

CITY OF MUSKEGON

CITY COMMISSION MEETING

September 9, 2025 @ 5:30 PM

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

AGENDA

- ☐ CALL TO ORDER:
- ☐ PRAYER:
- ☐ PLEDGE OF ALLEGIANCE:
- ☐ ROLL CALL:
- ☐ HONORS, AWARDS, AND PRESENTATIONS:
 - A. Proclamation for Constitution Week Manager's Office
 - B. 2025 Community Life Survey for Muskegon County Manager's Office
- ☐ PUBLIC HEARINGS:
 - A. Neighborhood Enterprise Zone Certificates - 973 Ducey Ave., 983 Ducey Ave., and 1003 Ducey Ave. Economic Development
 - B. Neighborhood Enterprise Zone Certificate - 535 Yuba St Economic Development
 - C. Establishment of a Commercial Redevelopment District - 173, 175, & 177 W. Clay Ave. Economic Development
 - D. Issuance of a Commercial Facilities Exemption Certificate - 175 & 177 W. Clay Ave. Economic Development
 - E. Amendment to City of Muskegon Scattered Site Infill Housing Brownfield Plan Economic Development
- ☐ FEDERAL/STATE/COUNTY OFFICIALS UPDATE:
- ☐ PUBLIC COMMENT ON AGENDA ITEMS:
- ☐ CONSENT AGENDA:
 - A. Approval of Minutes City Clerk

- B. **Rezoning of properties along Peck St and its side streets, from Apple Ave to Laketon Ave, to Form Based Code.** Planning
- C. **Rezoning of properties on Lakeshore Dr and Edgewater St to Form Based Code.** Planning
- D. **Resolution for Charitable Gaming License - Fresh Coast Alliance** City Clerk
- E. **Amendment to the Planned Unit Development (PUD) at Harbour Towne - Changes to the Restaurant at 3505 Marina View Point. (SECOND READING)** Planning
- F. **Sun Day - New Event at Pere Marquette** DPW- Parks and Recreation
- G. **DDA Class C Liquor License - OB's Southern Brunch House - 379 W. Western Ave Suite 102** Economic Development
- H. **Contract Award - H92507 Western Ave, 8th to Terrace Resurfacing** DPW- Engineering

☐ **UNFINISHED BUSINESS:**

☐ **NEW BUSINESS:**

☐ **ANY OTHER BUSINESS:**

☐ **GENERAL PUBLIC COMMENT:**

► Reminder: Individuals who would like to address the City Commission shall do the following: ► Fill out a request to speak form attached to the agenda or located in the back of the room. ► Submit the form to the City Clerk. ► Be recognized by the Chair. ► Step forward to the microphone. ► State name. ► Limit of 3 minutes to address the Commission.

☐ **CLOSED SESSION:**

☐ **ADJOURNMENT:**

AMERICAN DISABILITY ACT POLICY FOR ACCESS TO OPEN MEETINGS OF THE CITY OF MUSKEGON AND ANY OF ITS COMMITTEES OR SUBCOMMITTEES

To give comment on a live-streamed meeting the city will provide a call-in telephone number to the public to be able to call and give comment. For a public meeting that is not live-streamed, and which a citizen would like to watch and give comment, they must contact the City Clerk's Office with at least a two-business day notice. The participant will then receive a zoom link which will allow them to watch live and give comment. Contact information is below. For more details, please visit:

www.shorelinecity.com

The City of Muskegon will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being

considered at the meeting, to individuals with disabilities who want to attend the meeting with twenty-four (24) hours' notice to the City of Muskegon. Individuals with disabilities requiring auxiliary aids or services should contact the City of Muskegon by writing or by calling the following:

Ann Marie Meisch, MMC. City Clerk. 933 Terrace St. Muskegon, MI 49440. (231)724-6705.
clerk@shorelinecity.com



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Proclamation for Constitution Week																				
Submitted by: Kimberly Young, Administrative Assistant to the City Manager	Department: Manager's Office																				
Brief Summary: To issue a Proclamation recognizing Constitution Week, September 17-23, 2025																					
Detailed Summary & Background: n/a																					
Goal/Action Item: Administrative Action																					
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:																					
Amount Requested: n/a			Budgeted Item: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>x</td> <td></td> </tr> </table>				Yes		No		N/A	x									
Yes		No		N/A	x																
Fund(s) or Account(s): n/a			Budget Amendment Needed: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>x</td> <td></td> </tr> </table>				Yes		No		N/A	x									
Yes		No		N/A	x																
Recommended Motion:																					
Approvals: <table border="1"> <tr> <td>Immediate Division Head</td> <td>x</td> <td></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>			Immediate Division Head	x		Information Technology			Other Division Heads			Communication			Legal Review			Name the Policy/Ordinance Followed: n/a			
Immediate Division Head	x																				
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CITY OF MUSKEGON
PROCLAMATION

Constitution Week – September 17–23, 2025

WHEREAS, the Constitution of the United States of America, adopted on September 17, 1787, stands as the supreme law of our land, securing the blessings of liberty and establishing the framework of government for our great nation; and

WHEREAS, it is fitting and proper to recognize the anniversary of the signing of this historic document and to celebrate the enduring principles of freedom, justice, and democracy that it embodies; and

WHEREAS, September 17, 2025, marks the two hundred thirty-eighth anniversary of the drafting of the Constitution by the Constitutional Convention; and

WHEREAS, it is the privilege and duty of the American people to commemorate this milestone by reaffirming our commitment to the rights and responsibilities of citizenship, as set forth in the Constitution; and

WHEREAS, the Muskegon Chapter of the National Society Daughters of the American Revolution has requested that the week of September 17–23, 2025, be recognized as Constitution Week to encourage the study and education of this great document which is the safeguard of our liberties;

NOW, THEREFORE, I, Ken Johnson, Mayor of the City of Muskegon, do hereby proclaim the week of September 17–23, 2025, as

CONSTITUTION WEEK

in the City of Muskegon, and I encourage all citizens to reflect upon the importance of our Constitution and to reaffirm their commitment to the ideals of liberty and justice for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Muskegon to be affixed this 9th day of September, 2025.

Ken Johnson, Mayor
City of Muskegon



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: 2025 Community Life Survey for Muskegon County															
Submitted by: LeighAnn Mikesell, Deputy City Manager	Department: Manager's Office															
Brief Summary: Access Health will provide information on the survey and encourage all to participate.																
Detailed Summary & Background: The survey will gather information on people's work, health, money, stresses, and daily life with the goal of helping agencies identify gaps in services.																
<u>Goal/Action Item:</u>																
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:																
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 5%;"></td> <td style="width: 25%;">No</td> <td style="width: 5%;"></td> <td style="width: 25%;">N/A</td> <td style="width: 5%;"></td> </tr> </table>	Yes		No		N/A										
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Yes		No		N/A												
Recommended Motion: Presentation only																
Approvals: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>	Immediate Division Head			Information Technology			Other Division Heads			Communication			Legal Review			<u>Name the Policy/Ordinance Followed:</u> N/A
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Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Neighborhood Enterprise Zone Certificates - 973 Ducey Ave., 983 Ducey Ave., and 1003 Ducey Ave.							
Submitted by: Isabela Gonzalez, Development Analyst	Department: Economic Development							
Brief Summary: Staff is requesting the approval of Neighborhood Enterprise Zone (NEZ) certificates for 15 years for a new construction home at 973 Ducey Ave., 983 Ducey Ave., and 1003 Ducey Ave.								
Detailed Summary & Background: Stephens Homes and Investments has submitted three applications for Neighborhood Enterprise Zone (NEZ) certificates for the construction of single-family homes at 973 Ducey Ave., 983 Ducey Ave., and 1003 Ducey Ave. The proposed sale prices are \$200,000 each for 973 and 983 Ducey, and \$225,000 for 1003 Ducey. These properties were previously owned by the City of Muskegon. The applicant has met all local and state requirements for the issuance of NEZ certificates. The Neighborhood Enterprise Zone Act provides for the development and rehabilitation of residential housing located within eligible distressed communities. Approval of these applications would grant the future property owners a tax abatement that reduces their property taxes by approximately 50% for up to 15 years.								
Goal/Action Item: 2027 Goal 2: Economic Development Housing and Business - Improved community vibrancy through infill development								
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:								
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 25%;">Yes</td> <td style="width: 25%;">☐</td> <td style="width: 25%;">No</td> <td style="width: 25%;">☐</td> <td style="width: 25%;">N/A</td> <td style="width: 25%;">☒</td> <td style="width: 25%;">☐</td> </tr> </table>	Yes	☐	No	☐	N/A	☒	☐
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Yes	☐	No	☐	N/A	☒	☐		
Recommended Motion: I move to close the public hearing and approve Neighborhood Enterprise Zone (NEZ) certificates for 15 years at 973 Ducey Ave., 983 Ducey Ave., and 1003 Ducey Ave and authorize the City Clerk and Mayor to sign the applications and resolutions.								
Approvals: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 70%;">Immediate Division</td> <td style="width: 10%;">☒</td> <td style="width: 20%;">☐</td> </tr> </table>	Immediate Division	☒	☐	Name the Policy/Ordinance Followed: Diverse housing types.				
Immediate Division	☒	☐						

Head			
Information Technology			
Other Division Heads			
Communication			
Legal Review			

Application for Neighborhood Enterprise Zone Certificate

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

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

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction except as provided in the instructions on page 3 under Owner/Developer/Applicant Instructions. Initially file completed application and required documents with the clerk of the local governmental unit. The additional documents to be completed in the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/DEVELOPER/APPLICANT INFORMATION (Applicant must complete all fields)			
Owner/Developer/Applicant Name Stephens Homes and Investments		Type of NEZ ☐ OPRA eligible community NEZ ☒ Workforce Housing NEZ	
Facility's Street Address 973 Ducey Ave		Type of Approval Requested	
City Muskegon	State MI	ZIP Code 49442	☒ New Facility ☐ Rehabilitated Facility ☐ Transfer (1 copy only)
Name of City, Township or Village (taxing authority) City of Muskegon		No. of years requested for exemption (6-15; 11-17 for qualified historic building) 15	
☒ City ☐ Township ☐ Village		Is the facility owned or rented by occupants? ☒ Owned ☐ Rented	
County Muskegon		Type of Property (check one) ☒ House ☐ Duplex ☐ Condo ☐ Loft ☐ Apartment - No. of Units _____	
School District Muskegon			
Name of LGU that established district City of Muskegon		Name or Number of Neighborhood Enterprise Zone Ducey Marquette	Date district was established 10/24/24
Identify who will complete the work ☒ Licensed Contractor ☐ Other _____		Estimated Project Cost (per unit) \$100,000.00	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. For rehabilitation only, include Breakdown of Investment Costs. Use attachments if necessary. Building a 2 bed 1 bathroom with a 1 stall garage on a Crawl Space totaling 950 sq feet. New Construction			
Timetable for undertaking and completing the rehabilitation or construction of the facility.		Additional Timetable Information (if applicable)	
Begin Date 9/1/2025	End Date 11/7/2025		
PART 2: OWNER/DEVELOPER/APPLICANT CERTIFICATION			
Contact Name Stephen Benedict			
Contact Telephone Number (231) 206-7114		Contact Email Address stephenshomes@yahoo.com	
Owner/Developer/Applicant Name Stephens Homes and Investments LLC			
Owner/Developer/Applicant Telephone Number (231) 206-7114		Owner/Developer/Applicant Email Address stephenshomes@yahoo.com	
Owner/Developer/Applicant Mailing Address 1042 Terrace St		City Muskegon	State MI
		ZIP Code 49442	
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.			
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.			
Owner/Developer/Applicant Signature 		Date 8/12/25	

Continue on Page 2

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
☒ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU <i>City of Muskegon</i>			
Name of Assessor (First and last name) <i>Donna VanderVries</i>			
Telephone Number <i>231 750 6750</i>		Email Address <i>vandervriesdoo@MuskegonCounty.net</i>	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature <i>Donna VanderVries</i>			Date <i>8/14/2025</i>
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
☐ Exemption Approved for _____ Years (6-15)		☐ 1. Original Application	
☐ Exemption Approved for _____ Years (11-17 qualified historic building)		☐ 2. Legal description of the real property with parcel identification number	
☐ Exemption Denied (include Resolution Denying)		☐ 3. Resolution approving the zone.	
Date of resolution approving/denying this application		☐ 4. Resolution approving the application.	
Clerk's Name (First and Last)		☐ 5. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Telephone Number			
Email Address			
Mailing Address		City	State ZIP Code
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

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

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

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

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

Instructions for Completing Form 4775

Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

Owner/Developer/Applicant Instructions

1. Complete Parts 1 and 2. Indicate the number of years the exemption is being requested (6-15 years except for qualified historic buildings, which can be 11-17 years). Consult with the LGU for information necessary to complete this section. An Obsolete Property Rehabilitation Act (OPRA) eligible community NEZ covers new facilities and/or rehabilitated facility projects designated by a qualified local governmental unit (QLGU) as defined in the OPRA, 2000 Public Act 146. A Workforce Housing NEZ covers new facilities and/or rehabilitated facility projects designated by a township, city or village that is not on the current list of OPRA QLGUs.
2. **This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction, except an application may be filed up to six months after issuance of the building permit if approved by resolution of the LGU and at any time in the case of a qualified historic building.** File one copy of the completed application and the following documents:
 - Legal description of the real property on which the facility is located.
 - Parcel Identification Number
 - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
 - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

3. Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

LGU Assessor Certification

1. Complete Part 3.

LGU Action/Certification

1. Complete Part 4.
2. The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
3. Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
4. **For faster service, email the completed application and required documents to PTE@michigan.gov.**

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

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

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call 517- 335-7491.

Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

Additional documents required following completion for a New Facility project:

- A signed application completed by the new Owner/Developer/Applicant. Most of the information needed can be taken from the original application filed by the Owner/Developer/Applicant.
- A copy of the legal description of the real property with parcel identification number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor that contains a LGU date stamp (black out Social Security numbers) except for new facilities as defined under MCL 207.772(g)(ii).

Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) are met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel identification number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must obtain from the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the tax year immediately preceding the effective date of the NEZ certificate.
- If applicable, indicate if the certificate holder elects that the effective date of the NEZ certificate shall be the December 31 in the year immediately preceding the date of substantial completion of the rehabilitated facility.

Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by the new owner filing an application (only name, address, Part 2 information and signature are required) and a copy of the warranty deed for the subject property with the State Tax Commission. For a New Facility, except those as defined under MCL 207.772(g)(ii), provide a copy of your PRE Affidavit (Form 2368) that was filed with the LGU assessor (black out Social Security numbers) that contains a LGU date stamp.

Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New Facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

NOTE: For a part of a new or rehabilitated facility in a Workforce Housing NEZ that in the prior year was occupied by an individual, couple, family, or group of unrelated individuals with a combined adjusted household income in excess of 120% of the countywide area median income as posted by the Michigan state housing development authority on its website, the specific tax paid in lieu of taxes for the year on that part of the facility must be equal to the full amount of the taxes that would be paid on that portion of the facility if the facility were not tax exempt.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to **five-eighths** (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to **seven-eighths** (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a qualified historic building.

SITE PLAN

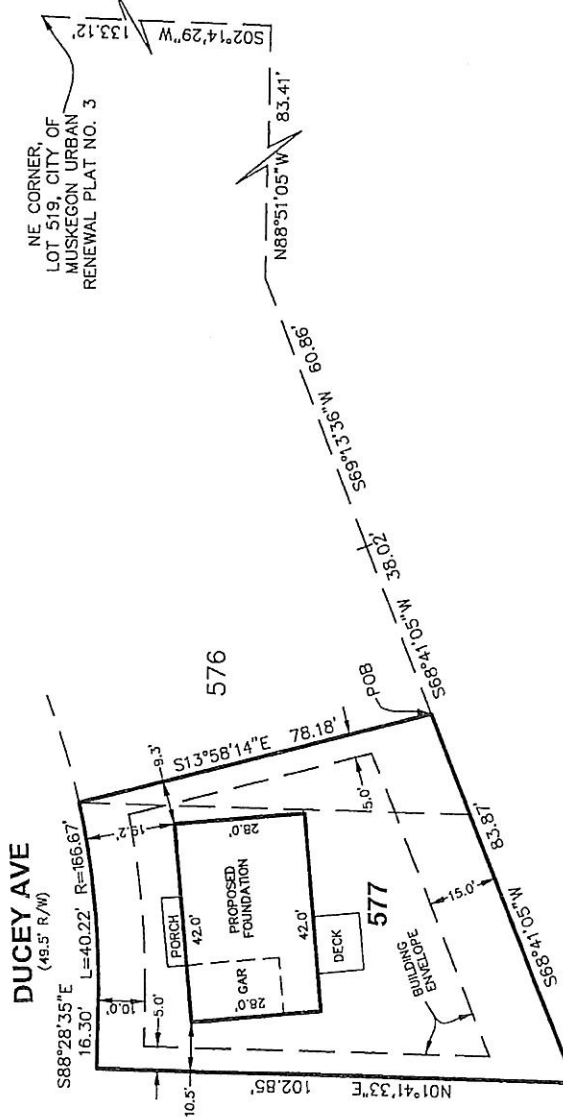
FOR: Steve Benedict
 Stephens Homes and Investments
 1042 Terrace St
 Muskegon, MI 49442

DESCRIPTION: Part of Lots 576 and 577, City of Muskegon Urban Renewal Plat No. 3, Muskegon County, Michigan, bring more particularly described as follows: Commencing at the Northeast corner of said Lot 519 of said City of Muskegon Urban Renewal Plat No. 3; thence S02°14'29"W, a distance of 133.12 feet; thence N88°51'05"W, a distance of 83.41 feet; thence S69°13'36"W, a distance of 60.86 feet; thence S68°41'05"W, a distance of 38.02 feet to the Point of Beginning; continuing S68°41'05"W, a distance of 83.87 feet to the Southwest corner of said Lot 577; thence N01°41'33"E, along the West line of said Lot 577, a distance 102.85 feet to the Northwest corner of said Lot 577; thence S88°28'35"E, a distance of 16.30 feet to the beginning of a curve to the left having a central angle of 13°49'35", a radius of 166.67 feet, a chord bearing of N84°18'34"E, a chord distance of 40.12 feet and an arc length of 40.22 feet to the end of said curve; thence S13°58'14"E, a distance of 78.18 feet to the Point of Beginning.

PROPERTY ADDRESS: 973 Ducey Ave

REQUIRED MINIMUM OPENING ELEVATION: N/A

NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction. The location of drainfields, septic tanks, and wells, if shown, are subject to actual health department permit.



LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- ⊗ Well
- x-x- Fence Line
- D = Deeded
- P = Platted
- M = Measured



Scale 1" = 30'

Feenstra
 CIVIL ENGINEERS & ASSOCIATES, INC.
 3145 Prairie St. SW
 Grandville, MI 49418
 Phone: 616.457.7050
 www.feenstra-inc.com

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.

