not in operation shall be secured in a safe permanently affixed to the premises.
- (G) A drive-through window on the premises of a Provisioning Center shall not be permitted.
- (H) The Provisioning Center shall not allow the sale, consumption, or use of alcohol or tobacco products on the premises.
- (I) No Provisioning Center shall be operated in a manner creating noise, dust, vibration, glare, fumes or odors detectable to normal senses beyond the boundaries of the property on which the Provisioning Center is operated.
- (J) The license required by this Chapter shall be prominently displayed on the premises of a Provision Center.
- (K) Disposal of Marihuana shall be accomplished in a manner that prevents its acquisition by any person who may not lawfully possess it and otherwise in nonconformance with state laws.

- (L) All Marihuana delivered to a patient shall be packaged and labeled as provided by state law.
- (M) All registered patients must present both their Michigan Medical Marihuana patient/caregiver identification card and a government issued photo identification prior to entering restricted/limited areas or non-public areas of the Provisioning Center, and if no restricted/limited area is required, then promptly upon entering the Provisioning Center.
- (N) The premises shall be open at all times to any Michigan Medical Marihuana Licensing Board investigators, agents, auditors, the State Police, or Albion Department of Public Safety Officers without a warrant and without notice to the holder of the license, to enter the premises, offices, facilities, or other places of business of a licensee, if evidence of compliance or noncompliance with the MMMA and Medical Marihuana Facilities Licensing Act or applicable state laws is likely to be found and consistent with constitutional limitations for the following purposes:
- (1) To inspect and examine all premises of the Medical Marihuana Facility;
  - (2) To inspect, examine and audit relevant records of the licensee and, if the holder of the license or any of the managerial employees or employees fails to cooperate with an investigation, impound, seize, assume physical control of, or summarily remove from the premises all books, ledgers, documents, writings, photocopies, correspondence, records and videotapes, including electronically stored records, money receptacles, or equipment in which the records are stored;
  - (3) To inspect the person, and inspect or examine personal effects present in a Medical Marihuana Facility, of any holder of state operating license while that person is present in a Medical Marihuana Facility;
  - (4) To investigate alleged violations of the MMMA and Medical Marihuana Facilities Licensing Act or applicable state laws.
- (O) It shall be prohibited to display any signs that are inconsistent with local laws or regulations or state law.
- (P) It shall be prohibited to use advertising material that is misleading, deceptive, or false, or that is designed to appeal to minors.
- (Q) It shall be prohibited to use the symbol or image of a Marihuana leaf in any exterior building signage.
- (R) No provisioning center shall allow a physician to conduct a medical examination or issue a medical certification document on the premises for the purpose of

obtaining a registry identification card, regardless of whether the Stakeholder was present at the time the prohibited conduct took place.

- (S) Certified laboratory testing results that meet the MMMA and Medical Marijuana Facilities Licensing Act or applicable state laws must be available to all Provisioning Center patients/customers upon request.

**22-212. LOCATION OF GROWER FACILITY, SAFETY COMPLIANCE FACILITY, PROCESSOR FACILITY, PROVISIONING CENTER, AND SECURE TRANSPORTER.**

- (A) No Grower Facility, Safety Compliance Facility, Processor Facility, Provisioning Center or Secure Transporter shall be located within five hundred (500) feet of real property comprising a public or private elementary, licensed child care facility, vocational or secondary school.
- (B) No Grower Facility, Safety Compliance Facility, Processor Facility, Provisioning Center, or Secure Transporter shall be located within two hundred fifty (250) feet of real property comprising a public park. Any Grower Facility, Safety Compliance Facility, Processor Facility or Secure Transporter located more than two hundred fifty (250) feet but less than five hundred (500) feet of real property comprising a public park shall be surrounded by a fence as required by city ordinance. The fence requirement contained herein may be waived if the City deems a fence to be impractical with the location of the facility and if the facility has other adequate security measures to ensure the security of the premises and safety of the public.
- (C) No Grower Facility, Safety Compliance Facility, Processor Facility, Provisioning Center, or Secure Transporter shall be located within two hundred fifty (250) feet of real property comprising a place of religious worship. Any Grower Facility, Safety Compliance Facility, Processor Facility or Secure Transporter located more than two hundred fifty (250) feet but less than five hundred (500) feet of real property comprising a place of religious worship shall be surrounded by a fence as required by city ordinance. The fence requirement contained herein may be waived if the City deems a fence to be impractical with the location of the facility and if the facility has other adequate security measures to ensure the security of the premises and safety of the public.
- (D) No Provisioning Center shall be located within two hundred fifty (250) feet of any residential zoning district of the City. Any Provisioning Center located more than two hundred fifty (250) feet but less than five hundred feet of any residential zoning district shall be surrounded by a fence as required by ordinance. The fence requirement contained herein may be waived if the City deems a fence to be impractical with the location of the facility and if the facility has other adequate security measures to ensure the security of the premises and safety of the public.

All Grower Facilities shall be limited to the M-1-P, M-2, and M-2-P Zoning Districts. Safety Compliance Facilities shall be limited to the B-3, M-1-P, M-2, and M-2-P Zoning Districts. Secure Transporters shall be limited to the B-3, M-1-P, M-2, and M-2-P Zoning Districts. Processor Facilities and Provisioning Centers shall be limited to B-3, M-1-P, M-2, and M-2-P Zoning Districts.

Renumbering: The following Ordinances shall be renumbered as follows:

- (A) 22-203 shall be 22-202;
- (B) 22-204 shall be 22-203;
- (C) 22-205 shall be 22-204;
- (D) 22-206 shall be 22-205;
- (E) 22-207 shall be 22-206;
- (F) 22-208 shall be 22-207;
- (G) 22-209 shall be 22-208;
- (H) 22-210 shall be 22-209;
- (I) 22-211 shall be 22-210;
- (J) 22-212 shall be 22-211;

Repealer: All other ordinances in conflict or inconsistent with this ordinance are hereby repealed.

Severability: The provisions of this Ordinance are deemed to be severable and should any provision, section, or party thereof be declared to be invalid, the remainder of the ordinances shall continue in full force and effect.

This Ordinance shall take effect after publication on June 7, 2018.