Proj	250658
File	Urban Renewal
Date	08/06/2025
Drafted by	LEEK

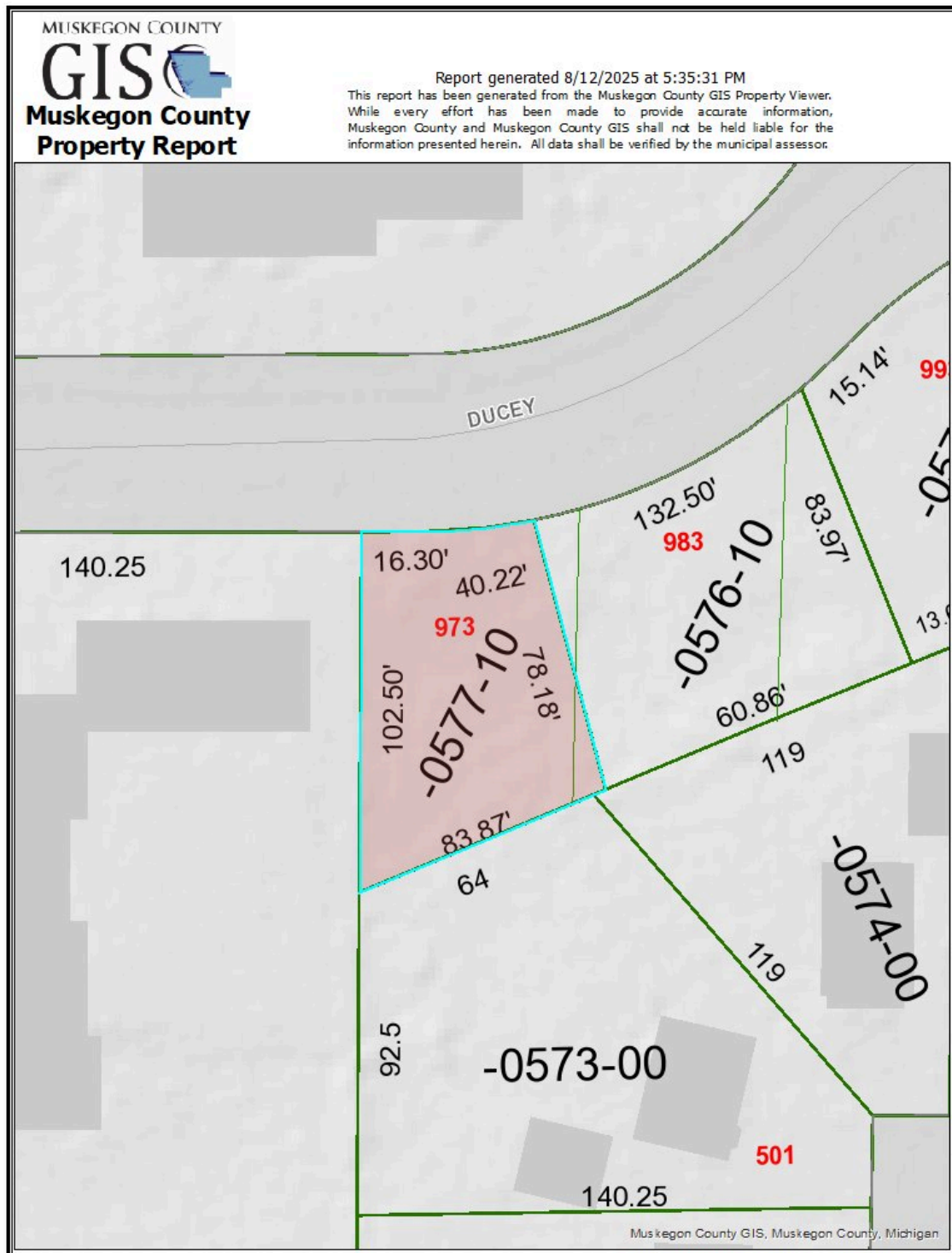


Muskegon County Property Report

Area of Interest (AOI) Information

Area : 5,480.43 ft²

Aug 12 2025 17:34:56 Eastern Daylight Time



Summary

Name	Count	Area(ft ²)	Length(ft)
Parcels	1	5,480.43	N/A

Parcels

#	PIN	Municipality Code	Acreage per GIS	Acreage per Assessor	Property Address Number	Property Address Direction	Property Address Combined	Property Address City
1	61-24-612-000-0577-10	24	0.13	0.14	973	No Data	973 DUCEY AVE	MUSKEGON

#	Property Address State	Property Address Zip Code	Owner Name 1	Owner Name 2	Owner Care Of	Owner Address	Owner Address City	Owner Address State
1	MI	49442	STEPHENS HOMES AND INVESTMENTS LLC	No Data	No Data	1042 TERRACE ST	MUSKEGON	MI

#	Owner Address Zip Code	Assessed Value	State Equalized Value	Taxable Value	PRE Homestead Pct	Property Class Code	Property Class Description	School District Code
1	49440	0.00	0.00	0.00	0	402	Residential - Vacant	61010

#	School District Name	Zoning per Assessor Primary	Tax Description	Area(ft ²)
1	MUSKEGON CITY SCHOOL DIST	R	CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 PART OF LOTS 576 & 577 DESC AS COMM NE CORN SD LOT 519 SD PLAT TH S 02D 14M 29S W 133.12 FT TH N 88D 51M 05S W 83.41 FT TH S 69D 13M 36S W 60.86 FT TH S 68D 41M 05S W 38.02 FT TO POB TH S 68D 41M 05S W 83.87 FT TO SW CORN OF SD LOT 577 TH N 01D 41M 33S E ALG W LN OF SD LOT 577 102.85 FT TO NW CORN OF SD LOT 577 TH S 88D 28M 35S E 16.30 FT TO BEG OF CURVE TO LEFT CNTRL ANG 13D 49M 35S RAD 166.67 FT CHORD BEARING N 84D 18M 34S E CHORD 40.12 FT ARC 40.22 FT TO END SD CURVE TH S 13D 58M 14S E 78.18 FT TO POB	5,480.43

©2020 Muskegon County GIS Data reported herein is believed to be accurate and up to date, however Muskegon County and Muskegon County GIS make no warranty to the accuracy of the data. It is advised that before any decisions are made from this data, that the local assessor or building officials are contacted.



MARK F. FAIRCHILD
REGISTER OF DEEDS
Muskegon County Michigan
5839166 D02

Liber: 4373 Page: 609
Page: 1 of 5
12/23/2024 02:34:45 PM

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the **CITY OF MUSKEGON**, a municipal corporation, of 933 Terrace Street, Muskegon, Michigan 49440,

QUIT CLAIMS to **STEPHENS HOMES AND INVESTMENTS LLC**, a Limited Liability Company, of 1042 Terrace St, Muskegon, Michigan 49442, the following described premises situated in the City of Muskegon, County of Muskegon, State of Michigan, to wit:

***SEE ATTACHED LEGAL DESCRIPTIONS**

for the sum of Fifty-Six Thousand, One Hundred Seventy-Five, and 0/100 Dollars (\$**56,175.00**)

PROVIDED, HOWEVER, Grantee, or its assigns, shall complete construction of one (1) single family home on each of the nineteen (19) parcels on the premises herein conveyed within twenty-four (24) months after the date hereof. In default of such construction, title to the premises shall revert to the City of Muskegon free and clear of any claim of Grantee or its assigns. In addition, the City of Muskegon may retain the consideration for this conveyance free and clear of any claim of Grantee or its assigns. Buyer shall remove only those trees necessary for construction of the homes and driveways. "Complete construction" means: (1) issuance of a residential building permits by the City of Muskegon; and (2) in the sole opinion of the City of Muskegon's Director of Inspections, substantial completion of the dwellings described in the said building permits. In the event of reversion of titles of the above-described premises, improvements made thereon shall become the property of Grantor.

This deed is exempt from real estate transfer tax pursuant to the provisions of MCLA 207.505(h)(i) and MCLA 207.526 Sec. 6(h)(i).

Dated this 9th day of December, 2024.

Signed in the presence of:

Linda Potter
Linda Potter
Jessica Lorenson
Jessica Lorenson

STATE OF MICHIGAN
COUNTY OF MUSKEGON

CITY OF MUSKEGON

By Ken Johnson
Ken Johnson, Its Mayor
and Ann Marie Meisch
Ann Marie Meisch, MMC, Its Clerk

Before me personally appeared in Muskegon County, Michigan, on December 9, 2024, by KEN JOHNSON and ANN MARIE MEISCH, MMC, the Mayor and Clerk, respectively, of the CITY OF MUSKEGON, a municipal corporation, on behalf of the City.

PREPARED BY: Samantha Pulos
City of Muskegon Planning Dept.
933 Terrace St. Room 202
Muskegon, MI 49440
Telephone: 231/724-6702

Linda S. Potter
Linda S. Potter, Notary Public
Acting in the County of Muskegon
Muskegon County, Michigan
My Comm. Expires: 9-25-2030

WHEN RECORDED RETURN TO: Grantees

SEND SUBSEQUENT TAX BILLS TO: Grantees

Legal Descriptions

1. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 EAST ½ LOT 13 BLOCK 386
Address: 209 MERRILL, MUSKEGON, MI 49441
Parcel #: 61-24-205-386-0013-10
Price: \$2,437.50

2. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 WEST ½ LOT 13 BLOCK 386
Address: 213 MERRILL, MUSKEGON, MI 49441
Parcel #: 61-24-205-386-0013-01
Price: \$2,437.50

3. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 631 ALSO
VACATED EAST 1/2 OF ADJACENT ALLEY ((8/00 RESOLUTION # 2000-72 (G))
LOT 632 SPLIT FROM PARCEL 9/14/00 FOR 2001 ROLL
Address: 845 DUCEY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0631-00
Price: \$6,000.00

4. Legal Description: PART OF LOTS 576 AND 577, CITY OF MUSKEGON URBAN RENEWAL PLAT
NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519 OF SAID CITY OF MUSKEGON
URBAN RENEWAL PLAT NO. 3;
THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;
THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.41 FEET;
THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 60.86 FEET;
THENCE SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.02 FEET TO THE
POINT OF BEGINNING;
CONTINUING SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.87 FEET TO
THE SOUTHWEST CORNER OF SAID LOT 577;
THENCE NORTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID
LOT 577, A DISTANCE OF 102.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 577;
THENCE SOUTH 88 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 16.30 FEET TO THE
BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 49 MINUTES 35
SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 84 DEGREES 18 MINUTES 34
SECONDS EAST, A CHORD DISTANCE OF 40.12 FEET AND AN ARC LENGTH OF 40.22 FEET TO THE
END OF SAID CURVE;
THENCE SOUTH 13 DEGREES 58 MINUTES 14 SECONDS EAST, A DISTANCE OF 78.18 FEET TO THE
POINT OF BEGINNING.
PARCEL CONTAINS 6062 SQUARE FEET, MORE OR LESS.
Address: 973 DUCEY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0577-10
Price: \$3,000.00

5. Legal Description: PART OF LOTS 575 AND 576, CITY OF MUSKEGON URBAN RENEWAL PLAT
NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519;
THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;
THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.41 FEET;
THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 13.62 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 47.31
FEET;
THENCE SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.02 FEET;
THENCE NORTH 13 DEGREES 58 MINUTES 14 SECONDS WEST, A DISTANCE OF 78.18 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES

28 MINUTES 15 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 64 DEGREES 11 MINUTES 17 SECONDS EAST, A CHORD DISTANCE OF 76.30 FEET AND AN ARC LENGTH OF 76.98 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 20 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 83.97 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6264 SQUARE FEET, MORE OR LESS.

Address: 983 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0576-10

Price: \$3,000.00

6. Legal Description: PART OF LOTS 519 AND 575, CITY OF MUSKEGON URBAN RENEWAL PLAT NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;

THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 29.38 FEET;

THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 13.62 FEET;

THENCE NORTH 20 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 83.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 12 MINUTES 24 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 48 DEGREES 21 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 15.14 FEET, AN ARC LENGTH OF 15.14 FEET TO THE END OF SAID CURVE;

AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 48 MINUTES 37 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 58 DEGREES 10 MINUTES 20 SECONDS EAST, A CHORD DISTANCE OF 77.07 FEET, AN ARC LENGTH OF 77.99 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6626 SQUARE FEET, MORE OR LESS.

THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS IT APPARENT ALONG ITS EAST BOUNDARY LINE.

Address: 993 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0575-01

Price: \$3,000.00

7. Legal Description: PART OF LOT 519, CITY OF MUSKEGON URBAN RENEWAL PLAT NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 519;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 519;

THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 54.00 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 29 SECONDS EAST, A DISTANCE OF 124.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 35 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 82 DEGREES 41 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 54.76 FEET AND AN ARC LENGTH OF 55.01 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 7062 SQUARE FEET, MORE OR LESS.

THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS IT APPARENT ALONG ITS WEST BOUNDARY LINE.

Address: 1003 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0519-01

Price: \$3,000.00

8. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 NORTH 1/2 LOT 553
Address: 554 AGNES, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0553-01
Price: \$3,000.00

9. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 SOUTH 1/2 LOT 553
Address: 572 AGNES, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0553-10
Price: \$3,000.00

10. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 620
Address: 502 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0621-01
Price: \$3,000.00

11. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 621
Address: 508 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0620-01
Price: \$3,000.00

12. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 639 & EAST 1/2
VACATED N/S ALLEY ADJACENT
Address: 561 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0639-00
Price: \$4,650.00

13. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 LOT 893
Address: 1542 ADAMS, MUSKEGON, MI 49442
Parcel #: 61-24-613-000-0893-00
Price: \$4,650.00

14. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SOUTH 1/2 LOTS 8 & 9 BLOCK
8
Address: 320 WOOD, MUSKEGON, MI 49442
Parcel #: 61-24-205-008-0008-10
Price: \$3,000.00

15. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 10 BLOCK 8
Address: 346 WOOD, MUSKEGON, MI 49442
Parcel #: 61-24-205-008-0010-00
Price: \$3,000.00

16. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 14 BLOCK 140
Address: 425 OCTAVIUS, MUSKEGON, MI 49442
Parcel #: 61-24-205-140-0014-00
Price: \$3,000.00

17. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 CITY OF MUSKEGON LOT 5
BLOCK 13 AND WEST 1/2 OF VAC 16.5 FEET ALLEY ADJACENT THERETO (VAC ALLEY CITY RES
#99-87)
Address: 436 CHARLES, MUSKEGON, MI 49441
Parcel #: 61-24-205-013-0005-00
Price: \$3,000.00

18. Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W W 50 FT OF N 132 FT OF S 297 FT NE
1/4 SW 1/4 SW 1/4
Address: 907 ORCHARD, MUSKEGON, MI 49442
Parcel #: 61-24-121-300-0062-00
Price: \$3,000.00

19. Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W E 66 FT OF W 544 1/2 FT OF N 165 FT
OF SW 1/4 OF SW 1/4 OF SW 1/4 EX N 33 FT FOR ST
Address: 877 AMITY, MUSKEGON, MI 49442
Parcel #: 61-24-121-300-0116-00
Price: \$3,000.00

CITY OF MUSKEGON

933 TERRACE
MUSKEGON, MI 49440
United States
WWW.MUSKEGON-MI.GOV



Receipt: 0100969690 Aug/12/2025

Cashier: WENDY.WEBSTER

Received Of: STEPHENS HENRIETTA/RONALD
6555 HALL RD
MUSKEGON, MI 49442

Desc: NEZ APP (4 ON DUCEY)

Planning

The sum of: \$200.00

19-10	NEZ APPLICATION FEE			200.00
	TAX ABATEMENT APPLICATION FEES	101-000-640	200.00	
			Total	200.00
	TENDERED:	CHECK PAYMENT	5093	200.00

NOTES NEZ APP (4 ON DUCEY)

Application for Neighborhood Enterprise Zone Certificate

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

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

RECEIVED
AUG 12 2025

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction except as provided in the instructions on page 3 under Owner/Developer/Applicant Instructions. Completed application and required documents with the clerk of the local governmental unit. The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/DEVELOPER/APPLICANT INFORMATION (Applicant must complete all fields)			
Owner/Developer/Applicant Name Stephens Homes and Investments		Type of NEZ ☐ OPRA eligible community NEZ ☒ Workforce Housing NEZ	
Facility's Street Address 983 Ducey Ave		Type of Approval Requested ☒ New Facility ☐ Rehabilitated Facility ☐ Transfer (1 copy only)	
City Muskegon	State MI	ZIP Code 49442	
Name of City, Township or Village (taxing authority) City of Muskegon		No. of years requested for exemption (6-15; 11-17 for qualified historic building) 15	
☒ City ☐ Township ☐ Village		Is the facility owned or rented by occupants? ☒ Owned ☐ Rented	
County Muskegon	Type of Property (check one) ☒ House ☐ Duplex ☐ Condo ☐ Loft ☐ Apartment - No. of Units _____		
School District Muskegon			
Name of LGU that established district City of Muskegon	Name or Number of Neighborhood Enterprise Zone Ducey M^oquette	Date district was established 10/24/24	
Identify who will complete the work ☒ Licensed Contractor ☐ Other _____		Estimated Project Cost (per unit) \$100,000.00	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. For rehabilitation only, include Breakdown of Investment Costs. Use attachments if necessary. Building a 2 bed 1 bathroom with a 1 stall garage on a Crawl Space totaling 950 sq feet. New Construction			
Timetable for undertaking and completing the rehabilitation or construction of the facility.		Additional Timetable Information (if applicable)	
Begin Date 9/1/2025	End Date 11/7/2025		
PART 2: OWNER/DEVELOPER/APPLICANT CERTIFICATION			
Contact Name Stephen Benedict			
Contact Telephone Number (231) 206-7114		Contact Email Address stephenshomes@yahoo.com	
Owner/Developer/Applicant Name Stephens Homes and Investments LLC			
Owner/Developer/Applicant Telephone Number (231) 206-7114		Owner/Developer/Applicant Email Address stephenshomes@yahoo.com	
Owner/Developer/Applicant Mailing Address 1042 Terrace St		City Muskegon	State MI
		ZIP Code 49442	
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.			
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.			
Owner/Developer/Applicant Signature 		Date 8/12/25	

Continue on Page 2

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
☒ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU City of Muskegon			
Name of Assessor (First and last name) Donna VanderVries			
Telephone Number 231 750 6750		Email Address vanderriesdoo@MuskegonCounty.net	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature Donna VanderVries			Date 8/14/2025
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU:		The State Tax Commission requires the following documents be filed for an administratively complete application:	
☐ Exemption Approved for _____ Years (6-15) ☐ Exemption Approved for _____ Years (11-17 qualified historic building) ☐ Exemption Denied (include Resolution Denying)		☐ 1. Original Application ☐ 2. Legal description of the real property with parcel identification number ☐ 3. Resolution approving the zone. ☐ 4. Resolution approving the application. ☐ 5. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Date of resolution approving/denying this application			
Clerk's Name (First and Last)			
Telephone Number			
Email Address			
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

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

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

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

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

Instructions for Completing Form 4775

Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

Owner/Developer/Applicant Instructions

1. Complete Parts 1 and 2. Indicate the number of years the exemption is being requested (6-15 years except for qualified historic buildings, which can be 11-17 years). Consult with the LGU for information necessary to complete this section. An Obsolete Property Rehabilitation Act (OPRA) eligible community NEZ covers new facilities and/or rehabilitated facility projects designated by a qualified local governmental unit (QLGU) as defined in the OPRA, 2000 Public Act 146. A Workforce Housing NEZ covers new facilities and/or rehabilitated facility projects designated by a township, city or village that is not on the current list of OPRA QLGUs.
2. **This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction, except an application may be filed up to six months after issuance of the building permit if approved by resolution of the LGU and at any time in the case of a qualified historic building.** File one copy of the completed application and the following documents:
 - Legal description of the real property on which the facility is located.
 - Parcel Identification Number
 - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
 - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

3. Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

LGU Assessor Certification

1. Complete Part 3.

LGU Action/Certification

1. Complete Part 4.
2. The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
3. Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
4. **For faster service, email the completed application and required documents to PTE@michigan.gov.**

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

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

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call 517-335-7491.

Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

Additional documents required following completion for a New Facility project:

- A signed application completed by the new Owner/Developer/Applicant. Most of the information needed can be taken from the original application filed by the Owner/Developer/Applicant.
- A copy of the legal description of the real property with parcel identification number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor that contains a LGU date stamp (black out Social Security numbers) except for new facilities as defined under MCL 207.772(g)(ii).

Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) are met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel identification number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must obtain from the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the tax year immediately preceding the effective date of the NEZ certificate.
- If applicable, indicate if the certificate holder elects that the effective date of the NEZ certificate shall be the December 31 in the year immediately preceding the date of substantial completion of the rehabilitated facility.

Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by the new owner filing an application (only name, address, Part 2 information and signature are required) and a copy of the warranty deed for the subject property with the State Tax Commission. For a New Facility, except those as defined under MCL 207.772(g)(ii), provide a copy of your PRE Affidavit (Form 2368) that was filed with the LGU assessor (black out Social Security numbers) that contains a LGU date stamp.

Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New Facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

NOTE: For a part of a new or rehabilitated facility in a Workforce Housing NEZ that in the prior year was occupied by an individual, couple, family, or group of unrelated individuals with a combined adjusted household income in excess of 120% of the countywide area median income as posted by the Michigan state housing development authority on its website, the specific tax paid in lieu of taxes for the year on that part of the facility must be equal to the full amount of the taxes that would be paid on that portion of the facility if the facility were not tax exempt.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to **five-eighths** (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to **seven-eighths** (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a qualified historic building.

SITE PLAN

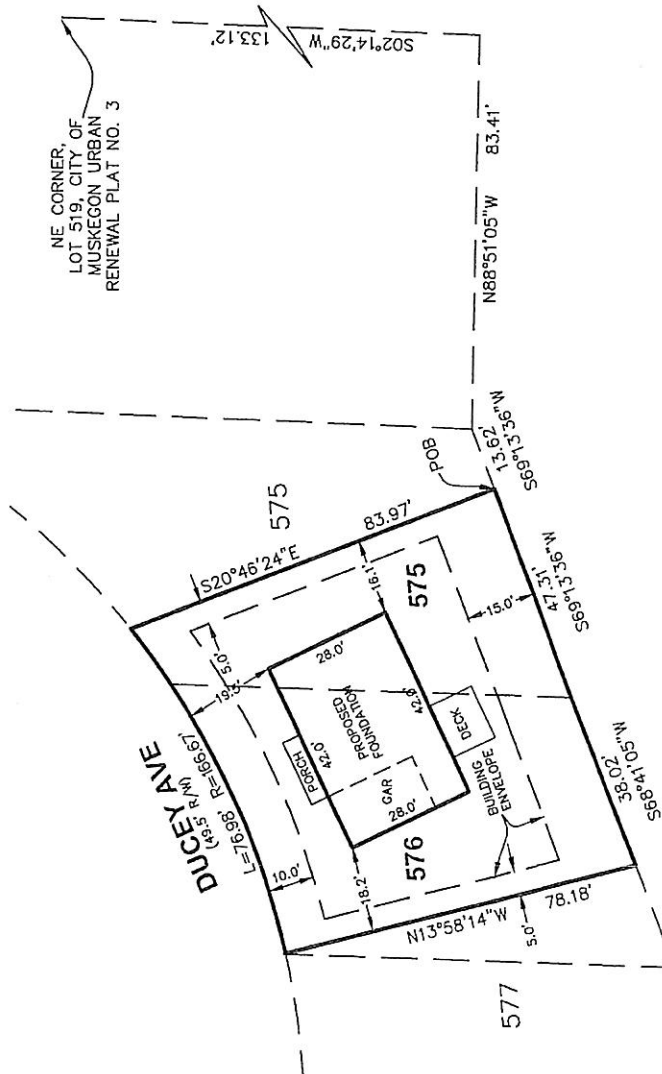
FOR: Steve Benedict
 Stephens Homes and Investments
 1042 Terrace St
 Muskegon, MI 49442

DESCRIPTION: Part of Lots 575 and 576, City of Muskegon Urban Renewal Plat No. 3, Muskegon County, Michigan, bring more particularly described as follows: Commencing at the Northeast corner of Lot 519; thence S02°14'29"W, a distance of 133.12 feet; thence N88°51'05"W, a distance of 83.41 feet; thence S69°13'36"W, a distance of 13.62 feet to the Point of Beginning; thence continuing S69°13'36"W, a distance of 47.31 feet; thence S68°41'05"W, a distance of 38.02 feet; thence N13°58'14"W, a distance of 78.18 feet to the beginning of a non-tangent curve to the left having a central angle of 26°28'15", a radius of 166.67 feet, a chord bearing of N64°11'17"E, a chord distance of 76.30 feet and an arc distance of 76.98 feet to the end of said curve; thence S20°46'24"E, a distance of 83.97 feet to the Point of Beginning.

PROPERTY ADDRESS: 983 Ducey Ave

REQUIRED MINIMUM OPENING ELEVATION: N/A

NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction. The location of drainfields, septic tanks, and wells, if shown, are subject to actual health department permit.



LEGEND

- Found Iron Stake
- Set Iron Stake
- Set Wood Stake
- ⊕ Utility Pole
- ⊗ Well
- X-X- Fence Line
- D = Deeded
- P = Platted
- M = Measured

Scale 1" = 30'

Feenstra
 & Associates, Inc.
 CIVIL ENGINEERS & SURVEYORS
 3145 Prairie St SW
 Grandville, MI 49418
 Phone: 616.457.7050
 www.feenstrainc.com

Proj	250659
File	Urban Renewal
Date	08/06/2025
Drafted by	LEEX

This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the practice of professional surveying. I certify that the requirements for 1970 PA 132, MCL 54.213 have been met.

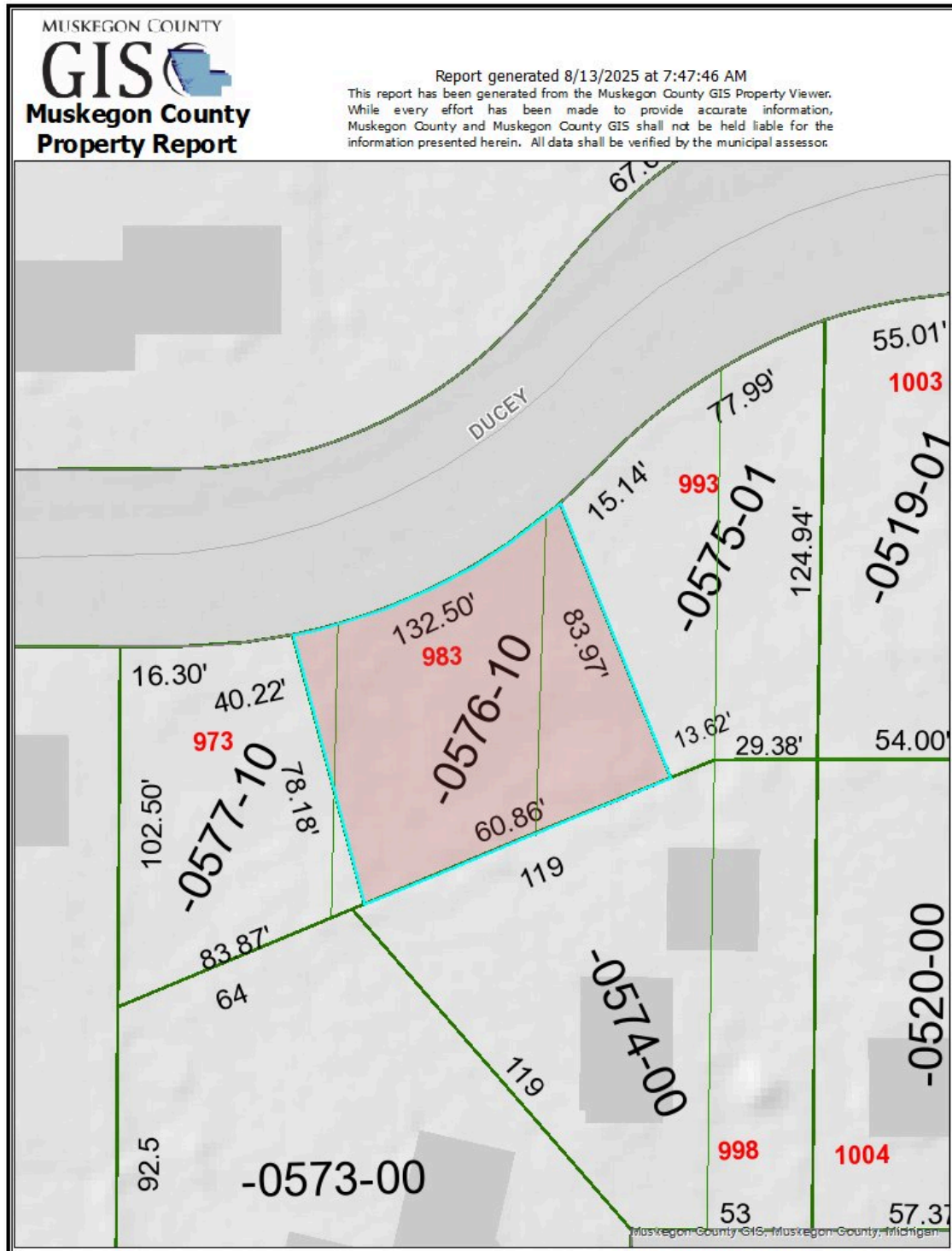


Muskegon County Property Report

Area of Interest (AOI) Information

Area : 6,981.15 ft²

Aug 13 2025 7:47:08 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
Parcels	1	6,981.15	N/A

Parcels

#	PIN	Municipality Code	Acreage per GIS	Acreage per Assessor	Property Address Number	Property Address Direction	Property Address Combined	Property Address City
1	61-24-612-000-0576-10	24	0.16	0.14	983	No Data	983 DUCEY AVE	MUSKEGON

#	Property Address State	Property Address Zip Code	Owner Name 1	Owner Name 2	Owner Care Of	Owner Address	Owner Address City	Owner Address State
1	MI	49442	STEPHENS HOMES AND INVESTMENTS LLC	No Data	No Data	1042 TERRACE ST	MUSKEGON	MI

#	Owner Address Zip Code	Assessed Value	State Equalized Value	Taxable Value	PRE Homestead Pct	Property Class Code	Property Class Description	School District Code
1	49440	0.00	0.00	0.00	0	402	Residential - Vacant	61010

#	School District Name	Zoning per Assessor Primary	Tax Description	Area(ft²)
1	MUSKEGON CITY SCHOOL DIST	R	CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 PART OF LOTS 575 & 576 DESC AS COMM NE CORN SD LOT 519 TH S 02D 14M 29S W 133.12 FT TH N 88D 51M 05S W 83.41 FT TH S 69D 13M 36S W 13.62 FT TO POB TH S 69D 13M 36S W 47.31 FT TH S 68D 41M 05S W 38.02 FT TH N 13D 58M 14S W 78.18 FT TO BEG OF NON TANGENT CURVE TO LEFT CNTRL ANG 26D 28M 15S RAD 166.67 FT CHORD BEARING N 64D 11M 17S E CHORD 76.30 FT ARC 76.98 FT TO END SD CURVE TH S 20D 46M 24S E 83.97 FT TO POB	6,981.15

©2020 Muskegon County GIS Data reported herein is believed to be accurate and up to date, however Muskegon County and Muskegon County GIS make no warranty to the accuracy of the data. It is advised that before any decisions are made from this data, that the local assessor or building officials are contacted.



MARK F. FAIRCHILD
REGISTER OF DEEDS
Muskegon County Michigan
5839166 D02

Liber: 4373 Page: 609
Page: 1 of 5
12/23/2024 02:34:45 PM

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the **CITY OF MUSKEGON**, a municipal corporation, of 933 Terrace Street, Muskegon, Michigan 49440,

QUIT CLAIMS to **STEPHENS HOMES AND INVESTMENTS LLC**, a Limited Liability Company, of 1042 Terrace St, Muskegon, Michigan 49442, the following described premises situated in the City of Muskegon, County of Muskegon, State of Michigan, to wit:

***SEE ATTACHED LEGAL DESCRIPTIONS**

for the sum of Fifty-Six Thousand, One Hundred Seventy-Five, and 0/100 Dollars (\$**56,175.00**)

PROVIDED, HOWEVER, Grantee, or its assigns, shall complete construction of one (1) single family home on each of the nineteen (19) parcels on the premises herein conveyed within twenty-four (24) months after the date hereof. In default of such construction, title to the premises shall revert to the City of Muskegon free and clear of any claim of Grantee or its assigns. In addition, the City of Muskegon may retain the consideration for this conveyance free and clear of any claim of Grantee or its assigns. Buyer shall remove only those trees necessary for construction of the homes and driveways. "Complete construction" means: (1) issuance of a residential building permits by the City of Muskegon; and (2) in the sole opinion of the City of Muskegon's Director of Inspections, substantial completion of the dwellings described in the said building permits. In the event of reversion of titles of the above-described premises, improvements made thereon shall become the property of Grantor.

This deed is exempt from real estate transfer tax pursuant to the provisions of MCLA 207.505(h)(i) and MCLA 207.526 Sec. 6(h)(i).

Dated this 9th day of December, 2024.

Signed in the presence of:

Linda Potter
Linda Potter
Jessica Lorenson
Jessica Lorenson

STATE OF MICHIGAN
COUNTY OF MUSKEGON

CITY OF MUSKEGON

By Ken Johnson
Ken Johnson, Its Mayor
and Ann Marie Meisch
Ann Marie Meisch, MMC, Its Clerk

Before me personally appeared in Muskegon County, Michigan, on December 9, 2024, by KEN JOHNSON and ANN MARIE MEISCH, MMC, the Mayor and Clerk, respectively, of the CITY OF MUSKEGON, a municipal corporation, on behalf of the City.

PREPARED BY: Samantha Pulos
City of Muskegon Planning Dept.
933 Terrace St. Room 202
Muskegon, MI 49440
Telephone: 231/724-6702

Linda S. Potter
Linda S. Potter, Notary Public
Acting in the County of Muskegon
Muskegon County, Michigan
My Comm. Expires: 9-25-2030

WHEN RECORDED RETURN TO: Grantees

SEND SUBSEQUENT TAX BILLS TO: Grantees

Legal Descriptions

1. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 EAST ½ LOT 13 BLOCK 386
Address: 209 MERRILL, MUSKEGON, MI 49441
Parcel #: 61-24-205-386-0013-10
Price: \$2,437.50

2. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 WEST ½ LOT 13 BLOCK 386
Address: 213 MERRILL, MUSKEGON, MI 49441
Parcel #: 61-24-205-386-0013-01
Price: \$2,437.50

3. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 631 ALSO
VACATED EAST 1/2 OF ADJACENT ALLEY ((8/00 RESOLUTION # 2000-72 (G))
LOT 632 SPLIT FROM PARCEL 9/14/00 FOR 2001 ROLL
Address: 845 DUCEY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0631-00
Price: \$6,000.00

4. Legal Description: PART OF LOTS 576 AND 577, CITY OF MUSKEGON URBAN RENEWAL PLAT
NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519 OF SAID CITY OF MUSKEGON
URBAN RENEWAL PLAT NO. 3;
THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;
THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.41 FEET;
THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 60.86 FEET;
THENCE SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.02 FEET TO THE
POINT OF BEGINNING;
CONTINUING SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.87 FEET TO
THE SOUTHWEST CORNER OF SAID LOT 577;
THENCE NORTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID
LOT 577, A DISTANCE OF 102.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 577;
THENCE SOUTH 88 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 16.30 FEET TO THE
BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 49 MINUTES 35
SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 84 DEGREES 18 MINUTES 34
SECONDS EAST, A CHORD DISTANCE OF 40.12 FEET AND AN ARC LENGTH OF 40.22 FEET TO THE
END OF SAID CURVE;
THENCE SOUTH 13 DEGREES 58 MINUTES 14 SECONDS EAST, A DISTANCE OF 78.18 FEET TO THE
POINT OF BEGINNING.
PARCEL CONTAINS 6062 SQUARE FEET, MORE OR LESS.
Address: 973 DUCEY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0577-10
Price: \$3,000.00

5. Legal Description: PART OF LOTS 575 AND 576, CITY OF MUSKEGON URBAN RENEWAL PLAT
NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519;
THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;
THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.41 FEET;
THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 13.62 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 47.31
FEET;
THENCE SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.02 FEET;
THENCE NORTH 13 DEGREES 58 MINUTES 14 SECONDS WEST, A DISTANCE OF 78.18 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES

28 MINUTES 15 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 64 DEGREES 11 MINUTES 17 SECONDS EAST, A CHORD DISTANCE OF 76.30 FEET AND AN ARC LENGTH OF 76.98 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 20 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 83.97 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6264 SQUARE FEET, MORE OR LESS.

Address: 983 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0576-10

Price: \$3,000.00

6. Legal Description: PART OF LOTS 519 AND 575, CITY OF MUSKEGON URBAN RENEWAL PLAT NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;

THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 29.38 FEET;

THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 13.62 FEET;

THENCE NORTH 20 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 83.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 12 MINUTES 24 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 48 DEGREES 21 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 15.14 FEET, AN ARC LENGTH OF 15.14 FEET TO THE END OF SAID CURVE;

AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 48 MINUTES 37 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 58 DEGREES 10 MINUTES 20 SECONDS EAST, A CHORD DISTANCE OF 77.07 FEET, AN ARC LENGTH OF 77.99 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6626 SQUARE FEET, MORE OR LESS.

THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS IT APPARENT ALONG ITS EAST BOUNDARY LINE.

Address: 993 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0575-01

Price: \$3,000.00

7. Legal Description: PART OF LOT 519, CITY OF MUSKEGON URBAN RENEWAL PLAT NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 519;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 519;

THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 54.00 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 29 SECONDS EAST, A DISTANCE OF 124.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 35 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 82 DEGREES 41 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 54.76 FEET AND AN ARC LENGTH OF 55.01 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 7062 SQUARE FEET, MORE OR LESS.

THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS IT APPARENT ALONG ITS WEST BOUNDARY LINE.

Address: 1003 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0519-01

Price: \$3,000.00

8. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 NORTH 1/2 LOT 553
Address: 554 AGNES, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0553-01
Price: \$3,000.00

9. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 SOUTH 1/2 LOT 553
Address: 572 AGNES, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0553-10
Price: \$3,000.00

10. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 620
Address: 502 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0621-01
Price: \$3,000.00

11. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 621
Address: 508 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0620-01
Price: \$3,000.00

12. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 639 & EAST 1/2
VACATED N/S ALLEY ADJACENT
Address: 561 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0639-00
Price: \$4,650.00

13. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 LOT 893
Address: 1542 ADAMS, MUSKEGON, MI 49442
Parcel #: 61-24-613-000-0893-00
Price: \$4,650.00

14. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SOUTH 1/2 LOTS 8 & 9 BLOCK
8
Address: 320 WOOD, MUSKEGON, MI 49442
Parcel #: 61-24-205-008-0008-10
Price: \$3,000.00

15. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 10 BLOCK 8
Address: 346 WOOD, MUSKEGON, MI 49442
Parcel #: 61-24-205-008-0010-00
Price: \$3,000.00

16. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 14 BLOCK 140
Address: 425 OCTAVIUS, MUSKEGON, MI 49442
Parcel #: 61-24-205-140-0014-00
Price: \$3,000.00

17. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 CITY OF MUSKEGON LOT 5
BLOCK 13 AND WEST 1/2 OF VAC 16.5 FEET ALLEY ADJACENT THERETO (VAC ALLEY CITY RES
#99-87)
Address: 436 CHARLES, MUSKEGON, MI 49441
Parcel #: 61-24-205-013-0005-00
Price: \$3,000.00

18. Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W W 50 FT OF N 132 FT OF S 297 FT NE
1/4 SW 1/4 SW 1/4

Address: 907 ORCHARD, MUSKEGON, MI 49442

Parcel #: 61-24-121-300-0062-00

Price: \$3,000.00

19. Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W E 66 FT OF W 544 1/2 FT OF N 165 FT
OF SW 1/4 OF SW 1/4 OF SW 1/4 EX N 33 FT FOR ST

Address: 877 AMITY, MUSKEGON, MI 49442

Parcel #: 61-24-121-300-0116-00

Price: \$3,000.00

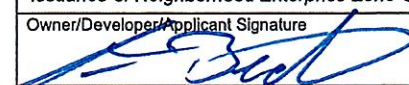
Application for Neighborhood Enterprise Zone Certificate

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

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

AUG 12 2025

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction except as provided in the instructions on page 3 under Owner/Developer/Applicant Instructions. Initially, the application and required documents with the clerk of the local governmental unit. The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/DEVELOPER/APPLICANT INFORMATION (Applicant must complete all fields)			
Owner/Developer/Applicant Name Stephens Homes and Investments		Type of NEZ ☐ OPRA eligible community NEZ ☒ Workforce Housing NEZ	
Facility's Street Address 1003 Ducey Ave		Type of Approval Requested	
City Muskegon	State MI	ZIP Code 49442	☒ New Facility ☐ Rehabilitated Facility ☐ Transfer (1 copy only)
Name of City, Township or Village (taxing authority) City of Muskegon		No. of years requested for exemption (6-15; 11-17 for qualified historic building) 15	
☒ City ☐ Township ☐ Village		Is the facility owned or rented by occupants? ☒ Owned ☐ Rented	
County Muskegon		Type of Property (check one) ☒ House ☐ Duplex ☐ Condo ☐ Loft ☐ Apartment - No. of Units _____	
School District Muskegon			
Name of LGU that established district City of Muskegon		Name or Number of Neighborhood Enterprise Zone Ducey Marguerite	Date district was established 10/24/24
Identify who will complete the work ☒ Licensed Contractor ☐ Other _____		Estimated Project Cost (per unit) \$125,000.00	
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. For rehabilitation only, include Breakdown of Investment Costs. Use attachments if necessary. Building a 3 bed 2 bathroom with a 2 stall garage on a Crawl Space totaling 1205 sq feet. New Construction			
Timetable for undertaking and completing the rehabilitation or construction of the facility.		Additional Timetable Information (if applicable)	
Begin Date 9/1/2025	End Date 11/7/2025		
PART 2: OWNER/DEVELOPER/APPLICANT CERTIFICATION			
Contact Name Stephen Benedict			
Contact Telephone Number (231) 206-7114		Contact Email Address stephenshomes@yahoo.com	
Owner/Developer/Applicant Name Stephens Homes and Investments LLC			
Owner/Developer/Applicant Telephone Number (231) 206-7114		Owner/Developer/Applicant Email Address stephenshomes@yahoo.com	
Owner/Developer/Applicant Mailing Address 1042 Terrace St		City Muskegon	State MI
		ZIP Code 49442	
I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.			
I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the Issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.			
Owner/Developer/Applicant Signature 		Date 8/12/25	

Continue on Page 2

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
☒ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU City of Muskegon			
Name of Assessor (First and last name) Donna VanderVries			
Telephone Number 231 750 6750		Email Address vanderriesdoo@MuskegonCounty.net	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature Donna VanderVries			Date 8/14/2025
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU: ☐ Exemption Approved for _____ Years (6-15) ☐ Exemption Approved for _____ Years (11-17 qualified historic building) ☐ Exemption Denied (include Resolution Denying)		The State Tax Commission requires the following documents be filed for an administratively complete application: ☐ 1. Original Application ☐ 2. Legal description of the real property with parcel identification number ☐ 3. Resolution approving the zone. ☐ 4. Resolution approving the application. ☐ 5. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Date of resolution approving/denying this application			
Clerk's Name (First and Last)			
Telephone Number			
Email Address			
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

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

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

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

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

Instructions for Completing Form 4775

Application for Neighborhood Enterprise Zone (NEZ) Certificate

The Neighborhood Enterprise Zone (NEZ) Exemption Certificate was created by Public Act 147 of 1992, as amended. To qualify for this certificate, the subject property must be located within an established NEZ. Applications for a certificate of exemption are filed, reviewed, and approved by the local governmental unit (LGU), but also are subject to review and either approval or denial by the State Tax Commission.

Owner/Developer/Applicant Instructions

1. Complete Parts 1 and 2. Indicate the number of years the exemption is being requested (6-15 years except for qualified historic buildings, which can be 11-17 years). Consult with the LGU for information necessary to complete this section. An Obsolete Property Rehabilitation Act (OPRA) eligible community NEZ covers new facilities and/or rehabilitated facility projects designated by a qualified local governmental unit (QLGU) as defined in the OPRA, 2000 Public Act 146. A Workforce Housing NEZ covers new facilities and/or rehabilitated facility projects designated by a township, city or village that is not on the current list of OPRA QLGUs.
2. **This application must be filed with the LGU clerk prior to the building permit issuance and the start of construction, except an application may be filed up to six months after issuance of the building permit if approved by resolution of the LGU and at any time in the case of a qualified historic building.** File one copy of the completed application and the following documents:
 - Legal description of the real property on which the facility is located.
 - Parcel Identification Number
 - Describe the general nature and extent of the new construction or rehabilitation to be undertaken and the breakdown (for rehabilitation only) of the investment cost.
 - Timetable for undertaking and completing the new construction or rehabilitation of the facility.

NOTE TO NEW OWNERS: A list of additional required documentation to complete the application/certificate issuance process is on page 2 of the instructions. This documentation is sent directly to the State of Michigan, only after the original application is filed with the LGU clerk and approved by the LGU.

3. Any questions concerning the completion of this application should be directed to the LGU clerk. Additional information on the NEZ program can be found at www.michigan.gov/propertytaxexemptions.

LGU Assessor Certification

1. Complete Part 3.

LGU Action/Certification

1. Complete Part 4.
2. The LGU clerk should review the application for complete and accurate information, to determine that the subject property is located within a qualified NEZ and certify the application meets the requirements as outlined by Public Act 147 of 1992, as amended.
3. Once approved, attach a certified copy of the resolution approving the application. This resolution must include the number of years the LGU is granting the exemption.
4. **For faster service, email the completed application and required documents to PTE@michigan.gov.**

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

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

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

If you have questions, or need additional information or sample documents, visit our Web site at www.michigan.gov/propertytaxexemptions or call 517- 335-7491.

Additional Documents Required by the State to Issue an NEZ Certificate

Some documents may be obtained from the builder/developer.

Additional documents required following completion for a New Facility project:

- A signed application completed by the new Owner/Developer/Applicant. Most of the information needed can be taken from the original application filed by the Owner/Developer/Applicant.
- A copy of the legal description of the real property with parcel identification number of the property for each house/condo being built.
- A copy of the building permit. Make sure the copy of the permit (building/trade permit) sent to the State is clear and legible.
- A copy of the new owners Warranty Deed showing ownership with the date deed was executed and signatures.
- A copy of the Certificate of Occupancy and Compliance.
- A copy of your Principal Residence Exemption (PRE) Affidavit (Form 2368), filed with the LGU assessor that contains a LGU date stamp (black out Social Security numbers) except for new facilities as defined under MCL 207.772(g)(ii).

Additional documents required for a Rehabilitated facility:

- Documentation proving the cost requirements of Michigan Compiled Law (MCL) 207.772(m) are met. A breakdown of investment cost for each house, condo or unit being rehabilitated and the square footage for each.
- A copy of the legal description of the real property with parcel identification number of the property for each house/condo being built or rehabilitated.
- A clear and legible copy of the building/trade permit. For a rehabilitated facility you may not have a building permit but you will have trade permits. Send copies of the trade permits.
- A copy of the new owner's Warranty Deed showing ownership with date the deed was executed and signatures.
- A certificate of occupancy and compliance or certification by the local building official that the building meets minimum building codes for the local unit. Applicant must obtain from the building official.
- A copy of the statement by the assessor showing taxable value of the rehabilitated facility, not including the land, for the tax year immediately preceding the effective date of the NEZ certificate.
- If applicable, indicate if the certificate holder elects that the effective date of the NEZ certificate shall be the December 31 in the year immediately preceding the date of substantial completion of the rehabilitated facility.

Transfer of an existing certificate

Existing NEZ certificates may be transferred to a new owner by the new owner filing an application (only name, address, Part 2 information and signature are required) and a copy of the warranty deed for the subject property with the State Tax Commission. For a New Facility, except those as defined under MCL 207.772(g)(ii), provide a copy of your PRE Affidavit (Form 2368) that was filed with the LGU assessor (black out Social Security numbers) that contains a LGU date stamp.

Tax Advantage of an NEZ Exemption

The NEZ tax for a "Rehabilitated Facility" is determined by multiplying the total mills levied as ad valorem taxes by the taxable value, not including land, for the tax year immediately preceding the effective date of the certificate, unless the effective date is adjusted by MCL 207.780(3). If the effective date is adjusted or the certificate is approved after 12/31/2005, the taxable value remains "frozen" until the last three years of the certificate and is then adjusted as described below.

The NEZ tax for a "New Facility" is determined by multiplying one-half the Principal Residence Exemption state average tax rate mills levied in this state in the immediately preceding calendar year by the taxable value of the "New Facility," not including land, until the certificate expires, unless the effective date is adjusted by MCL 207.780(2). If the effective date is adjusted or the certificate is approved after 12/31/2005, the exemption is adjusted as described below. The Principal Residence Exemption state average tax rate is set by the Michigan Department of Treasury, Assessment and Certification Division, on an annual basis.

NOTE: For a part of a new or rehabilitated facility in a Workforce Housing NEZ that in the prior year was occupied by an individual, couple, family, or group of unrelated individuals with a combined adjusted household income in excess of 120% of the countywide area median income as posted by the Michigan state housing development authority on its website, the specific tax paid in lieu of taxes for the year on that part of the facility must be equal to the full amount of the taxes that would be paid on that portion of the facility if the facility were not tax exempt.

In the last three years of the exemption, the exemption applies to only the number of mills levied for the county and LGU operating purposes (does not include debt millage); multiplied by the current taxable value. Any county or LGU debt millage and all other millages levied by all other taxing authorities would be levied at the full millage. Land is not included in this exemption.

In the tax year two years before the certificate expires, the percentage of county and LGU operating mills paid changes to **five-eighths** (does not include debt millage); multiplied by the current taxable value.

In the tax year one year before the certificate expires, the percentage of county and LGU operating mills paid changes from five-eighths to **three-fourths** (does not include debt millage); multiplied by the current taxable value.

In the year that the certificate expires, the percentage county and LGU operating mills paid changes from three-fourths to **seven-eighths** (does not include debt millage); multiplied by the current taxable value.

The LGU may grant an exemption for 6 to 15 years, or 11 to 17 years for a qualified historic building.

FOR: Steve Benedict
Stephens Homes and Investments
1042 Terrace St
Muskegon, MI 49442



Proj	250608
File	Urban Renewal Plat
Date	07/23/2025
Drafted by	KLR

DESCRIPTION: Part of Lot 519, City of Muskegon Urban Renewal Plat No. 3, Muskegon County, Michigan, being more particularly described as follows: Beginning at the Northeast corner of said lot 519; thence S02°14'29"W, a distance of 133.12 feet to the Southeast corner of said Lot 519; thence N88°51'05"W, a distance of 54.00 feet; thence N02°14'29"W, a distance of 124.94 feet to the beginning of a non-tangent curve to the right having a central angle of 18°54'35", a radius of 166.67 feet, a chord bearing of N82°41'48"E, a chord distance of 54.76 feet, and an arc length of 55.01 feet to the end of said curve and point of beginning. Parcel contains 7062 Square feet, more or less. The parcel is subject to a utility easement as is apparent along its west boundary line.

PROPERTY ADDRESS: 1003 Ducey Ave

REQUIRED MINIMUM OPENING ELEVATION: N/A

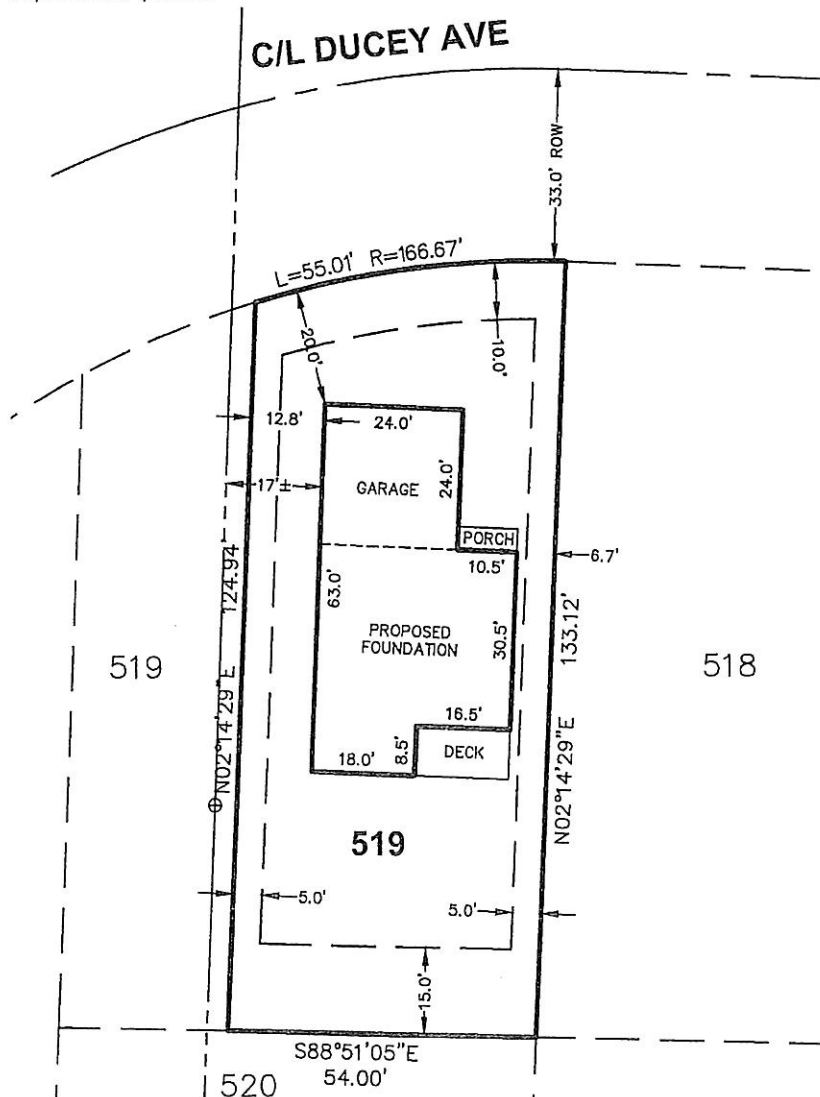
NOTE: The location of the proposed house including required building setbacks and elevations should be approved by the governing agency prior to staking or start of construction. The location of drainfields, septic tanks, and wells, if shown, are subject to actual health department permit.