First Reading:  
April 23, 2018

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_

Second Reading:  
May 7, 2018

Ayes \_\_\_\_\_  
Nays \_\_\_\_\_  
Absent \_\_\_\_\_

\_\_\_\_\_  
Jill Domingo  
City Clerk

\_\_\_\_\_  
Garrett Brown,  
Mayor



### **2018 Albion City Council Goals**

1. Neighborhood Stabilization
2. Infrastructure- Streets/Sidewalks/Water/Sewer
3. Quality Affordable Housing- Senior & General
4. Governance-Would like to see this completed in the next 3-6 months before New City Manager starts. MML Training for Boards & Commissions/Council Rules with Attorney Scott Smith.
5. Implementing a Master Calendar
6. Vision-What type of community are we planning for and utilizing resources to achieve these goals. Should start with Neighborhood Planning Councils.
7. New Water Tower

To: Scott Kipp, Interim City Manager Albion, MI

From: Ronnie Sims, Albion City Resident  
517-803-0323

Date: April 3, 2018

Re: Property Purchase

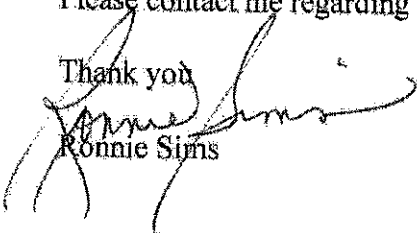
Please accept this letter as notice of my interest in purchasing <sup>4</sup>lots (708 & 706 W. Erie St.)  
adjacent to my property, which is 710 W. Erie St. I have lived at my address since August 2012.

It would be advantages for me to own the property. The city would be able to collect taxes and I will be able to maintain the property more frequently and better than it has been in the past by the city. The city would then be relieved of the expense of the property upkeep.

Over the past six years, I have made numerous requests to purchase these lots. I am willing to purchase each lot for a negotiable amount between myself and the City Council.

Please contact me regarding this so that I can expeditiously proceed as necessary.

Thank you

  
Ronnie Sims

# Real Estate Summary Sheet

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

04/16/2018 5:54 PM

<b>Parcel:</b>	51-012-347-00	<b>Current Class:</b>	702.702 EXEMPT VACANT
<b>Owner's Name:</b>	CITY OF ALBION	<b>Previous Class:</b>	702.702 EXEMPT VACANT
<b>Property Address:</b>	708 W ERIE ST ALBION, MI 49224	<b>Gov. Unit:</b>	51 ALBION CITY
		<b>MAP#</b>	
		<b>School:</b>	13010 MARSHAL SCHLS W/ALBN DEBT
		<b>Neighborhood:</b>	008 008-W ERIE
<b>Liber/Page:</b>	3762/399	<b>Created:</b>	//
<b>Split:</b>	//	<b>Active:</b>	Active
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb		
<b>Topography:</b>	None		

## Mailing Address:

CITY OF ALBION  
112 W CASS ST  
ALBION MI 49224

## Description:

ALBION CITY, URBAN RENEWAL REPLAT #2, LOT 47 (708 W ERIE ST)

## Most Recent Sale Information

Sold on 12/14/2012 for 0 by CALHOUN COUNTY TREASURER.

**Terms of Sale:** GOVT DEED

**Liber/Page:** 3762/399

## Most Recent Permit Information

None Found

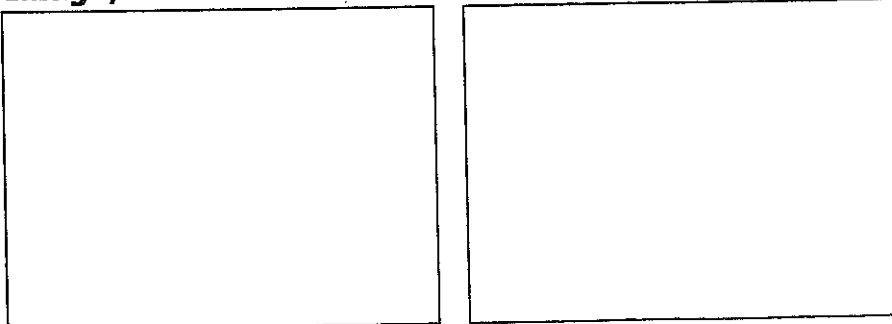
## Physical Property Characteristics

<b>2019 S.E.V.:</b>	0	<b>2019 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2018 S.E.V.:</b>	0	<b>2018 Taxable:</b>	0	<b>Acreage:</b>	0.25
<b>Zoning:</b>	R2B	<b>Land Value:</b>	13,519	<b>Frontage:</b>	78.4
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	132.0

## Improvement Data

None

## Image/Sketch



Add Delete Print Tools Attachment [0]

Sale 1 of 9

Date of Sale: 12/14/2012

Extended Comments...

☐ Confidential

Sale Price:

0

Instrument: QC

☐ PTA penalty already billed

Adj. Sale Price:

0

Terms: GOVT DEED

☐ PTA penalty applies

Rsn for Adj:

Days on Market: 0

PTA Penalty billed: 0.00

RPS Statement To:

Sheriff Deed/Foreclosure Fields (Informational Only)

Redemption Date: / /

Uncapping Date: / /

Date RPS Filed:

/ /

Date RPS Sent:

/ /

Verified By:

DEED

Date PTA Filed:

01/24/2013

Exemption:

% Transferred:

100.000

Other Parcels in Sale...

Grantor: CALHOUN COUNTY TREASURER

Grantee: CITY OF ALBION

Secondary Grantee:

Liber/Page: 3762/899

Short Note:

User Index:

0

☐ Ex from PRE Report ☐ Ex from Train Reports☐ Flag the sale for use in ECF Analysis ☐ Vacant Land Sale ☐ P.A. Liber/Page: /

P.A. Options:

P.A. Date Filed: / /

Date Sale Entered: / /

Physical Characteristics When Sold

☐ Don't update Physical Characteristics

Eff. Frontage:

71.25

Building/Land Detail...

Cur. Assd:

0

When Sold:

1,800

Net Acres:

0.246

Class: 702

Land Val:

3,961

ECF TBL:

008

Sale Ratio:

0.00

Est. TCV:

8,961

Land TBL:

008

Close

Date of Sale: 04/10/2012 Extended Comments...

Instrument: 01 PTA penalty already billed

Terms: FORECLOSURE PTA penalty applies

Days on Market: 0 PTA Penalty Billed: 0.00

Sheriff Deed/Foreclosure Fields (Informational Only)

Redemption Date: 7/1 Uncapping Date: 7/1

Sale Price: 0

Adj. Sale Price: 0

Rsn for Adj: 0

RPS Statement to: 0

Date RPS Filed: 7/1

Date RPS Sent: 7/1

Verified By: DEED

Date PTA Filed: 05/14/2012

Exemption: 04-foreclosure/foreclosure

% Transferred: 0.000

Other Parcels in Sale...