Scale 1" = 30'

● Found Iron Stake
 ○ Set Iron Stake
 □ Set Wood Stake
 ⊕ Utility Pole
 (W) Well
 —x—x— Fence Line
 D = Deeded
 P = Platted
 M = Measured

	Building
	Deck
	Concrete
	Asphalt
	Gravel



This survey was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

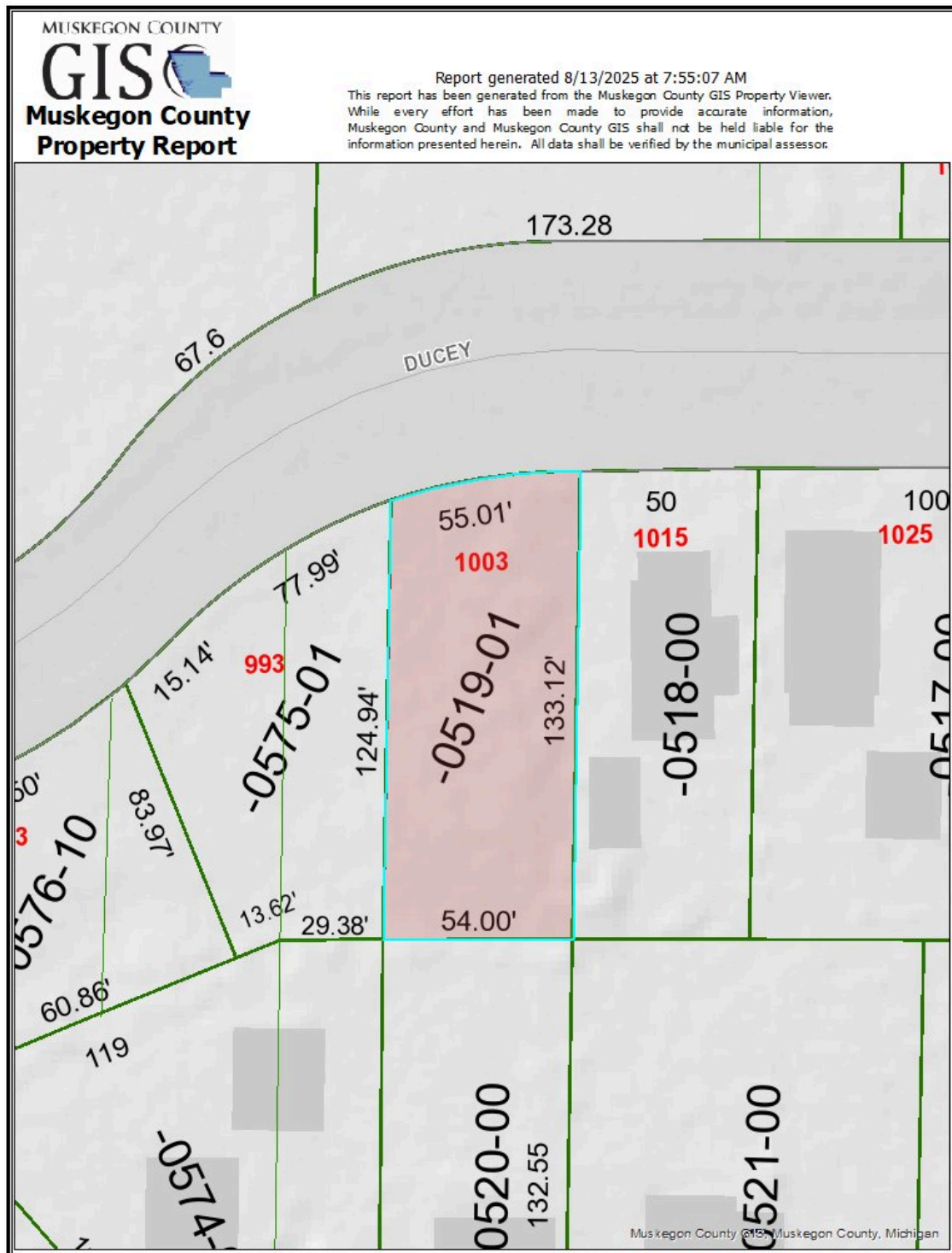


Muskegon County Property Report

Area of Interest (AOI) Information

Area : 7,055.49 ft²

Aug 13 2025 7:54:46 Eastern Daylight Time



Summary

Name	Count	Area(ft ²)	Length(ft)
Parcels	1	7,055.49	N/A

Parcels

#	PIN	Municipality Code	Acreage per GIS	Acreage per Assessor	Property Address Number	Property Address Direction	Property Address Combined	Property Address City
1	61-24-612-000-0519-01	24	0.16	0.16	1003	No Data	1003 DUCEY AVE	MUSKEGON

#	Property Address State	Property Address Zip Code	Owner Name 1	Owner Name 2	Owner Care Of	Owner Address	Owner Address City	Owner Address State
1	MI	49442	STEPHENS HOMES AND INVESTMENTS LLC	No Data	No Data	1042 TERRACE ST	MUSKEGON	MI

#	Owner Address Zip Code	Assessed Value	State Equalized Value	Taxable Value	PRE Homestead Pct	Property Class Code	Property Class Description	School District Code
1	49440	0.00	0.00	0.00	0	402	Residential - Vacant	61010

#	School District Name	Zoning per Assessor Primary	Tax Description	Area(ft ²)
1	MUSKEGON CITY SCHOOL DIST	R	CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 PART LOT 519 DESC AS BEG NE CORN SD LOT TH S 02D 14M 29S W 133.12 FT TO SE CORN SD LOT TH N 88D 51M 05S W 54 FT TH N 02D 14M 29S E 124.94 FT TO BEG NON-TANGENT CURVE TO RIGHT CNTRL ANG 18D 54M 35S RAD 166.67 FT CHORD BEARING N 82D 41M 48S E CHORD DIST 54.76 FT ARC 55.01 FT TO END SD CURVE AND POB SUBJ TO UTILITY EASEMENT ALG W BOUNDARY LN	7,055.49

©2020 Muskegon County GIS Data reported herein is believed to be accurate and up to date, however Muskegon County and Muskegon County GIS make no warranty to the accuracy of the data. It is advised that before any decisions are made from this data, that the local assessor or building officials are contacted.



MARK F. FAIRCHILD
REGISTER OF DEEDS
Muskegon County Michigan
5839166 D02

Liber: 4373 Page: 609
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12/23/2024 02:34:45 PM

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That the **CITY OF MUSKEGON**, a municipal corporation, of 933 Terrace Street, Muskegon, Michigan 49440,

QUIT CLAIMS to **STEPHENS HOMES AND INVESTMENTS LLC**, a Limited Liability Company, of 1042 Terrace St, Muskegon, Michigan 49442, the following described premises situated in the City of Muskegon, County of Muskegon, State of Michigan, to wit:

***SEE ATTACHED LEGAL DESCRIPTIONS**

for the sum of Fifty-Six Thousand, One Hundred Seventy-Five, and 0/100 Dollars (\$**56,175.00**)

PROVIDED, HOWEVER, Grantee, or its assigns, shall complete construction of one (1) single family home on each of the nineteen (19) parcels on the premises herein conveyed within twenty-four (24) months after the date hereof. In default of such construction, title to the premises shall revert to the City of Muskegon free and clear of any claim of Grantee or its assigns. In addition, the City of Muskegon may retain the consideration for this conveyance free and clear of any claim of Grantee or its assigns. Buyer shall remove only those trees necessary for construction of the homes and driveways. "Complete construction" means: (1) issuance of a residential building permits by the City of Muskegon; and (2) in the sole opinion of the City of Muskegon's Director of Inspections, substantial completion of the dwellings described in the said building permits. In the event of reversion of titles of the above-described premises, improvements made thereon shall become the property of Grantor.

This deed is exempt from real estate transfer tax pursuant to the provisions of MCLA 207.505(h)(i) and MCLA 207.526 Sec. 6(h)(i).

Dated this 9th day of December, 2024.

Signed in the presence of:

Linda Potter
Linda Potter
Jessica Lorenson
Jessica Lorenson

STATE OF MICHIGAN
COUNTY OF MUSKEGON

CITY OF MUSKEGON

By Ken Johnson
Ken Johnson, Its Mayor
and Ann Marie Meisch
Ann Marie Meisch, MMC, Its Clerk

Before me personally appeared in Muskegon County, Michigan, on December 9, 2024, by KEN JOHNSON and ANN MARIE MEISCH, MMC, the Mayor and Clerk, respectively, of the CITY OF MUSKEGON, a municipal corporation, on behalf of the City.

PREPARED BY: Samantha Pulos
City of Muskegon Planning Dept.
933 Terrace St. Room 202
Muskegon, MI 49440
Telephone: 231/724-6702

Linda S. Potter
Linda S. Potter, Notary Public
Acting in the County of Muskegon
Muskegon County, Michigan
My Comm. Expires: 9-25-2030

WHEN RECORDED RETURN TO: Grantees

SEND SUBSEQUENT TAX BILLS TO: Grantees

Legal Descriptions

1. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 EAST ½ LOT 13 BLOCK 386
Address: 209 MERRILL, MUSKEGON, MI 49441
Parcel #: 61-24-205-386-0013-10
Price: \$2,437.50

2. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 WEST ½ LOT 13 BLOCK 386
Address: 213 MERRILL, MUSKEGON, MI 49441
Parcel #: 61-24-205-386-0013-01
Price: \$2,437.50

3. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 631 ALSO
VACATED EAST 1/2 OF ADJACENT ALLEY ((8/00 RESOLUTION # 2000-72 (G))
LOT 632 SPLIT FROM PARCEL 9/14/00 FOR 2001 ROLL
Address: 845 DUCEY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0631-00
Price: \$6,000.00

4. Legal Description: PART OF LOTS 576 AND 577, CITY OF MUSKEGON URBAN RENEWAL PLAT
NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519 OF SAID CITY OF MUSKEGON
URBAN RENEWAL PLAT NO. 3;
THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;
THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.41 FEET;
THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 60.86 FEET;
THENCE SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.02 FEET TO THE
POINT OF BEGINNING;
CONTINUING SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.87 FEET TO
THE SOUTHWEST CORNER OF SAID LOT 577;
THENCE NORTH 01 DEGREES 41 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF SAID
LOT 577, A DISTANCE OF 102.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 577;
THENCE SOUTH 88 DEGREES 28 MINUTES 35 SECONDS EAST, A DISTANCE OF 16.30 FEET TO THE
BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 49 MINUTES 35
SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 84 DEGREES 18 MINUTES 34
SECONDS EAST, A CHORD DISTANCE OF 40.12 FEET AND AN ARC LENGTH OF 40.22 FEET TO THE
END OF SAID CURVE;
THENCE SOUTH 13 DEGREES 58 MINUTES 14 SECONDS EAST, A DISTANCE OF 78.18 FEET TO THE
POINT OF BEGINNING.
PARCEL CONTAINS 6062 SQUARE FEET, MORE OR LESS.
Address: 973 DUCEY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0577-10
Price: \$3,000.00

5. Legal Description: PART OF LOTS 575 AND 576, CITY OF MUSKEGON URBAN RENEWAL PLAT
NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519;
THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;
THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 83.41 FEET;
THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 13.62 FEET TO THE
POINT OF BEGINNING;
THENCE CONTINUING SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 47.31
FEET;
THENCE SOUTH 68 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 38.02 FEET;
THENCE NORTH 13 DEGREES 58 MINUTES 14 SECONDS WEST, A DISTANCE OF 78.18 FEET TO THE
BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES

28 MINUTES 15 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 64 DEGREES 11 MINUTES 17 SECONDS EAST, A CHORD DISTANCE OF 76.30 FEET AND AN ARC LENGTH OF 76.98 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 20 DEGREES 46 MINUTES 24 SECONDS EAST, A DISTANCE OF 83.97 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6264 SQUARE FEET, MORE OR LESS.

Address: 983 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0576-10

Price: \$3,000.00

6. Legal Description: PART OF LOTS 519 AND 575, CITY OF MUSKEGON URBAN RENEWAL PLAT NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 519;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET;

THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 29.38 FEET;

THENCE SOUTH 69 DEGREES 13 MINUTES 36 SECONDS WEST, A DISTANCE OF 13.62 FEET;

THENCE NORTH 20 DEGREES 46 MINUTES 24 SECONDS WEST, A DISTANCE OF 83.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05 DEGREES 12 MINUTES 24 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 48 DEGREES 21 MINUTES 06 SECONDS EAST, A CHORD DISTANCE OF 15.14 FEET, AN ARC LENGTH OF 15.14 FEET TO THE END OF SAID CURVE;

AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 26 DEGREES 48 MINUTES 37 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 58 DEGREES 10 MINUTES 20 SECONDS EAST, A CHORD DISTANCE OF 77.07 FEET, AN ARC LENGTH OF 77.99 FEET TO THE END OF SAID CURVE;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 124.94 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 6626 SQUARE FEET, MORE OR LESS.

THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS IT APPARENT ALONG ITS EAST BOUNDARY LINE.

Address: 993 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0575-01

Price: \$3,000.00

7. Legal Description: PART OF LOT 519, CITY OF MUSKEGON URBAN RENEWAL PLAT NO. 3, MUSKEGON COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 519;

THENCE SOUTH 02 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 133.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 519;

THENCE NORTH 88 DEGREES 51 MINUTES 05 SECONDS WEST, A DISTANCE OF 54.00 FEET;

THENCE NORTH 02 DEGREES 14 MINUTES 29 SECONDS EAST, A DISTANCE OF 124.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 18 DEGREES 54 MINUTES 35 SECONDS, A RADIUS OF 166.67 FEET, A CHORD BEARING OF NORTH 82 DEGREES 41 MINUTES 48 SECONDS EAST, A CHORD DISTANCE OF 54.76 FEET AND AN ARC LENGTH OF 55.01 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 7062 SQUARE FEET, MORE OR LESS.

THE PARCEL IS SUBJECT TO A UTILITY EASEMENT AS IT APPARENT ALONG ITS WEST BOUNDARY LINE.

Address: 1003 DUCEY, MUSKEGON, MI 49442

Parcel #: 61-24-612-000-0519-01

Price: \$3,000.00

8. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 NORTH 1/2 LOT 553
Address: 554 AGNES, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0553-01
Price: \$3,000.00

9. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 SOUTH 1/2 LOT 553
Address: 572 AGNES, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0553-10
Price: \$3,000.00

10. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 620
Address: 502 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0621-01
Price: \$3,000.00

11. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 621
Address: 508 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0620-01
Price: \$3,000.00

12. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 3 LOT 639 & EAST 1/2
VACATED N/S ALLEY ADJACENT
Address: 561 MARY, MUSKEGON, MI 49442
Parcel #: 61-24-612-000-0639-00
Price: \$4,650.00

13. Legal Description: CITY OF MUSKEGON URBAN RENEWAL PLAT NO 4 LOT 893
Address: 1542 ADAMS, MUSKEGON, MI 49442
Parcel #: 61-24-613-000-0893-00
Price: \$4,650.00

14. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 SOUTH 1/2 LOTS 8 & 9 BLOCK
8
Address: 320 WOOD, MUSKEGON, MI 49442
Parcel #: 61-24-205-008-0008-10
Price: \$3,000.00

15. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 10 BLOCK 8
Address: 346 WOOD, MUSKEGON, MI 49442
Parcel #: 61-24-205-008-0010-00
Price: \$3,000.00

16. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 LOT 14 BLOCK 140
Address: 425 OCTAVIUS, MUSKEGON, MI 49442
Parcel #: 61-24-205-140-0014-00
Price: \$3,000.00

17. Legal Description: CITY OF MUSKEGON REVISED PLAT OF 1903 CITY OF MUSKEGON LOT 5
BLOCK 13 AND WEST 1/2 OF VAC 16.5 FEET ALLEY ADJACENT THERETO (VAC ALLEY CITY RES
#99-87)
Address: 436 CHARLES, MUSKEGON, MI 49441
Parcel #: 61-24-205-013-0005-00
Price: \$3,000.00

18. Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W W 50 FT OF N 132 FT OF S 297 FT NE
1/4 SW 1/4 SW 1/4

Address: 907 ORCHARD, MUSKEGON, MI 49442

Parcel #: 61-24-121-300-0062-00

Price: \$3,000.00

19. Legal Description: CITY OF MUSKEGON SEC 21 T10N R16W E 66 FT OF W 544 1/2 FT OF N 165 FT
OF SW 1/4 OF SW 1/4 OF SW 1/4 EX N 33 FT FOR ST

Address: 877 AMITY, MUSKEGON, MI 49442

Parcel #: 61-24-121-300-0116-00

Price: \$3,000.00



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Neighborhood Enterprise Zone Certificate - 535 Yuba St									
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development									
Brief Summary: The staff are requesting the approval of a Neighborhood Enterprise Zone (NEZ) certificate for 15 years for a new construction home at 535 Yuba St.										
Detailed Summary & Background: An application for a Neighborhood Enterprise Zone (NEZ) certificate has been received from Terri Kitchen for a new construction home at 535 Yuba St. The cost of construction is \$200,000. The applicant has met local and state requirements for the issuance of the NEZ certificate.										
Goal/Action Item: 2027 Goal 2: Economic Development Housing and Business - Diverse housing types										
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:										
Amount Requested: N/A	Budgeted Item: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>☒</td></tr></table>	Yes		No		N/A	☒			
Yes		No		N/A	☒					
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>☒</td></tr></table>	Yes		No		N/A	☒			
Yes		No		N/A	☒					
Recommended Motion: I move to close the public hearing and approve the Neighborhood Enterprise Zone (NEZ) certificate for 15 years at 535 Yuba St. and authorize the City Clerk and Mayor to sign the certificate and resolution.										
Approvals: <table border="1"><tr><td>Immediate Division Head</td><td>☒</td><td></td></tr><tr><td>Information Technology</td><td></td><td></td></tr><tr><td>Other Division Heads</td><td></td><td></td></tr></table>	Immediate Division Head	☒		Information Technology			Other Division Heads			Name the Policy/Ordinance Followed: The Neighborhood Enterprise Zone Act, PA 147 of 1992
Immediate Division Head	☒									
Information Technology										
Other Division Heads										

Communication			
Legal Review			

Application for Neighborhood Enterprise Zone Certificate

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

LOCAL GOVERNMENTAL UNIT USE ONLY	
▶ Application No.	▶ Date Received 8/14/2025
STATE USE ONLY	
▶ Application No.	▶ Date Received

Read the instructions before completing the application. This application must be filed prior to building permit issuance and start of construction except as provided in the instructions on page 3 under Owner/Developer/Applicant Instructions. Initially file completed application and required documents with the clerk of the local governmental unit. The additional documents to complete the application process will be required by the State of Michigan only after the original application is filed with the clerk of the local governmental unit (LGU). This form is also used to file a request for the transfer of an existing NEZ certificate. Please see the instruction sheet.

PART 1: OWNER/DEVELOPER/APPLICANT INFORMATION (Applicant must complete all fields)				
Owner/Developer/Applicant Name Terri Kitchen		Type of NEZ ☒ OPRA eligible community NEZ ☐ Workforce Housing NEZ		
Facility's Street Address 535 Yuba		Type of Approval Requested ☒ New Facility ☐ Rehabilitated Facility ☐ Transfer (1 copy only)		
City Muskegon	State MI	ZIP Code 49442	No. of years requested for exemption (6-15; 11-17 for qualified historic building) 15	
Name of City, Township or Village (taxing authority) Muskegon			Is the facility owned or rented by occupants? ☒ Owned ☐ Rented	
☒ City ☐ Township ☐ Village			Type of Property (check one) ☒ House ☐ Duplex ☐ Condo ☐ Loft ☐ Apartment - No. of Units _____	
County Muskegon		School District Muskegon		
Name of LGU that established district Muskegon		Name or Number of Neighborhood Enterprise Zone Jackson Hill/ 535 Yuba		Date district was established 8/12/2025
Identify who will complete the work ☒ Licensed Contractor ☐ Other _____		Estimated Project Cost (per unit) \$200,000.00		
Describe the general nature and extent of the new construction or rehabilitation to be undertaken. For rehabilitation only, include Breakdown of Investment Costs. Use attachments if necessary. To build affordable houses.				
Timetable for undertaking and completing the rehabilitation or construction of the facility.		Additional Timetable Information (if applicable)		
Begin Date 7-8-2025	End Date 10-31-2025			
PART 2: OWNER/DEVELOPER/APPLICANT CERTIFICATION				
Contact Name James Kitchen				
Contact Telephone Number (231) 740-1034		Contact Email Address James@tlkrealtors.com		
Owner/Developer/Applicant Name Terri Kitchen				
Owner/Developer/Applicant Telephone Number (231) 760-9015		Owner/Developer/Applicant Email Address Terri@tlkrealtors.com		
Owner/Developer/Applicant Mailing Address 1121 Green Street		City Muskegon	State MI	ZIP Code 49442
<i>I certify the information contained herein and in the attachments are true and that all are truly descriptive of the residential real property for which this application is being submitted.</i>				
<i>I certify I am familiar with the provisions of Public Act 147 of 1992, as amended, (MCL 207.771 to 207.787) and to the best of my knowledge, I have complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the LGU and the issuance of Neighborhood Enterprise Zone Certificate by the State Tax Commission.</i>				
Owner/Developer/Applicant Signature 		Date 8-14-2025		

Continue on Page 2

PART 3: LGU ASSESSOR CERTIFICATION (Assessor of LGU must complete Part 3)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Neighborhood Enterprise Zone Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Neighborhood Enterprise Zone Exemption that would also put the same property on the Neighborhood Enterprise Zone specific tax roll.			
☐ By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Neighborhood Enterprise Zone Exemption specific tax roll and not on any other specific tax roll.			
Name of LGU			
Name of Assessor (First and last name)			
Telephone Number		Email Address	
I certify that, to the best of my knowledge, the information contained in Part 3 of this application is complete and accurate.			
Assessor's Signature			Date
PART 4: LGU ACTION/CERTIFICATION (LGU clerk must complete this section before submitting to the State Tax Commission)			
Action taken by LGU: ☐ Exemption Approved for _____ Years (6-15) ☐ Exemption Approved for _____ Years (11-17 qualified historic building) ☐ Exemption Denied (include Resolution Denying)		The State Tax Commission requires the following documents be filed for an administratively complete application: ☐ 1. Original Application ☐ 2. Legal description of the real property with parcel identification number ☐ 3. Resolution approving the zone. ☐ 4. Resolution approving the application. ☐ 5. REHABILITATION APPLICATIONS ONLY. Statement by the assessor showing the taxable value of the rehabilitated facility not including the land, for the tax year immediately preceding the effective date of the rehabilitation.	
Date of resolution approving/denying this application			
Clerk's Name (First and Last)			
Telephone Number			
Email Address			
Mailing Address	City	State	ZIP Code
I certify that I have reviewed this application for complete and accurate information and determined that the subject property is located within a qualified Neighborhood Enterprise Zone.			
I certify this application meets the requirements as outlined by Public Act 147 of 1992 and hereby request the State Tax Commission issue a Neighborhood Enterprise Zone Certificate.			
Clerk Signature			Date

For faster service, the LGU should email the completed application and required documents to PTE@michigan.gov.