User Index: 0

User #: 0

L-4015 Not Used Sec 108: 0

Grantor: MHOUN MIDA

Grantee: CALHOUN COUNTY TREASURER

Secondary/Grantee:

Libet/Page: 3701/447

Short Note:

☐ Ex. from PRE Report ☐ Ex. from Tran Reports

☐ Flag this Sale for use in ECF Analysis ☐ Vacant and Sale

P.A. Options: P.A. Date Filed: 7/1

Date Sale Entered: 7/1

☐ Don't update Physical Characteristics

Cur. Asset: 0 When Sold: 1,800

Class: 202 Land Val: 8,961

Sale Ratio: 0.00 Est. TCY: 8,961

Eff. Frontage: 77.25 Building/Land Detail...

Net Acres: 0.246

ECF TBL: 008

Land TBL: 008

Close

# Real Estate Summary Sheet

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

04/16/2018 5:58 PM

<b>Parcel:</b>	51-012-346-00	<b>Current Class:</b>	702.702 EXEMPT VACANT
<b>Owner's Name:</b>	CITY OF ALBION	<b>Previous Class:</b>	702.702 EXEMPT VACANT
<b>Property Address:</b>	706 W ERIE ST ALBION, MI 49224	<b>Gov. Unit:</b>	51 ALBION CITY
		<b>MAP#</b>	
<b>Liber/Page:</b>	3645/303	<b>School:</b>	13010 MARSHAL SCHLS W/ALBN DEBT
<b>Split:</b>	//	<b>Neighborhood:</b>	008 008-W ERIE
		<b>Created:</b>	//
<b>Public Impr.:</b>	Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb	<b>Active:</b>	Active
<b>Topography:</b>	Level, High		

## Mailing Address:

CITY OF ALBION  
112 W CASS ST  
ALBION MI 49224

## Description:

ALBION CITY, URBAN RENEWAL REPLAT #2, LOTS 46 (706 W. ERIE ST)

## Most Recent Sale Information

Sold on 08/30/2011 for 0 by HUBBARD JOHN H JR.

**Terms of Sale:** NOT USED

**Liber/Page:** 3645/303

## Most Recent Permit Information

None Found

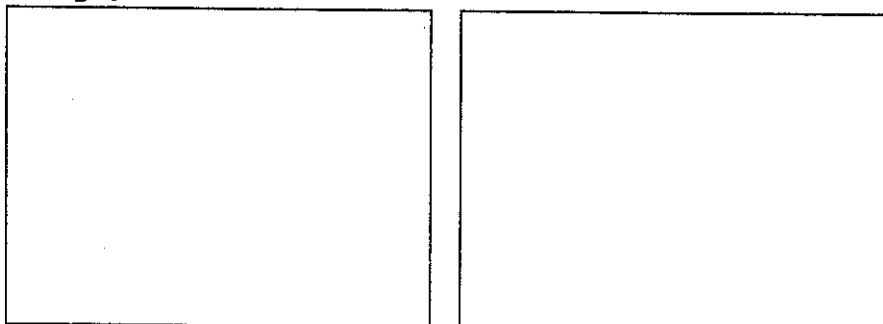
## Physical Property Characteristics

<b>2019 S.E.V.:</b>	0	<b>2019 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2018 S.E.V.:</b>	0	<b>2018 Taxable:</b>	0	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R2B	<b>Land Value:</b>	11,550	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	132.0

## Improvement Data

None

## Image/Sketch











↑ ↓ ↻ Add Delete Print Tools Attachment [0]

Date of Sale: 07/10/2003 ☐ Extended Comments... ☐ Confidential  
Instrument: 000 ☐ PTA penalty already billed  
Terms: GOVT DEED ☐ PTA penalty applies  
Days on Market: 0 PTA Penalty Billed: 0.00  
Redemption Date: // Uncapping Date: // ☐

Sheriff Deed/Foreclosure Fields (Informational Only)

L-4015 Reference: Sec 108: 0  
Grantor: CITY OF ALBION  
Grantee: HUBBARD JOHN H JR.  
Secondary Grantee:  
Liber/Page: 2653/429  
Short Note: OC RIGHT OF REVERTER  
☐ Ex. from PRE Report ☐ Ex. from Tran. Reports  
☐ Flag this Sale for use in ECF Analysis ☐ Vacant Land Sale P. A. Liber/Page: //

Other Parcels in Sale...  
User Index:   
User #: 0

P. A. Options:   
P. A. Date Filed: //   
Date Sale Entered: //   
☐

## Physical Characteristics When Sold

☐ Don't update Physical Characteristics  
Cur. Assd: 0 When Sold: 990 Eff. Frontage: 65.00 Building/Land Detail...  
Class: 702 Land Val: 7,656 Net Acres: 0.200  
Sale Ratio: 0.00 Est. TCW: 7,656 ECF TBL: 008  
Land TBL: 008

Close

Attachment [0]

Date of Sale: 12/04/2000 Extended Comments... Confidential ☐  
Instrument: 000 PTA penalty already billed ☒ PTA penalty applies ☐  
Terms: GOVT DEED PTA Penalty Billed: 0.00  
Days on Market: 0  
Sheriff Deed/Foreclosure Fields (Informational Only)  
Redemption Date: 1/1 Uncapping Date: 1/1   
L-4015 Not Used Sec 108: 0

Grantor: CITY OF ALBION   
Grantee: HUBBARD JOHN H JR   
Secondary Grantee:  
Liber/Page: 2281/67   
Short Note:  
☐ Ex. from PRE Report ☐ Ex. from Tran. Reports  
☐ Flag this Sale for use in ECF Analysis ☐ Vacant Land Sale  
P.A. Options: P.A. Date Filed: 1/1 P.A. Liber/Page: 1   
 Date Sale Entered: 1/1

Sale Price: 2,200   
Adj. Sale Price: 2,300   
Rsn for Adj.:  
RPS Statement To: Equalization Dept.   
Date RPS Filed: 1/1   
Date RPS Sent: 1/1   
Verified By: DEED   
Date PTA Filed: 02/20/2001   
Exemption:  
% Transferred: 100.000   
Other Parcels in Sale...  
User Index:  
User #: 0

## Physical Characteristics When Sold

☐ Don't update Physical Characteristics  
Cur. Assd: 0 When Sold: 0  
Class: 702 Land Val: 7,656   
Sale Ratio: 0.00 Est. ICV: 7,656   
Eff. Frontage: 66.00 Building/Land Detail...  
Net Acres: 0.200   
ECF TBL: 003   
Land TBL: 003

Close





↑ ↓ ↻ Add Delete Print Tools Attachment [0]

Date of Sale:	04/05/1999	Extended Comments...	Confidential	Sale Price:	0
Instrument:	WD	<input type="checkbox"/> PTA penalty already billed		Adj. Sale Price:	0
Terms:	GOVT DEED	<input type="checkbox"/> PTA penalty applies		Rtn for Adj:	
Days on Market:	0	PTA Penalty Billed:	0.00	RPS Statement To:	Equalization Dept.
Sheriff Deed/Foreclosure Fields (Informational Only)				Date RPS Filed:	11/09/2000
Redemption Date:	//	Uncapping Date:	//	Date RPS Sent:	//

L-4015 Reference	Sec. 108:	0	Verified By:	DEED	
Grantor:	STATE OF MICHIGAN-DNR, 1997			Date PTA Filed:	//
Grantee:	CITY OF ALBION			Exemption:	
Secondary Grantee:				% Transferred:	100.000
Liber Page:	2261/840			Other Parcels in Sale...	
Short Notes:				User Index:	
<input type="checkbox"/> Ex. from PRE Report <input checked="" type="checkbox"/> Ex. from Tran. Reports				User #:	0
<input type="checkbox"/> Flag this Sale for use in ECF Analysis <input type="checkbox"/> Vacant Land Sale				P.A. Liber/Pages:	//

P.A. Options:		P.A. Date Filed:	//
		Date Sale Entered:	//

## Physical Characteristics When Sold

<input type="checkbox"/> Don't update Physical Characteristics		Eff. Frontage:	66.00	Building/Land Detail...	
Cur. Asst:	0	When Sold:	0	Net Acres:	0.200
Class:	702	Land Val:	7,656	ECF TBL:	008
Sale Ratio:	0.00	Est. TCV:	7,656	Land TBL:	006

Close

Sale 6 of 6

Attachment [0]

Date of Sale: 05/06/1997

Instrument: 24

Terms: GOVT DEED

Days on Market: 0

Extended Comments...

PTA penalty already billed

PTA penalty applies

PTA Penalty Billed: 0.00

Sheriff Deed/Foreclosure Fields (Informational Only)

Redemption Date: 1/1

Uncapping Date: 1/1

L-4015 Reference

Sec: 108: 0

Grantee: BELLE DWELLINGS

Grantee: STATE OF MICHIGAN - DNR, 1997

Secondary Grantee:

Liber Page: 1968/442

Short Note:

☐ Ex from PRE Report

☐ Ex from Train Reports

☐ Flag this Sale for use in ECF Analysis

☐ Vacant Land Sale

P.A. Liber Page: 1

P.A. Options:

P.A. Date Filed: 1/1

Date Sale Entered: 1/1

DEED

Date PTA Filed: 1/1

Exemption:

% Transferred: 0.000

Other Parcels in Sale...

User Index:

User #:

Physical Characteristics When Sold

☐ Don't update Physical Characteristics

Cur. Assd: 0

When Sold: 825

Land Val: 7,656

Est. TCY: 0.00

Class: 702

ECF TBL: 008

Land TBL: 008

Eff. Frontage: 66.00

Net Acres: 0.200

Building/Land Detail...

Sale Price: 0

Adj. Sale Price: 0

Rm for Adj:

RPS Statement To: Equalization Dept.

Date RPS Filed: 1/1

Date RPS Sent: 1/1

Verified By:

Date PTA Filed: 1/1

Exemption:

% Transferred: 0.000

Other Parcels in Sale...

User Index:

User #:

Close



# Real Estate Summary Sheet

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

04/16/2018 6:15 PM

<b>Parcel:</b>	51-012-345-00	<b>Current Class:</b>	702.702 EXEMPT VACANT
<b>Owner's Name:</b>	CITY OF ALBION	<b>Previous Class:</b>	702.702 EXEMPT VACANT
<b>Property Address:</b>	704 W ERIE ST ALBION, MI 49224	<b>Gov. Unit:</b>	51 ALBION CITY
		<b>MAP#</b>	
		<b>School:</b>	13010 MARSHAL SCHLS W/ALBN DEBT
		<b>Neighborhood:</b>	008 008-W ERIE

**Liber/Page:** 2271/828      **Created:** / /  
**Split:** / /      **Active:** Active

**Public Impr.:** Paved Road, Storm Sewer, Water, Sewer, Electric, Gas, Curb  
**Topography:** None

**Mailing Address:**

CITY OF ALBION  
112 W CASS ST  
ALBION MI 49224

**Description:**

ALBION CITY, URBAN RENEWAL REPLAT #2, LOT 45. (704 W ERIE ST)

## Most Recent Sale Information

Sold on 11/21/2000 for 0 by BELLE DWELLINGS VENTURE INC.

**Terms of Sale:** GOVT DEED

**Liber/Page:** 2271/828

## Most Recent Permit Information

None Found

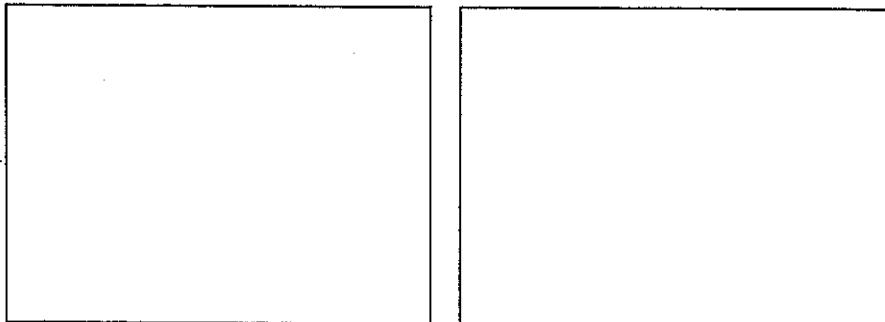
## Physical Property Characteristics

<b>2019 S.E.V.:</b>	0	<b>2019 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2018 S.E.V.:</b>	0	<b>2018 Taxable:</b>	0	<b>Acreage:</b>	0.20
<b>Zoning:</b>	R2B	<b>Land Value:</b>	11,550	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	132.0

## Improvement Data

None

## Image/Sketch



Date of Sale: 11/21/2000  
Instrument: 00  
Terms: GOVT DEED  
Days on Market: 0  
Extended Comments...  
P/A Penalty Billed: 0.00  
P/A Penalty Already Billed  
P/A Penalty Applies  
Sheriff Deed/Foreclosure Fields (Informational Only)  
Redemption Date: 1/1  
Uncapping Date: 1/1

Reference: L-4015  
Sec 108: 0  
Grantor: BELLE DWELLINGS VENTURE INC  
Grantee: CITY OF ALBION  
Secondary Grantee:  
Liber/Page: 2274/823  
Short Note: CLARIFY CITY TITLE

Other Parcels in Sale...  
User Index:  
User #:  
Sale Price:  
Adj. Sale Price:  
Rsn for Adj:  
RPS Statement To:  
Date RPS Filed:  
Date RPS Sent:  
Verified By:  
Date PTA Filed:  
Exemption:  
% Transferred:  
P.A. Date Filed:  
Date Sale Entered:

P.A. Options:  
P.A. Date Filed:  
Date Sale Entered:

Physical Characteristics When Sold  
Don't update Physical Characteristics  
Cur. Assd:  
Class:  
Sale Ratio:  
When Sold:  
Land Val:  
Est. TCV:  
Eff. Frontage:  
Net Acres:  
ECF TBL:  
Land TBL:  
Building/Land Detail...