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

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

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

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

Resolution No. _____

MUSKEGON CITY COMMISSION

**RESOLUTION TO APPROVE THE ISSUANCE
OF A NEIGHBORHOOD ENTERPRISE ZONE CERTIFICATE**

WHEREAS, an application for a Neighborhood Enterprise Zone Certificate has been filed with the City Clerk by Terri Kitchen to construct a new home at 535 Yuba St. in the Jackson Hill neighborhood, and;

WHEREAS, the applicant has satisfied both the local and state eligibility criteria for a Neighborhood Enterprise Zone Certificate;

WHEREAS, the local unit of government is allowing the six (6) month grace period after construction commencement to apply, which is allowed under the law;

WHEREAS, the Neighborhood Enterprise Zone Certificate has been approved for fifteen (15) years;

NOW, THEREFORE, BE IT RESOLVED that the application for a Neighborhood Enterprise Zone Certificate for the new construction of a home by Terri Kitchen be approved.

Adopted this 9th day of September, 2025.

Ayes:

Nays:

Absent:

By: _____
Ken Johnson, Mayor

Attest: _____
Ann Meisch
City Clerk

CERTIFICATION

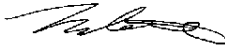
I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, Michigan at a regular meeting held on September 9, 2025.

By: _____
Ann Meisch
City Clerk

Muskegon County Treasurer's Certificate

I hereby Certify that there are no Tax Liens or Titles held by The State
Or any Individual against the within description, and all Taxes on same
Are paid for five years preceding the 1st day of August, 2024 as
Shown by the records in my office Muskegon County Treasurer

No. TN171043



Received & Sealed for Record
MARK F. FAIRCHILD REGISTER OF DEEDS
Muskegon County Michigan
08/01/2024 11:11:17 AM Liber: 4362 Page: 979

MARK F. FAIRCHILD
REGISTER OF DEEDS
Muskegon County Michigan
5828544 D01

Liber: 4362 Page: 979
Page: 1 of 2
08/01/2024 11:11:17 AM

MICHIGAN REAL ESTATE TRANSFER TAX
Muskegon County Tax Stamp #108755
08/01/2024 11:11:17 AM
Liber: 4362 Page: 979 Receipt# 24-14762
State Tax: \$45.00 County Tax: \$6.60

**WARRANTY DEED****Drafted By:**

James E. Locke, Jr, assisted by
Premier Lakeshore Title Agency, LLC
5969 Harvey St. Ste. 200
Muskegon, MI 49444

Return To:

Terri Kitchen
2340 Glade St
Muskegon Heights , MI 49444

Send Tax Bills To:

Terri Kitchen
2340 Glade St
Muskegon Heights , MI 49444

Recording Fee: \$30.00
File Number: 4012-314653

State Transfer Tax: \$45.00
County Transfer Tax: \$6.60

Tax Parcel No.: 61-24-205-155-0007-
00

Know All Persons by These Presents: That **James E. Locke, Jr. Trustee of The James E. Locke, Jr. Trust, dated December 9, 2003**

whose address is 7009 N Shore Dr, Leesburg, FL 34788

Convey(s) and Warrant(s) to **Terri Kitchen**

whose address is 2340 Glade St, Muskegon Heights , MI 49444

the following described premises situated in the City of **Muskegon**, County of **Muskegon**, State of Michigan, to wit:

Lot(s) 9 and the North ½ Lot 7, Block 155, Revised Plat (of 1903) of the City of Muskegon, according to the recorded plat thereof, as recorded in Liber 3 of Plats, Page 71. 61-24-205-155-0007-00 MLP/KCK

More commonly known as: **535 Yuba Street, Muskegon, MI 49442**

For the full consideration of: **six thousand Dollars (\$6,000.00)**

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



PREMIER LAKESHORE

Premier Lakeshore Title Agency, LLC



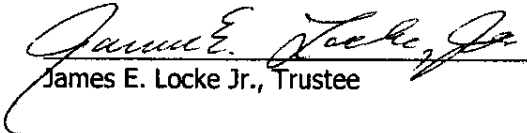
Received for Record
MARK F. FAIRCHILD REGISTER OF DEEDS
Muskegon County Michigan
07/31/2024 01:47:20 PM 171043

(Attached to and becoming a part of Warranty Deed dated: July 29, 2024 between James E. Locke, Jr. Trustee of The James E. Locke, Jr. Trust, dated December 9, 2003, as Seller(s) and Terri Kitchen, as Purchaser(s).)

Dated this July 29, 2024.

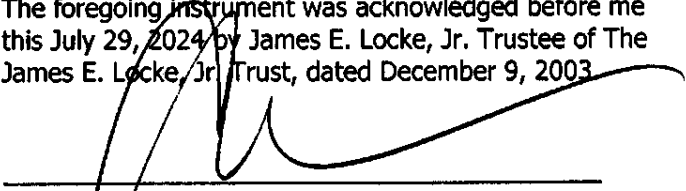
Seller(s):

James E. Locke, Jr. Trustee of The James E.
Locke, Jr. Trust


James E. Locke Jr., Trustee

State of Michigan
County of Muskegon

The foregoing instrument was acknowledged before me
this July 29, 2024 by James E. Locke, Jr. Trustee of The
James E. Locke, Jr. Trust, dated December 9, 2003



Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

CHRISTINA PIECZYNSKI NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF MUSKEGON My Commission Expires June 4, 2026 Acting in the County of _____
--



535 Yuba St Property Report

Area of Interest (AOI) Information

Area : 9,478.13 ft²

Apr 30 2025 11:26:58 Eastern Daylight Time



Summary

Name	Count	Area(ft ²)	Length(ft)
Parcels	1	9,478.13	N/A

Parcels

#	PIN	Municipality Code	Acreage per GIS	Acreage per Assessor	Property Address Number	Property Address Direction	Property Address Combined	Property Address City
1	61-24-205-155-0007-00	24	0.22	0.20	535	No Data	535 YUBA ST	MUSKEGON

#	Property Address State	Property Address Zip Code	Owner Name 1	Owner Name 2	Owner Care Of	Owner Address	Owner Address City	Owner Address State
1	MI	49442	KITCHEN TERRI	No Data	No Data	2340 GLADE ST	MUSKEGON HEIGHTS	MI

#	Owner Address Zip Code	Assessed Value	State Equalized Value	Taxable Value	PRE Homestead Pct	Property Class Code	Property Class Description	School District Code
1	49444	2,000.00	2,000.00	2,000.00	0	401	Residential - Improved	61010

#	School District Name	Zoning per Assessor Primary	Tax Description	Area(ft ²)
1	MUSKEGON CITY SCHOOL DIST	R-1	CITY OF MUSKEGON REVISED PLAT OF 1903 N 1/2 OF LOT 7 & ALL OF LOT 9 BLK 155	9,478.13

©2020 Muskegon County GIS Data reported herein is believed to be accurate and up to date, however Muskegon County and Muskegon County GIS make no warranty to the accuracy of the data. It is advised that before any decisions are made from this data, that the local assessor or building officials are contacted.

Resolution No. 2025-67(O)

MUSKEGON CITY COMMISSION

**RESOLUTION TO CREATE A NEW NEIGHBORHOOD ENTERPRISE ZONE
DISTRICT WITHIN THE CITY OF MUSKEGON**

WHEREAS, the City of Muskegon currently has established Neighborhood Enterprise Zone districts within the City, and;

WHEREAS, the City of Muskegon would like to create a new Neighborhood Enterprise Zone district to a new location within the City, and;

WHEREAS, notices were sent to the local taxing jurisdictions on June 10, 2025, and;

WHEREAS, a public hearing was held regarding the creation of this new district July 8, 2025; and

WHEREAS, the new district boundaries will include the property known as 535 Yuba (535 Yuba St, property #61-24-205-155-0007-00),” as shown in Attachment A, and;

WHEREAS, the total square footage of Neighborhood Enterprise Zone districts in Muskegon will not exceed 15% of the total square footage of the City;

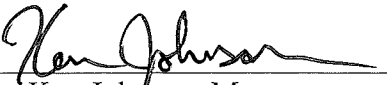
NOW, THEREFORE, BE IT RESOLVED that the new Neighborhood Enterprise Zone district in the City of Muskegon have been approved.

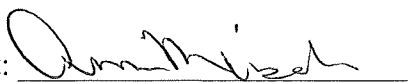
Adopted this 12 day of August, 2025.

Ayes: Gorman, Kochin, St.Clair, Johnson, Kilgo, and Keener

Nays: None

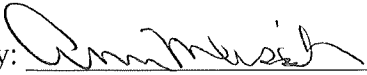
Absent: German

By: 
Ken Johnson, Mayor

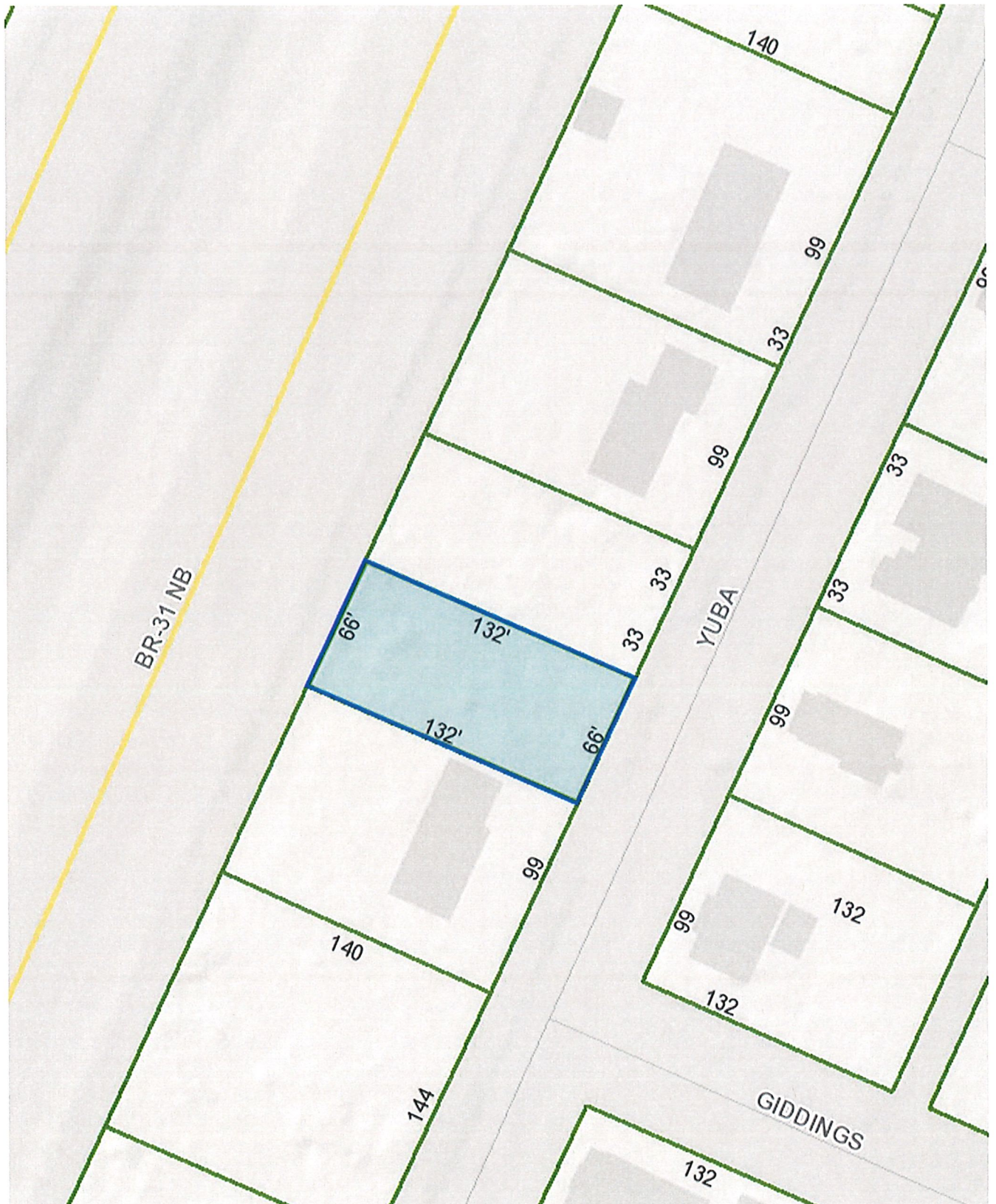
Attest: 
Ann Meisch
City Clerk

CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, Michigan at a regular meeting held on August 12, 2025.

By: 
Ann Meisch
City Clerk

Attachment A



City of Muskegon Res New Const Permit No: PB250318

BUILDING SAFETY INSPECTIONS 933 TERRACE ST., ROOM 201 MUSKEGON, MI 49440

CALL FOR INSPECTIONS: 231-724-6715 FAX 231-728-4371

Permit Issued: 05/22/25
Permit Expires: 11/18/2025

**ALL PERMITS MUST BE FINALED -
PLEASE CALL 231-724-6715 FOR
AN INSPECTION AT LEAST 24 HOURS IN ADVANCE**

LRS ENTERPRISES LLC **Contractor**
525 DANGL RD (231) 855-3775
MUSKEGON, MI 49442

535 YUBA ST **Job Location**
24-205-155-0007-00
MUSKEGON 49442

KITCHEN TERRI **Owner**
2340 GLADE ST
MUSKEGON HEIGH MI 49444

Category: Single Family New Construction

Work Description: CONSTRUCT A 3 BEDROOM, 2.5 BATH, SINGLE FAMILY HOME WITH DOUBLE STALL GARAGE, BASEMENT, PATIO.

**PERMIT MUST BE POSTED/KEPT ON JOB SITE UNTIL FINAL
INSPECTION IS COMPLETED AND APPROVED**

PERMIT ITEM	WORK TYPE	PERMIT VALUE	FEE
(6) \$100,001-\$500,00	Single Family New Construction	150,000.00	\$1,470.00

Fee Total: \$2,174.00

Amount Paid: \$2,174.00

CODE BOOK REFERENCE 2015 MBC/2015 MRC

Balance Due: \$0.00

I agree this permit is only for the work described, and does not grant permission for additional or related work which requires separate permits. I understand that this permit will expire, and become null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days at any time after work has commenced; and, that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as his authorized agent. I agree to conform to all applicable laws of the State of Michigan and the local jurisdiction. All information on the permit application is accurate to the best of my knowledge.

Payment of permit fee constitutes acceptance of the above terms.



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Establishment of a Commercial Redevelopment District - 173, 175, & 177 W. Clay Ave.				
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development				
Brief Summary: Pursuant to Public Act 255 of 1978, as amended, S&S Properties has requested the establishment of a Commercial Redevelopment District.					
Detailed Summary & Background: S&S Properties has requested the establishment of a Commercial Redevelopment District. Creating the district will enable the property owner to apply for a Commercial Facilities Exemption Certificate. If approved, the certificate will freeze the taxable value of the building and exempt the new real property investment from local property taxes for the duration of the exemption. The proposed redevelopment will provide space for multiple commercial businesses in the downtown area, supporting continued investment, job creation, and economic vitality within the district.					
Goal/Action Item: 2027 Goal 1: Destination Community & Quality of Life - Reduction of blighted commercial properties					
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:					
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">Yes</td> <td style="width: 25%; text-align: center;">No</td> <td style="width: 25%; text-align: center;">N/A</td> <td style="width: 25%; text-align: center;"> ☒ </td> </tr> </table>	Yes	No	N/A	☒
Yes	No	N/A	☒		
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">Yes</td> <td style="width: 25%; text-align: center;">No</td> <td style="width: 25%; text-align: center;">N/A</td> <td style="width: 25%; text-align: center;"> ☒ </td> </tr> </table>	Yes	No	N/A	☒
Yes	No	N/A	☒		
Recommended Motion: I move to close the public hearing and approve the establishment of the Commercial Redevelopment District for 173, 175, & 177 W Clay Ave, and authorize the Mayor and City Clerk to sign the attached resolution.					
Approvals: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 30%; text-align: center;"> ☒ </td> </tr> </table>	Immediate Division Head	☒	Name the Policy/Ordinance Followed: Commercial Redevelopment Act - PA 255 of 1978		
Immediate Division Head	☒				

Information Technology			
Other Division Heads			
Communication			
Legal Review			

Resolution No. _____

**RESOLUTION APPROVING THE ESTABLISHMENT OF A COMMERCIAL
REDEVELOPMENT DISTRICT
173, 175, & 177 W CLAY AVE**

WHEREAS, pursuant to PA 255 of 1978, the City of Muskegon has the authority to establish “Commercial Redevelopment Districts” within the City of Muskegon at request of a commercial business enterprise or on its own initiative; and

WHEREAS, S&S Properties has filed a written request with the clerk of the City of Muskegon requesting the establishment of the Commercial Redevelopment District for an area in the vicinity of 173, 175, & 177 W. Clay Ave located in the City of Muskegon hereinafter described; and

WHEREAS, the City Commission of the City of Muskegon determined that the district meets the requirements set forth in section 5 of PA 255 of 1978; and

WHEREAS, written notice has been given by certified mail to all owners of real property located within the proposed district as required by section 5(3) of PA 255 of 1978; and

WHEREAS, on September 9, 2025 a public hearing was held and all residents and taxpayers of the City of Muskegon were afforded an opportunity to be heard thereon; and