Close

↑ Add Delete Print Tools Attachment [0]

Date of Sale: 05/04/1999  
Instrument: MD  
Terms: GOVT DEED  
Days on Market: 0  
Redemption Date: //  
Uncapping Date: //  
P.A. Penalty Billed: 0.00  
P.A. penalty already billed  
P.A. penalty applies  
P.A. Statement To: Equalization Dept.  
Date RPS Filed: 11/09/2000  
Date RPS Sent: //  
Verified By: DEED  
Date PTA Filed: //  
Exemption: 100,000  
% Transferred: 100,000  
Other Parcels in Sale: ...  
User Index: ...  
User #: 0

L-4015 Reference Sec. 108: 0

Grantor: STATE OF MICHIGAN-DNR, 1997

Grantee: CITY OF ALBION

Secondary Grantee:

Liber/Page: 2261/840

Short Note:

☐ Ex. from PRE Report ☒ Ex. from Trans. Reports

☐ Flag this Sale for use in ECF Analysis ☐ Vacant Land Sale

P.A. Liber/Page: //

P.A. Options:

P.A. Date Filed: //

Date Sale Entered: //

### Physical Characteristics When Sold

☐ Don't update Physical Characteristics

Cur. Assd: 0

When Sold: 0

Class: 702

Land Val: 7,656

Sale Ratio: 0.00

Est. TCW: 7,656

Eff. Frontage: 66.00

Net Acres: 0.200

ECF TBL: 006

Land TBL: 006

Building/Land Detail...

Close



Date of Sale: 05/06/1997

Instrument: PR

Terms: GOVT DEED

Days on Market: 0

Sheniff Deed/Foreclosure Fields (Informational Only)

Redemption Date: 1/1

Uncapping Date: 1/1

L-4015 Reference: BELLEWELLINGS

Grantor: STATE OF MICHIGAN - DNR '97

Secondary Grantee:

Liber Page: 1968/442

Short Note:

Ex. from PRE Report

Flag this Sale for use in ECF Analysis

Variant Land Sale

P.A. Liber Page: 1

P.A. Date Filed: 1/1

Date Sale Entered: 1/1

Eff. Frontage: 55.00

Net Acres: 0.200

ECF TBL: 008

Land TBL: 008

Cur. Assd: 0

When Sold: 325

Land Val: 7,655

Est. TCV: 7,655

Sale Ratio: 0.00

Building/Land Detail...

Close

# Real Estate Summary Sheet

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

04/16/2018 6:19 PM

<b>Parcel:</b>	51-012-333-02	<b>Current Class:</b>	702.702 EXEMPT VACANT
<b>Owner's Name:</b>	CITY OF ALBION	<b>Previous Class:</b>	702.702 EXEMPT VACANT
<b>Property Address:</b>	702 W ERIE ST ALBION, MI 49224	<b>Gov. Unit:</b>	51 ALBION CITY
		<b>MAP#</b>	
		<b>School:</b>	13010 MARSHAL SCHLS W/ALBN DEBT
		<b>Neighborhood:</b>	008 008-W ERIE

**Liber/Page:** 2853/263      **Created:** / /  
**Split:** / /      **Active:** Active

**Public Impr.:** Paved Road, Storm Sewer, Sidewalk, Water, Sewer, Electric, Gas, Curb, Street Lights  
**Topography:** Level, High

**Mailing Address:**

CITY OF ALBION  
112 W CASS ST  
ALBION MI 49224

**Description:**

ALBION CITY, URBAN RENEWAL REPLAT #2 OUTLOT D.

## Most Recent Sale Information

Sold on 08/15/2002 for 300 by STATE OF MICHIGAN-DNR, 2000.

**Terms of Sale:** GOVT DEED

**Liber/Page:** 2853/263

## Most Recent Permit Information

None Found

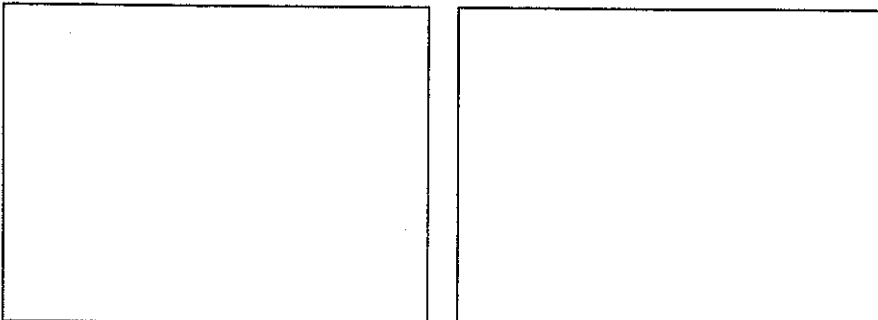
## Physical Property Characteristics

<b>2019 S.E.V.:</b>	0	<b>2019 Taxable:</b>	0	<b>Lot Dimensions:</b>	
<b>2018 S.E.V.:</b>	0	<b>2018 Taxable:</b>	0	<b>Acreage:</b>	0.10
<b>Zoning:</b>	R2B	<b>Land Value:</b>	4,084	<b>Frontage:</b>	66.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	0	<b>Average Depth:</b>	66.0





## Improvement Data

None

## Image/Sketch



Date of Sale:	08/15/2002		Extended Comments...	<input type="checkbox"/> Confidential	Sale Price:	300
Instrument:	QC		<input checked="" type="checkbox"/> PTA penalty already billed		Adj. Sale Price:	300
Terms:	GOVT DEED		<input type="checkbox"/> PTA penalty applies		Psn for Adj:	
Days on Market:	0		PTA Penalty Billed:	0:00	RPS Statement To:	Equalization Dept.
Sheriff Deed/Foreclosure Fields (Informational Only)					Date RPS Filed:	//
Redemption Date:	//		Uncapping Date:		Date RPS Sent:	//

L-4015	Reference		Sec. 108:		Verified By:		
Grantor:	STATE OF MICHIGAN-DNR, 2000						
Grantee:	CITY OF ALBION						
Secondary Grantee:							
Liber/Page:	2653/263						
Short Note:							
<input type="checkbox"/> Ex from PREReport <input type="checkbox"/> Ex from Tran Reports <input type="checkbox"/> Flag this Sale for use in ECF Analysis <input type="checkbox"/> Vacant Land Sale            P.A. Liber/Page:							

P.A. Options:	<input type="text"/>		
P.A. Date Filed:	<input type="text"/>		
Date Sale Entered:	<input type="text"/>		

Physical Characteristics When Sold									
<input type="checkbox"/> Don't update Physical Characteristics	Eff. Frontage:		46.67		Building/Land Detail...				
Cur. Assd:	0	When Sold:	0	Net Acres:	0.100				
Class:	702	Land Val:	2,707	ECF TBL:	008				
Sale Ratio:	0.00	Est. TCV:	2,707	Land TBL:	008				

420



Date of Sale: 11/21/2000  
 Instrument: QC  
 Terms: PRIVATE SALE  
 Days on Market: 0

Extended Comments...

☐ Confidential  
☐ PTA penalty already billed  
☐ PTA penalty applies

Sheriff Deed/Foreclosure Fields (Informational Only)  
 Redemption Date: 1/1  
 Uncapping Date: 1/1  
 PTA Penalty Billed: 0.00

L-4015 Reference: Belle Dwellings Venture  
 Grantor: BELLE DWELLINGS VENTURE  
 Grantee: CITY OF ALBION  
 Secondary Grantee:

Sec 108: 0  
 Date PTA Filed: 1/1  
 Exemption: 0.000  
 % Transferred:

Verified By: DEED  
 Date PTA Filed: 1/1  
 Exemption: 0.000  
 % Transferred:

Other Parcels in Sale...  
 User Index:

User #: 0  
 P.A. Options:

P.A. Date Filed: 1/1  
 Date Sale Entered: 1/1

Physical Characteristics When Sold

☐ Don't update Physical Characteristics

Cur. Assd: 0 When Sold: 693  
 Class: 702 Land Val: 2,707  
 Sale Ratio: 0.00 Est. TCV: 2,707

Eff. Frontage: 46.67  
 Net Acres: 0.100  
 ECF TBL: 008  
 Land TBL: 008

Building/Land Detail...

Close

Add Delete Print Tools Attachment [0]

Date of Sale: 05/02/2000 Extended Comments ... ☐ Confidential

Instrument: WD P/A penalty already billed

Terms: GOWT DEED P/A penalty applies

Days on Market: 0 P/A Penalty Billed: 0.00

Sheriff Deed/Foreclosure Fields (Informational Only)

Redemption Date: // Uncapping Date: //

L-4015 Reference Sec. 108: 0

Grantor: BELLE DWELLINGS

Grantee: STATE OF MICHIGAN-DNR, 2000

Secondary Grantee:

Liber/Page: 2249/622825

Short Note: TAX REVERSION

☐ Ex. from PRE Report ☐ Ex. from Tran. Reports

☐ Flag this Sale for use in ECF Analysis ☐ Vacant Land Sale ☐ P.A. Liber/Page: //

Other Parcels in Sale...

User Index:

User #: 0

P.A. Options: P.A. Date Filed: //

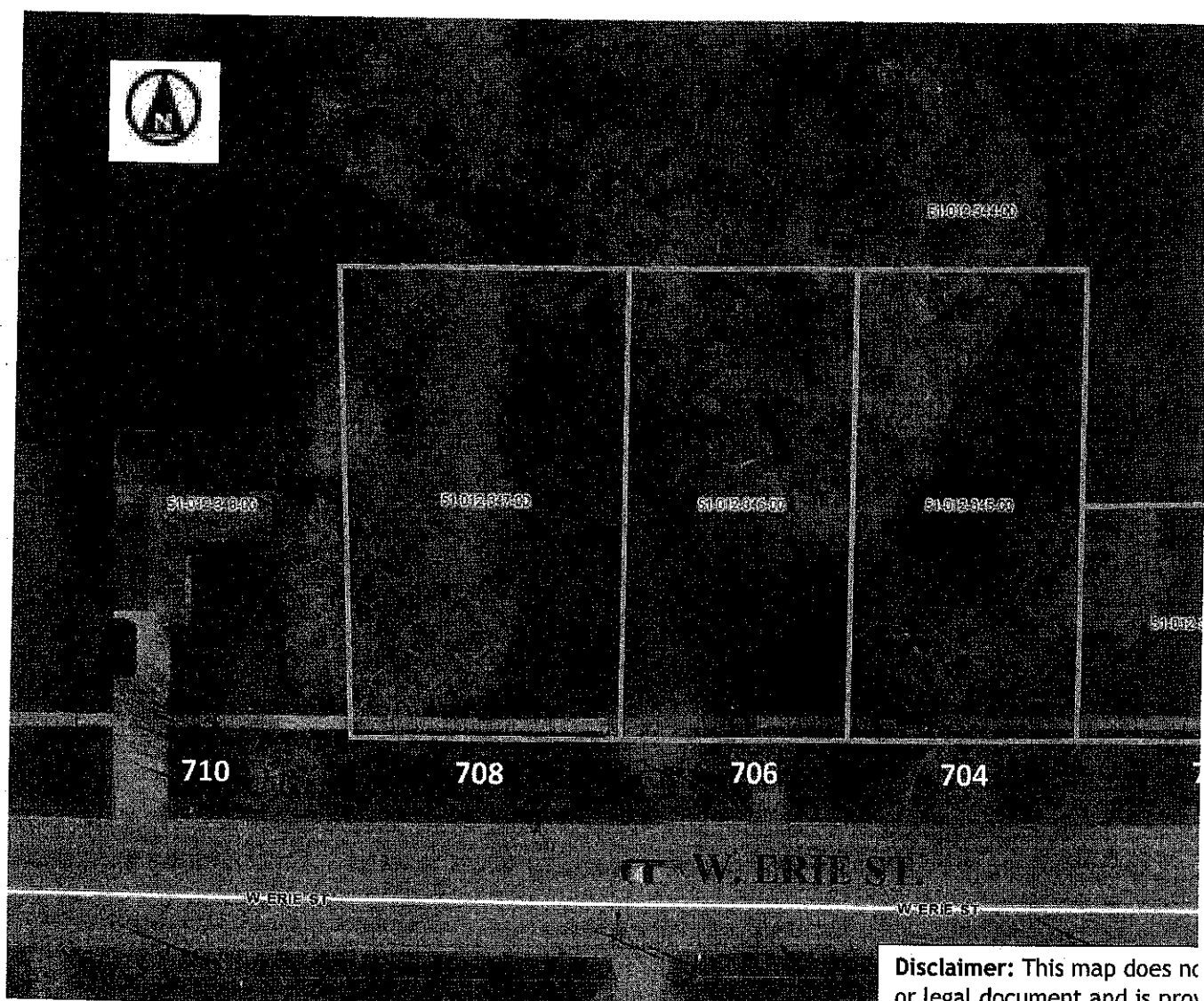
Date Sale Entered: //

## Physical Characteristics When Sold

☐ Don't update Physical Characteristics

Cur. Assd:		When Sold:	693	Eff. Frontage:	46.67	
Class:	702	Land Val:	2,707	Net Acres:	0.100	
Sale Ratio:	0.00	Est. TCV:	2,707	ECF TBL:	008	
				Land TBL:	008	

Close



**Disclaimer:** This map does not constitute a legal document and is provided for informational purposes only. Calhoun County expresses no warranty for the information displayed on this map.