WHEREAS, the City of Muskegon deems it to be in the public interest of the City of Muskegon to establish the Commercial Redevelopment District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Muskegon that the following described parcel(s) of land situated in the City of Muskegon, County of Muskegon, and State of Michigan, to wit:

CITY OF MUSKEGON REVISED PLAT OF 1903 NE 52 FT LOT 4 BLK 330

Adopted this 9th Day of September 2025

AYES:

NAYS:

ABSENT:

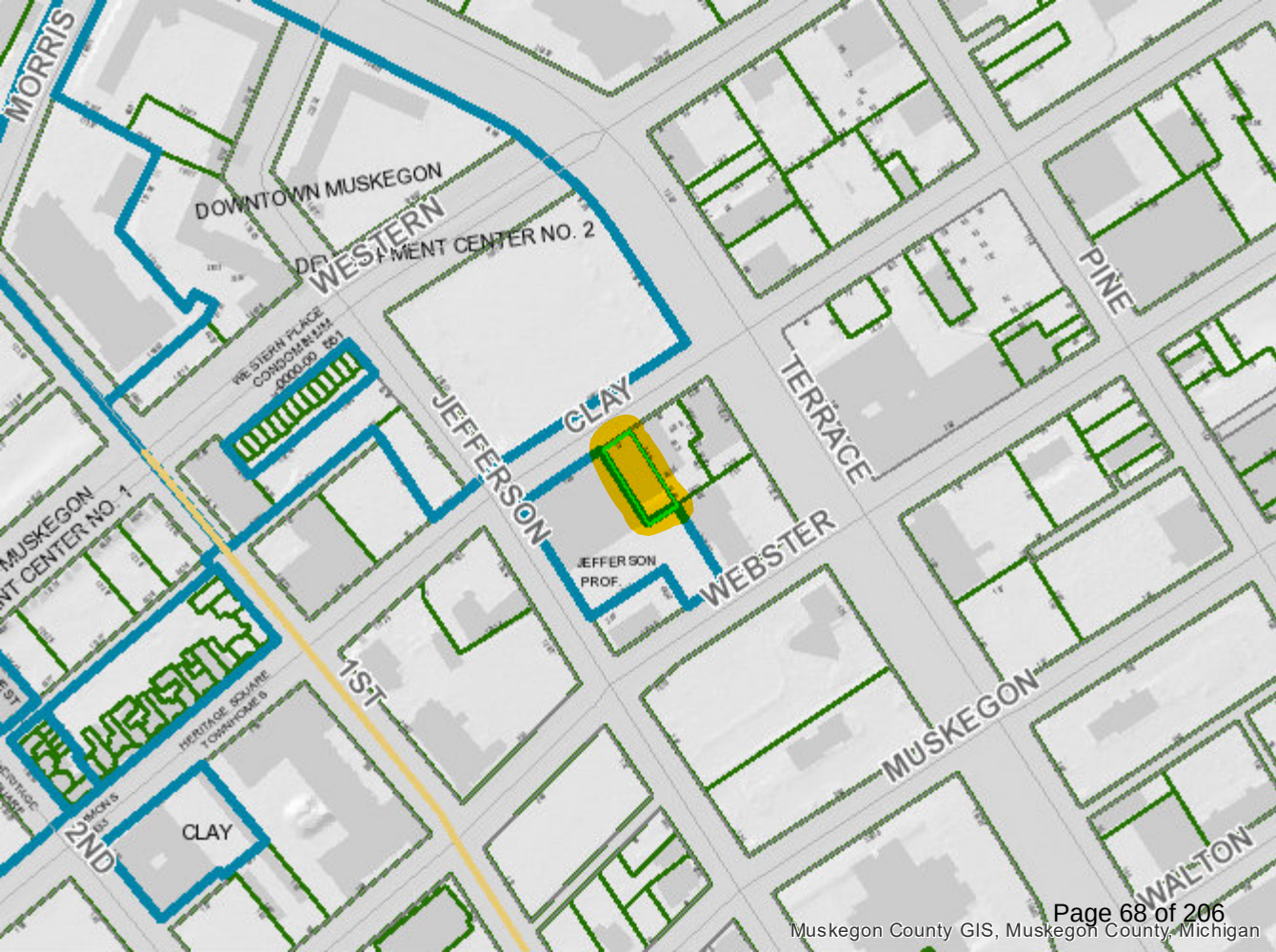
BY: _____
Ken Johnson, Mayor

ATTEST: _____
Ann Meisch, Clerk

CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Muskegon City Commission of the City of Muskegon, County of Muskegon, Michigan at a regular meeting held on September 9, 2025.

Ann Meisch, Clerk



S & S PROPERTIES, LLC
1825 S. Wolf Lake Rd. Muskegon, Mi. 49442
231-788-4661

City of Muskegon-Downtown Development Authority
9330 Terrace St.
Muskegon, Mi. 49440

RE: 173, 175 177 Clay Ave. Muskegon

To Whom it may Concern,

S & S Properties, LLC would like to apply for a Certificate to establish a Commercial Redevelopment District Area for 173 Clay Ave., 175 Clay Ave. and 177 Clay Ave., Muskegon, Mi.

Let me know if you need more information for the application.

Thank You

Jim Stevens
S & S Properties LLC

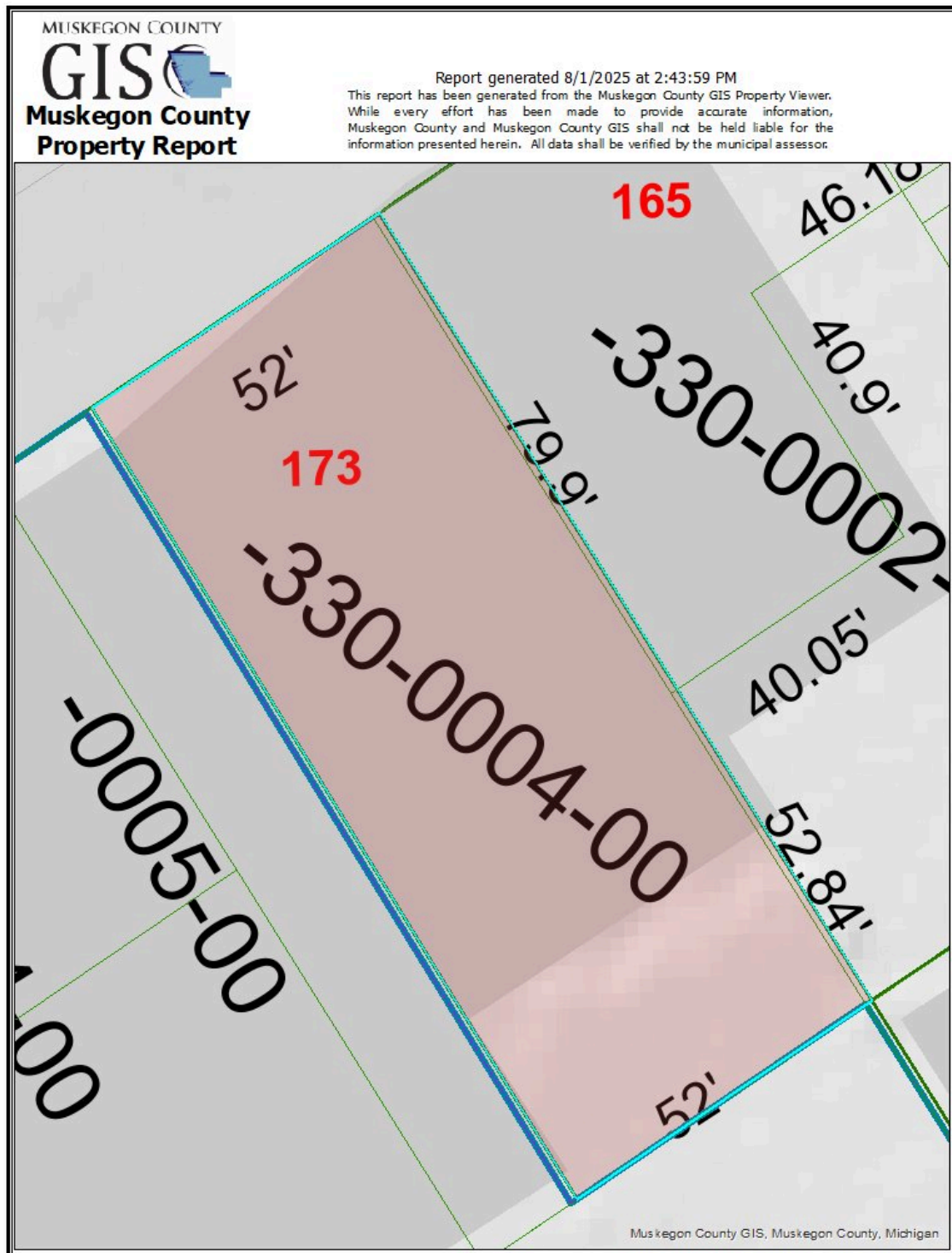


173, 175, & 177 W Clay Ave Property Report

Area of Interest (AOI) Information

Area : 6,623.42 ft²

Aug 1 2025 14:43:40 Eastern Daylight Time



Summary

Name	Count	Area(ft ²)	Length(ft)
Parcels	1	6,623.42	N/A

Parcels

#	PIN	Municipality Code	Acreage per GIS	Acreage per Assessor	Property Address Number	Property Address Direction	Property Address Combined	Property Address City
1	61-24-205-330-0004-00	24	0.15	0.16	173	W	173 W CLAY AVE	MUSKEGON

#	Property Address State	Property Address Zip Code	Owner Name 1	Owner Name 2	Owner Care Of	Owner Address	Owner Address City	Owner Address State
1	MI	49440	S & S PROPERTIE S CO LLC	No Data	No Data	1825 S WOLF LAKE RD	MUSKEGON	MI

#	Owner Address Zip Code	Assessed Value	State Equalized Value	Taxable Value	PRE Homestead Pct	Property Class Code	Property Class Description	School District Code
1	49442	116,300.00	116,300.00	108,151.00	0	201	Commercial - Improved	61010

#	School District Name	Zoning per Assessor Primary	Tax Description	Area(ft ²)
1	MUSKEGON CITY SCHOOL DIST	FBC-MS	CITY OF MUSKEGON REVISED PLAT OF 1903 NE 52 FT LOT 4 BLK 330	6,623.42

©2020 Muskegon County GIS Data reported herein is believed to be accurate and up to date, however Muskegon County and Muskegon County GIS make no warranty to the accuracy of the data. It is advised that before any decisions are made from this data, that the local assessor or building officials are contacted.



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Issuance of a Commercial Facilities Exemption Certificate - 175 & 177 W. Clay Ave.						
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development						
Brief Summary: Pursuant to Public Act 255 of 1978, as amended, S&S Properties has requested the issuance of a Commercial Facilities Exemption Certificate. The certificate will freeze the taxable value of the building and exempt new real property investment from local taxes.							
Detailed Summary & Background: S&S Properties plans to rehabilitate a 5,300 sq. ft. building beginning in September 2025. The project represents a \$200,000 real property investment and is expected to create between one (1) and five (5) jobs. The applicant intends to retain existing tenants in the building while activating currently vacant space for other smaller, locally owned businesses. A public hearing on the establishment of the Commercial Redevelopment District is scheduled for the September 9, 2025, City Commission meeting. The Internal Tax Committee has reviewed the application and, based on their findings and calculations, recommends approval of the attached resolution for a term of four (4) years for real property. The applicant has submitted all required documentation. It should be noted that 173 W. Clay Ave. is not included in this exemption, as work has already commenced on that unit, rendering it ineligible for a PA 255.							
Goal/Action Item: 2027 Goal 2: Economic Development Housing and Business - Progress toward new and ongoing economic development projects							
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:							
Amount Requested: N/A	Budgeted Item: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td></td></tr></table>	Yes		No		N/A	
Yes		No		N/A			
Fund(s) or Account(s):	Budget Amendment Needed:						

N/A		<table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td></td> </tr> </table>				Yes		No		N/A										
Yes		No		N/A																
Recommended Motion: I move to close the public hearing and approve a four (4) year Commercial Facilities Exemption Certificate for S&S Properties, and authorize the Mayor and City Clerk to sign the resolution.																				
Approvals: <table border="1"> <tr> <td>Immediate Division Head</td> <td></td> <td></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>			Immediate Division Head			Information Technology			Other Division Heads			Communication			Legal Review			<u>Name the Policy/Ordinance Followed:</u> Commercial Redevelopment Act - PA 255 of 1978		
Immediate Division Head																				
Information Technology																				
Other Division Heads																				
Communication																				
Legal Review																				

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name <i>St S Properties</i>		NAICS or SIC Code	
Facility's Street Address <i>175 + 177 W. Clay Ave</i>	City <i>Muskegon</i>	State <i>Mi</i>	ZIP Code <i>49440</i>
Name of City, Township or Village (taxing authority) <i>City of Muskegon</i>	County <i>Muskegon</i>	School District Where Facility is Located <i>Muskegon</i>	
☒ City ☐ Township ☐ Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) <i>9-19-25</i>	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <i>12-30-25</i>		
Estimated Cost of Rehabilitation <i>\$ 200,000.00</i>	Number of Years Exemption Requested (1-12) <i>10</i>		
Expected Project Outcomes (check all that apply)			
☒ Increase Commercial Activity ☒ Retain Employment ☒ Revitalize Urban Areas			
☐ Create Employment ☒ Prevent Loss of Employment ☐ Increase Number of Residents in Facility's Community			
No. of perm. jobs to be created due to facility's rehab. <i>1.5</i>	No. of perm. jobs to be retained due to facility's rehab. <i>10.15</i>	Number of construction jobs to be created during rehabilitation <i>4.5</i>	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
☒ Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items: <i>Attached</i>			
☐ General description of the facility (year built, original use, most recent use, number of stories, square footage)		☐ Descriptive list of the fixed building equipment that will be a part of the facility	
☐ General description of the facility's proposed use		☐ Time schedule for undertaking and completing the facility's restoration, replacement or construction	
☐ General description of the nature and extent of the restoration, replacement, or construction to be undertaken		☐ Statement of the economic advantages expected from receiving the exemption	
☐ Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) <i>St S Properties</i>		Telephone Number <i>231-206-5589</i>	
Fax Number		E-mail Address <i>jim@jstevensconstruction.com</i>	
Mailing Address <i>1825 S. Wolf Lake Rd</i>	City <i>Muskegon</i>	State <i>Mi</i>	ZIP Code <i>49442</i>
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.			
I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.			
Signature of Authorized Company Officer (no authorized agents) <i>[Signature]</i>		Title <i>Pres.</i>	Date <i>8-28-25</i>

Continue on Page 2

PART 4: LGU ASSESSOR CERTIFICATION

Provide the Taxable Value and State Equalized Value of the Commercial Property.

	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)
Building	56,632	60,900

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.



By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.

Name of Assessor (first and last name) Donna VanderVries	Telephone Number 231-750-6750		
Fax Number 231-724-1129	E-mail Address vanderriesdo@muskegoncounty.net		
Mailing Address 173 E Apple Ave Ste 301	City Muskegon	State MI	ZIP Code 49442

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature Donna VanderVries	Date 8/14/2025
---	-------------------

PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)

Action Taken By LGU:			
☐ Exemption approved for _____ years, ending December 30, _____ (not to exceed 12 years)			
☐ Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
Name of Clerk (first and last name)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	
I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.			
Clerk's Signature			Date

If you have questions, need additional information or sample documents, call 517-335-7491 or visit www.michigan.gov/propertytaxexemptions.

COMMERCIAL REHABILITATION EXEMPTION REQUIREMENTS:

Facility Address: 175 & 177 W. Clay Ave.

General Description: Built in the 1940's, used for commercial use then and currently. One story building with 5300 sq. ft. in total.

General Description of Rehabilitated Use: The building will continue to be used for commercial use with current tenants benefiting from all upgrades.

General Description of Rehab to be undertaken: All buildings will have new heating and cooling systems, all new electrical and lighting upgrades. New roof on entire building. New fascia on store fronts.

General Description of fixed bldg. equipment included in rehabilitated facility:
All the above upgrades will be fixed building equipment in the rehab.

Time schedule for facility rehab: 3-6 months to complete.

Economic Advantage from Exemption: All upgrades will modify the property to a better and more efficient property. This will result in keeping the current tenants and drawing new tenants as well as making the building structure more in line with the Muskegon Downtown Development.

Legal Description of property: Land situated in the City of Muskegon, County of Muskegon, and Stat of Michigan.

The Northeasterly 52 feet of Lot 4, Block 330, Revised Plat (of 1903) of the city of Muskegon, according to the recorded plat thereof, as recorded in Liber 3 of Plats, Page 71, Muskegon County Records. Together with an easement for ingress and egress granted in the instrument recorded in Liber 1336, Page 877, and ratified by Ratification Agreement recorded in Liber 1352, page 307. Commonly known as 173 West Clay Ave., Muskegon, MI. 49440-1212

CODE REQUIREMENTS	
MATERIAL	THE NATIONAL BUILDING CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION
DESCRIPTION OF WORK	REPAIR AND RENOVATION OF WORK
REASON FOR WORK	REPAIR AND RENOVATION
TYPE OF CONSTRUCTION	CHAPTER 8
CONSTRUCTION CLASSIFICATION	TYPE 1-B

DESIGNED BY
A. J. PARKER

ELEVATION
175 CLAY ST., HUNTSVILLE, AL.

JIM STEVEN9

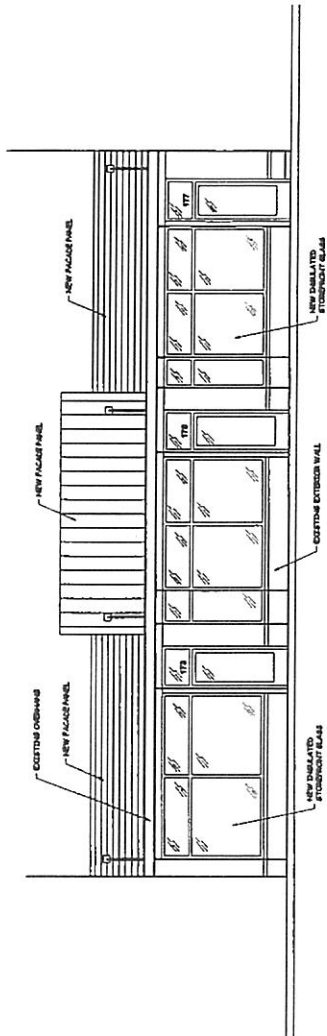
REVISIONS
NO. 1
DATE
BY
REASON FOR REVISION



General Contractor
Hughes Builders, Inc.
1648 S. Daryl Rd.
Huntsville, Michigan
(251)-773-0077

Consulting Engineer
Stephen W. Parker, P.E.
1648 S. Daryl Rd.
Huntsville, Michigan
(251)-773-0077

APPROVED BY
DATE
THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ENGINEER



FRONT ELEVATION
SCALE 1/4" = 1'-0"



1825 South Wolf Lake Rd Muskegon, MI 49442 231 788 4661

PROPOSAL SUBMITTED TO: S & S Properties CONTACT: Jim Stevens
PROJECT NAME: Clay Street Project DATE: 4/1/2025

Provide materials and labor to complete demo, install framing & trims for new facade, window sill rebuild, glass replacement in all windows & doors, new soffits & fascia at exterior canopy, roofing, and electrical. Permits included.