A.B.A.

City of Albion

City of Albion

City

W CASS ST

P.N. 51-012-333-00

City of Albion

Acres

City of Albion

P.N. 51-012-380-00

Acreage 0.54

City of Albion

P.N. 51-012-372-00

Acreage 2.05

C.C.L.B.A.

P.N. 51-004-829-00

Acreage 0.18

C.C.L.B.A.

P.N. 51-004-828-00

Acreage 0.18

C.C.L.B.A.

P.N. 51-004-826-00

Acreage 0.35

W CENTER ST

City of Albion

P.N. 51-012-380-00

Acreage 0.54

City of Albion

P.N. 51-012-395-01

Acreage 1.70

City of Albion

P.N. 51-012-386-00

Acreage 0.16

City of Albion

P.N. 51-012-397-01

Approx.

Acreage 0.27

City of Albion

P.N. 51-012-387-00

Acreage 0.16

GULVER ST

City of Albion

P.N. 51-012-395-01

N

S GALE ST

GULVER ST

W ERIE ST

C.C.L.B.A. - Calhoun County Land Bank Authority

A.B.A. - Albion Building Authority

RESOLUTION #2016-25

A RESOLUTION FOR PROPOSED BALLOT LANGUAGE TO AMEND CHAPTER 10,  
SECTION 22 OF THE CITY OF ALBION CHARTER

Purpose and Finding: The Albion City Charter currently contains a provision regarding the disposition of City property which has been acquired as a result of unpaid taxes. Currently the charter provision requires that when the City elects to sell the real property, it must be sold at market value as certified to the council by the assessor. Given the economic status of the City, it is believed to be in the City's best interests to remove the requirement that the property be sold at market value. It is believed that once the property is sold at a fair price, as determined by the City Council, the property would return to the tax rolls, with payments being made by the buyer. The increased revenue generated via property taxes would greatly benefit the city's financial position as opposed to continuing to allow vacant lots or property to continue to remain non-income generating properties.

Council Member Brown moved, supported by Council Member French, to approve the following resolution

RESOLVED, as follows:

1. that by a 3/5 vote of its members-elect, pursuant to the authority granted by Public Act 279 of 1909, as amended, proposes that Section 10-22 of the charter of the City of Albion be amended to read as follows:

**Sec. 10.22. - Disposition of real property held by city.**

When the city has acquired any interest in property to protect the city's tax lien thereon, the owner of any interest therein by fee title, as mortgagee, or as vendor or vendee under a land contract, shall have the right to purchase the city's interest therein, upon payment to the city of the amount of money which the city has invested therein in the form of taxes, special assessments, charges, fees, penalties, interest, and costs, paid by the city to protect its title in such property. After the lapse of ninety (90) days after the date that the city acquires title to any such property, the council may remove the same from the market by determining that such property is needed for and should be devoted to public purposes, naming such purposes, or may sell the same at a price determined by the City Council, after a public hearing called for the purpose of selling the real property.

Provisions of the existing section 10.22 of the charter of the City of Albion to be altered or abrogated by such proposal, if adopted, now read as follows:



**Sec. 10.22. - Disposition of real property held by city.**

When the city has acquired any interest in property to protect the city's tax lien thereon, the owner of any interest therein by fee title, as mortgagee, or as vendor or vendee under a land contract, shall have the right to purchase the city's interest therein, upon payment to the city of the amount of money which the city has invested therein in the form of taxes, special assessments, charges, fees, penalties, interest, and costs, paid by the city to protect its title in such property. After the lapse of ninety (90) days after the date that the city acquires title to any such property, the council may remove the same from the market by determining that such property is needed for and should be devoted to public purposes, naming such purposes, or may sell the same at a price which shall be not less than the market value, as determined, and certified to the council by the assessor.

2. The purpose of the proposed amendment shall be designated on the ballot as follows:

A proposal to amend the City Charter to provide that real property, acquired by the City as the result of delinquent taxes, may be sold at a price determined by the City Council, following a public hearing.

3. The City Clerk shall transmit a copy of the proposed amendment to the Governor of the State of Michigan for approval and transmit a copy of the foregoing statement of purpose of such proposed amendment to the Attorney General of the State of Michigan for approval by law.
4. The proposed charter amendment shall be submitted to the qualified electors of this city at the general election to be held in the City of Albion on November 8, 2016, and the City Clerk is directed to give notice of the election and notice of registration in the manner prescribed by law.
5. The proposed amendment shall be submitted to the electors in the following format:

**PROPOSED AMENDMENT TO SECTION 10.22 OF THE CHARTER OF THE CITY OF ALBION**

Currently, the City Charter prohibits the sale of tax-foreclosed property owned by the City at a price less than its market value as certified to the City Council by the Assessor.

The proposed amendment would eliminate this prohibition and allow the City to sell the property at a price determined by the City Council, after a public hearing.

Should this proposal be adopted?

[YES]      [NO]

6. The proposed amendment shall be published in full together with the existing charter provision altered or abrogated by the amendment shall be published in full as part of the election notice not less than 7 days prior to the election.
7. The canvass and determination of the votes on the proposed Charter amendment shall be made in accordance with the laws of the State of Michigan and the City of Albion Charter.

I hereby certify that the above resolution was adopted on April 18, 2016 in a regular session of the Albion City Council, and this is a true copy of that resolution.

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Absent \_\_\_\_\_

\_\_\_\_\_  
Jill Domingo, Clerk

April 18, 2016



## City of Albion

William L. Rieger Municipal Building  
112 West Cass Street • Albion, Michigan 49224  
(517) 629-5535 • Fax (517) 629-4168

### APPLICATION FOR MEMBERSHIP AND/OR REAPPOINTMENT ON CITY BOARDS OR COMMISSIONS

Mail or Deliver Completed Application to: City of Albion  
Garrett Brown, Mayor  
112 W. Cass Street  
Albion, MI 49224

The information in this Application is requested to assist the Mayor and/or City Council in selecting individuals to serve on City Boards & Commissions. Completion of the Application and Consent and Certification is mandatory for consideration of appointment.

Thank you for your interest in serving on a City of Albion board or commission. The Albion City Council requires that every member of a board or commission meet the following qualifications:

- Appointee is not in default to the City (appointee does not have unpaid water/sewer bills, property taxes, income taxes).
- For most Boards & Commissions, appointee should be a resident of the City.

Name: Gregg Andrew Strand  
(First) (Middle) (Last)

Home Address: 335 N. Mulberry St., Marshall, MI 49068 Telephone #: (517)414-5864

Place of Employment: Albion College

Business Address: 611 East Porter Street Telephone #: (517)629-0510

E-Mail: gstrand@albion.edu Fax: \_\_\_\_\_

Title/Type of Work: Development/Fundraising

Length of Residence in City: N/A Own/Rent: N/A US Citizen: Y x N

Educational Background: B.S. in Environmental Science

Community Activities: Big Read, Walk the Beat, Trails, Parks, Downtown Development, AmeriCorps VISTA volunteer, Planning Commission, and several other advisory teams

List Board or Commission on which you are interested in serving (see attached descriptions):

- 1) Planning Commission 2) \_\_\_\_\_  
3) \_\_\_\_\_ 4) \_\_\_\_\_

Additional information on experience, qualifications, etc.:

Prior experience on commission (2 years+); Citizen Planner Certification via MSU-E \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please comment briefly on why you wish to serve on a particular board or commission. Be specific as to your goals and ideas regarding how you wish to contribute to the work of the board or commission:

To help implement the comprehensive master plan and RRC process. General good will and love for Albion. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Relationship to City Officials/Department Heads: Are you, your spouse, or other close family members related to any City Officials or Department Heads? If yes, please explain: N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Business relationship: Do you, your spouse, or any close family member currently have a business relationship with the City of Albion? If yes, please explain: Personal employment at the College, no business relationship w/ City of Albion directly. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Convictions: Have you ever been convicted of any criminal violation? Have you ever been convicted of a felony while holding public office or public employment? If yes, please explain: Wrestling in public with my brother when I was 25, and telling an officer my name was "Jerry" (it is not). I have never been convicted or charged with a felony.

**REFERENCES:**

Name: Anyone on the planning commission or City Hall Relationship: Shared work experience

The following information and consent is necessary in order to conduct a proper review of your application for appointment. This information will be kept confidential.

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### CONSENT AND CERTIFICATION

I consent to the release of information concerning my ability and fitness for the position to which I seek appointment by my employer(s), school(s), law enforcement agencies, and other individuals and organizations to the City of Albion Office of the City Manager.

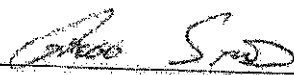
I hereby authorize the City of Albion to verify all the information I have provided on my application. I also agree to execute any additional written authorizations necessary for the City to obtain access to and copies of records pertaining to this information. I release the City of Albion and agencies who have released information from all liability arising from information given or received.

I certify that I can and will, upon request, substantiate all statements made by me on this application; that such statements are true, complete and correct to the best of my knowledge. I understand that a false statement, dishonest answer, misrepresentation or omission to any question will be sufficient for rejection of my application, removal of my name from the eligible list or my immediate removal should such falsifications or misrepresentation be discovered after I am sworn in to any Board or Commission.

I, Gregg Strand, certify that the information provided  
(Please Print)

in this application is, to the best of my knowledge, true and accurate.

Date of Birth: 11/14/76

Signature: 

Date: 1/16/18

It is the policy of the City of Albion to exercise its police power in order to ensure public safety, public health, and a person's general welfare. It is the intent of the City of Albion that no individual be denied equal protection of the laws, nor shall an individual be denied the enjoyment of his or her civil rights or be discriminated against because of actual or perceived age, color, disability, education, familial status, gender expression, gender identity, height, marital status, national origin, race, religion, sex, sexual orientation or weight.



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Name: Joseph V. Domingo  
(First) (Middle) (Last)

Home Address: 1005 E. Broadwell Telephone #: 517-629-8481

Place of Employment: Retired

Business Address: N/A Telephone #: N/A

E-Mail: DPW Super @ Yahoo. com Fax: N/A

Title/Type of Work: \_\_\_\_\_

Length of Residence in City: 6.5 ☒ Own ☐ Rent: OWN US Citizen: Yes ☐ N

Educational Background: 12yr Grad - Albion Public School  
Some College

Community Activities: DDA Board

List Board or Commission on which you are interested in serving (see attached descriptions):

- 1) \_\_\_\_\_ 2) \_\_\_\_\_  
3) \_\_\_\_\_ 4) \_\_\_\_\_

Additional information on experience, qualifications, etc.:

Served Boards as Former Mayor

Please comment briefly on why you wish to serve on a particular board or commission. Be specific as to your goals and ideas regarding how you wish to contribute to the work of the board or commission:

I wish to sit on the ABA Board, the ABA and Maple Grove is one of the only SAFE Heaven left for our Citizens (senior)

Relationship to City Officials/Department Heads: Are you, your spouse, or other close family members related to any City Officials or Department Heads? If yes, please explain: \_\_\_\_\_

Business relationship: Do you, your spouse, or any close family member currently have a business relationship with the City of Albion? If yes, please explain: \_\_\_\_\_

Spouse, Jill Domingo  
City Clerk

Convictions: Have you ever been convicted of any criminal violation? Have you ever been convicted of a felony while holding public office or public employment? If yes, please explain: NO

**REFERENCES:**

Name: Garrett Brown Relationship: Mayor of Albion

Telephone #: \_\_\_\_\_

Name: Scott Brown Relationship: Friend

Telephone #: \_\_\_\_\_

The following information and consent is necessary in order to conduct a proper review of your application for appointment. This information will be kept confidential.

\*\*\*\*\*

### CONSENT AND CERTIFICATION

I consent to the release of information concerning my ability and fitness for the position to which I seek appointment by my employer(s), school(s), law enforcement agencies, and other individuals and organizations to the City of Albion Office of the City Manager.

I hereby authorize the City of Albion to verify all the information I have provided on my application. I also agree to execute any additional written authorizations necessary for the City to obtain access to and copies of records pertaining to this information. I release the City of Albion and agencies who have released information from all liability arising from information given or received.

I certify that I can and will, upon request, substantiate all statements made by me on this application; that such statements are true, complete and correct to the best of my knowledge. I understand that a false statement, dishonest answer, misrepresentation or omission to any question will be sufficient for rejection of my application, removal of my name from the eligible list or my immediate removal should such falsifications or misrepresentation be discovered after I am sworn in to any Board or Commission.

I, Joseph V. Domingo, certify that the information provided  
(Please Print)

in this application is, to the best of my knowledge, true and accurate.

Date of Birth: 9 Dec 1952

Signature: Joseph V. Domingo Date: 17 April 2018

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