Interior Demo	\$15,000.00
Roofing	\$55,000.00
Door Hardware	\$2,800.00
Rough Framing	\$66,500.00
Painting	\$3,000.00
Mechanical	\$48,000.00
Electrical	\$30,000.00
Exterior Facade	\$79,300.00

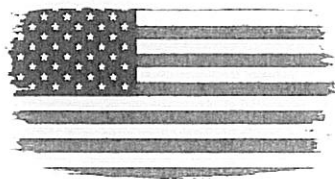
TOTAL \$299,600.00

Submitted By: James Chrysler
Title: Project Manager

Prices and availability may be subject to change, because prices from our suppliers are continuously changing. J. Stevens Construction is committed to supplying our customers through these market changes. We will attempt to give our customers as much advance notice as possible but this market is unpredictable and changing on a daily basis. Thank you for your understanding. Above pricing is valid for 30 days and is subject to adjustment based on changes in specifications or material costs.

We're changing the way you think about construction!

jstevensconstruction.com





PROPOSAL

Hughes Builders Inc.

1848 S. Dangle

Muskegon, MI 49442

Phone: 231-773-0077

03/18/2025

Proposal Submitted To: Jim Stevens

Work to be performed at:

1825 Wolf Lake Rd

Clay St project

Muskegon MI 49442

This Proposal includes the furnishing of all materials and performances of all labor necessary for the completion of the following described items:

Exterior upgrade and new storefront windows and doors, proposal includes the following:

1. Plans and Permits as required
2. Demo area as needed
3. Add framing, new facade and trims as per plans and agreement with customer
4. Rebuild widow sills to be at 20" above interior floor
5. Add new aluminum soffit and fascia on canopy (roofing by others)
6. Replace all glass and glass doors with new black aluminum frames and insulated glass
7. All trim work required
8. ELECTRICAL IS NOT INCLUDED
9. ANY UNFORSEEN STRUCTURAL ISSUES WILL BE BILLED SEPARATE
10. CUSTOMER TO PROVIDE DUMPSTER
11. ANY LEAD, ASBESTOS OR OTHER HAZARDOUS MATERIAL REMOVAL BY OTHERS IF REQUIRED

TOTAL PROPOSED PRICE: \$74,800.00

OPTION FOR QUALITY EDGE SIDING OPTION : EXTRA \$4,500.00

\$ 79,300

Payment Schedule:

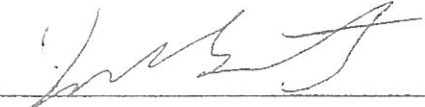
Down Payment. Twenty (20%) percent of the contract is due when contract is signed.

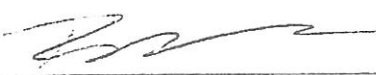
Monthly Progress Payments for work completed and material stored by the end of the month is to be paid by the 10th of the following month. Any moneys not paid when due to either party under this Contract shall bear interest at the rate of one and half (1.5%) percent per month.

This proposal is subject to standard terms and conditions of sale. If the contractor is delayed in the progress of the Project by acts or neglect of the owner, owner's employees, separate contracts employed by the owner, change ordered in work not caused by the fault of the contractor, labor disputes, fire, unusual delay in transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, or other causes beyond the contractors' control, the contract time shall be reasonably extended. And additions required by governmental agencies or price increases by vendors and not covered in this Contract are the responsibility of the owner. Revisions and differences shall be subject to negotiation. Sales Tax included. This proposal effective for ten (10) days.

ACCEPTED:

HUGHES BUILDERS, INC.

BY: 

BY: 

FIRM: _____

ITS: MARCO/SPADIN



1825 South Wolf Lake Rd Muskegon, MI 49442 231 788 4661

PROPOSAL SUBMITTED TO: S & S Properties CONTACT: James Chrysler
PROJECT NAME: 175, 177 Clay Street Project DATE: 4/1/2025

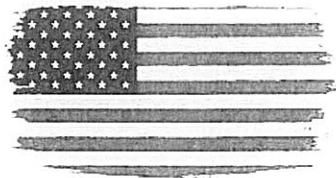
Provide materials and labor to complete demo, framing, trims, glass work, soffits, sills, and fascia necessary for the installation of the new exterior building facade. All electrical, mechanical, painting, door hardware, interior work, and roofing by others. All permits necessary to complete this work included.

TOTAL \$88,500.00

Submitted By: James Chrysler
Title: Project Manager

Prices and availability may be subject to change because prices from our suppliers are continuously changing. J. Stevens Construction is committed to supplying our customers through these market changes. We will attempt to give our customers as much advance notice as possible but this market is unpredictable and changing on a daily basis. Thank you for your understanding. Above pricing is valid for 30 days and is subject to adjustment based on changes in specifications or material costs.

We're changing the way you think about roofing!
jstevensconstruction.com



Resolution No. _____

MUSKEGON CITY COMMISSION

**RESOLUTION APPROVING APPLICATION FOR ISSUANCE OF A COMMERCIAL
FACILITIES EXEMPTION CERTIFICATE
S&S Properties**

WHEREAS, the City of Muskegon legally established the Commercial Redevelopment District [REDACTED] on September 9, 2025, after a public hearing held on September 9, 2025; and

WHEREAS, the state equalized value of the property proposed to be exempt plus the aggregate state equalized value of property previously exempt and currently in force under Public Act 255 of 1978 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total state equalized value of the City of Muskegon; and

WHEREAS, the application was approved at a public hearing as provided by section 6(2) of Public Act 255 of 1978 on September 9, 2025; and

WHEREAS, S&S Properties is not delinquent in any taxes related to the facility; and

WHEREAS, the application is for commercial property as defined in section 3(3) of Public Act 255 of 1978; and

WHEREAS, the applicant S&S Properties has provided answers to all required questions under Section 6(1) of PA 255 of 1978 to the City of Muskegon; and

WHEREAS, the City of Muskegon requires that the construction, restoration or replacement of the facility shall be completed by December 30, 2025; and

WHEREAS, the Commercial Facilities Exemption Certificate is granted for a period of four (4) years and no extension will be allowed; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur more than 45 days prior to the filing of the application for exemption; and

WHEREAS, the commencement of the construction, restoration or replacement of the facility did not occur prior to the establishment of the Commercial Redevelopment District; and

WHEREAS, the application relates to a construction, restoration or replacement program which when completed constitutes a new, replacement or restored facility within the meaning of Public Act 255 of 1978 and that is situated within a Commercial Redevelopment District established under Public Act 255 of 1978; and

WHEREAS, completion of the facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment and retain employment in which the facility is situated; and

WHEREAS, the restoration includes improvements aggregating 10% or more of the true cash value of the property at commencement of the restoration as provided by section 4(6) of Public Act 255 of 1978.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Muskegon

Be and hereby is granted a Commercial Facilities Exemption for the real property, excluding land, located in Commercial Redevelopment District [REDACTED] at 175 and 177 W. Clay Ave for a period of four (4) years, beginning December 30, 2025, and ending December 30, 2029 pursuant to the provisions of PA 255 of 1978, as amended.

Adopted this 9th Day of September 2025.

AYES:

NAYS:

Absent:

BY: _____
Ken Johnson, Mayor

ATTEST: _____
Ann Meisch, Clerk

CERTIFICATION

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the Muskegon City Commission of the City of Muskegon, County of Muskegon, Michigan at a regular meeting held on September 9, 2025.

Ann Meisch, Clerk



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Amendment to City of Muskegon Scattered Site Infill Housing Brownfield Plan						
Submitted by: Jake Eckholm, Development Services Director	Department: Economic Development						
Brief Summary: City staff are adding lots acquired since the last update to the Scattered Site Brownfield Plan to ensure that all appropriate TIF revenue is captured to reimburse for eligible activities.							
Detailed Summary & Background: The City of Muskegon has been utilizing Brownfield TIF to recapture eligible activities on infill housing in neighborhoods for several years, and is considered a statewide leader in neighborhood infill and reinvestment. The document that allows us to utilize TIF is the approved Scattered Site Infill Housing Plan Amendment. This latest plan amendment has been approved by the City of Muskegon Brownfield Redevelopment Authority at their meeting taking place before this commission meeting on 9/9/2025. This 5th Amendment to the City of Muskegon Scattered Site Infill Housing Brownfield Plan adds 71 vacant residential lots and removes Froebel School from the plan. Froebel is being redeveloped as a LIHTC apartment complex and does not make sense for the scattered site housing TIF. In previous amendments we have removed other city owned large format sites such as 1095 Third Street and 880 First Street as they had projects come up. This should be the last amendment for several years as we finish infilling lots under public control. From there, staff will focus on property acquisition of the remaining 500 +/- privately held vacant buildable lots in our neighborhoods, which could require further amendments.							
Goal/Action Item: 2027 Goal 2: Economic Development Housing and Business							
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:							
Amount Requested: N/A	Budgeted Item: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>☒</td></tr></table>	Yes		No		N/A	☒
Yes		No		N/A	☒		
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>☒</td></tr></table>	Yes		No		N/A	☒
Yes		No		N/A	☒		
Recommended Motion: Motion to close the public hearing and approve the 5th Amendment to the City of Muskegon							

Scattered Site Infill Housing Brownfield Plan Amendment as presented.

Approvals:

Immediate Division Head		
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:

Public Act 381 - Michigan Brownfield Act

**CITY OF MUSKEGON
BROWNFIELD REDEVELOPMENT
AUTHORITY**

BROWNFIELD PLAN AMENDMENT

INFILL HOUSING PROJECT (5th Amendment)

September 9, 2025

**Prepared for The City of Muskegon Brownfield
Redevelopment Authority**

Prepared by City of Muskegon Staff

PROJECT NAME

Infill Housing Project

DEVELOPER

City of Muskegon, a qualified unit of local government, as defined by Public Act 381 of 1996, as amended

ELIGIBLE PROPERTY LOCATION

There are 565 Eligible Properties for this project and the lots are scattered throughout the city. Please refer to the "Eligible Property Information Chart" and the "Eligible Property Map (Attachment A)" on the following pages.

TYPE OF ELIGIBLE PROPERTY

Blighted

SUBJECT PROJECT DESCRIPTION

The project will focus on the redevelopment of 565 parcels that are scattered throughout the city. Some of these lots will be split, creating even more parcels. The plan incorporates two types of redevelopment projects; infill housing on vacant City lots and the rehab of existing homes (10 detached houses).

The residential infill units will consist mostly of detached houses, with some rowhouses, duplexes and small multiplexes mixed in as the market dictates.

ELIGIBLE ACTIVITIES

Cost of Sale, Blight Elimination, Preparation of Brownfield Plan

DEVELOPER'S REIMBURSABLE COSTS

Infill Housing - \$12,220,000

Home Rehab - \$0

Brownfield Plan Development - \$20,000

Total Reimbursable Cost – \$12,240,000

MAXIMUM DURATION OF CAPTURE

30 years

ESTIMATED TOTAL CAPITAL INVESTMENT

Infill Housing - \$132,200,000

Home Rehab - \$500,000

Total Estimated Capital Investment - \$132,700,000

INITIAL TAXABLE VALUE

\$0 (City & County Owned)

1. Introduction

The City of Muskegon, Michigan (the “City”), established the Muskegon Brownfield Redevelopment Authority (the “Authority”) on July 4, 1997, pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”). The primary purpose of Act 381 is to encourage the redevelopment of eligible property by providing economic incentives through tax increment financing for certain eligible activities.

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of the subject properties within this Plan will facilitate the development of infill housing at eligible properties. By facilitating redevelopment of underutilized properties, the Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

This Plan is intended to be a living document, which can be amended as necessary to achieve the purposes of Act 381. It is specifically anticipated that properties will be continually added to the Plan as new projects are identified. The Plan contains general provisions applicable to the Plan, as well as property-specific information for each project. The applicable Sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan contains the information required by Section 13(1) of Act 381, as amended. Additional information is available from the Muskegon City Manager or the Planning Director.

The Infill Housing Project was originally added to this Plan on April 14, 2019. It was amended for the first time on July 28, 2020; a second time on December 8, 2020; a third time on December 13, 2021; and a fourth time on October 11, 2022. This amendment seeks to modify the plan by adding in an additional 71 housing units and removing the Froebel School project.

2. General Provisions

A. Costs of the Brownfield Plan (Section 13(1)(a))

Any site-specific costs of implementing this Plan are described in the site-specific section of the Plan. Site-specific sources of funding may include tax increment financing revenue generated from new development on eligible brownfield properties, state and federal grant or loan funds, and/or private parties. Where private parties finance the costs of eligible activities under the Plan, tax increment revenues may be used to reimburse the private parties. The initial costs related to preparation of the Brownfield Plan were funded by the City’s general fund. Subsequent amendments to the Plan may be funded by the person requesting inclusion of a project in the Plan, and if eligible, may be reimbursed through tax increment financing.

The Authority intends to pay for administrative costs and all of the things necessary or convenient to achieve the objectives and purposes of the Authority with fees charged to applicants to be included in the Plan, and any eligible tax increment revenues collected pursuant to the Plan, in accordance with the provisions of Act 381, including, but not limited to:

- i) the cost of financial tracking and auditing the funds of the Authority,
- ii) costs for amending and/or updating this Plan, and
- iii) costs for Plan implementation

Tax increment revenues that may be generated and captured by this Plan are identified in the site-specific sections of this Plan.

B. Method for Financing Costs of Plan (Section 13(1)(d) and I)

The City or Brownfield Authority may incur some debt on a site-specific basis. Please refer to the site-specific section of this Plan for details on any debt to be incurred by the City or Authority. When a property proposed for inclusion in the Plan is in an area where tax increment financing is a viable option, the Authority intends to enter into Development Agreements with the property owners/developers of properties included in the Plan to reimburse them for the costs of eligible activities undertaken pursuant to this Plan. Financing arrangements will be specified in a Development and Reimbursement Agreement, and also identified in the Site Specific section of the Plan.

C. Duration of the Brownfield Plan (Section 13(1)(f))

The duration of this Plan is not to exceed 30 years. It is the goal of the city to build as many homes as possible over that time frame, however, it is unlikely that all 495 parcels will be developed. Since the “cost of sale” will vary for each home, as will construction costs, it is impossible to know exactly how long it will take to completely recapture eligible costs through tax increment revenues, although it is anticipated that it will be well within the 30 year time frame. In addition, once all activity costs are reimbursed, funds may be captured for the local site remediation revolving fund, if available. The duration of capture for the Project already began in 2020 and will continue until such time that all the eligible activities undertaken in this Plan are reimbursed, but in no event will the Plan exceed the maximum duration provided for in (MCLA 125.2663(1)(22)). The total costs of eligible activities include the cost of principal and interest on any note or obligation issued by the Authority to pay for the costs of eligible activities, the cost of principal and interest otherwise incurred to pay for eligible activities, the reasonable costs of a work plan or remedial action plan and the costs of preparation of Brownfield Plans and amendments.

D. Displacement/Relocation of Individuals on Eligible Properties (Section 13(1)(i),(j)(k)(l))

Eligible properties identified in this Plan will not require the displacement/relocation of existing residences, therefore the provisions of *Section 13(1)(i-l)* are not applicable at this time.

E. Local Site Remediation Revolving Fund (Section 8; Section 13(1)(m))

Whenever this Plan includes a property for which taxes will be captured through the tax increment financing authority provided by Act 381, it is the Authority’s intent to establish and fund a Local Site Remediation Revolving Fund (“Fund”). The Fund will consist of tax increment revenues that exceed the costs of eligible activities incurred on an eligible property, as specified in Section 13(5) of Act 381. Section 13(5) authorizes the capture of tax increment revenue from an eligible property for up to 5 years after the time that capture is required for the purposes of paying the costs of eligible activities identified in the Plan. It is the intention of the Authority to continue to capture tax increment

revenues for 5 years after eligible activities are funded from those properties identified for tax capture in the Plan, provided that the time frame allowed by Act 381 for tax capture is sufficient to accommodate capture to capitalize a Fund. The amount of school operating taxes captured for the Revolving Fund will be limited to the amount of school operating taxes captured for eligible environmental response activities under this Plan. It may also include funds appropriated or otherwise made available from public or private sources.

The Revolving Fund may be used to reimburse the Authority, the City, and private parties for the costs of eligible activities at eligible properties and other costs as permitted by Act 381. It may also be used for eligible activities on an eligible property for which there is no ability to capture tax increment revenues. The establishment of this Revolving Fund will provide additional flexibility to the Authority in facilitating redevelopment of brownfield properties by providing another source of financing for necessary eligible activities.

3. Site Specific Provisions

A. Eligibility and Project Description (Sec. 13(1)(h))

The eligible properties included in the Infill Housing Project compromise approximately 179 acres of vacant land spread across 565 parcels in Muskegon, Michigan (See Attachment A). Some of these lots will be split, which will result in additional parcels.

Project Breakdown:

Parcels = 565

New homes = 613

Rehabbed homes = 10

“Cost of sale” concessions = \$12,220,000

Brownfield Plan Development = \$20,000

Reimbursable Costs of Construction (before 15% contingency) = \$12,240,000

The chart below depicts a listing of eligible properties and the basis for their eligibility.

Parcel No.	Address	Area Acreage	Basis of Brownfield Eligibility	Investment Cost	Reimbursable Cost
24-205-378-0006-00	1248 5 th St	0.10	Cost of Sale	\$200,000	\$20,000
24-405-003-0007-00	740 Leonard Ave	0.37	Cost of Sale	\$400,000	\$40,000
24-405-003-0008-00	754 Leonard Ave	0.37	Cost of Sale	\$600,000	\$60,000
24-205-014-0020-00	558 Jackson Ave	0.61	Cost of Sale	\$400,000	\$40,000
24-205-015-0006-10	608 Jackson Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-019-0002-00	677 Jackson Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-020-0001-00	621 Jackson Ave	0.34	Cost of Sale	\$200,000	\$20,000
24-205-021-0001-00	601 Jackson Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-022-0001-00	579 Jackson Ave	0.19	Cost of Sale	\$200,000	\$20,000
F24-205-022-0002-00	553 Jackson Ave	0.55	Cost of Sale	\$600,000	\$60,000

24-205-022-0003-20	530 Herrick St	0.41	Cost of Sale	\$600,000	\$60,000
24-205-023-0008-00	527 Herrick St	1.41	Cost of Sale	\$1,800,000	\$180,000
24-205-068-0010-00	438 E Isabella Ave	0.21	Blight Elimination	\$200,000	\$0
24-205-076-0009-00	580 Catherine Ave	0.20	Cost of Sale	\$50,000	\$20,000
24-205-078-0003-00	441 E Isabella Ave	0.20	Blight Elimination	\$200,000	\$0
24-205-078-0004-00	435 E Isabella Ave	0.20	Cost of Sale	\$50,000	\$20,000
24-205-081-0001-10	591 Catherine Ave	0.11	Blight Elimination	\$200,000	\$0
24-205-092-0001-00	589 McLaughlin Ave	0.18	Blight Elimination	\$200,000	\$0
24-205-092-0004-00	559 McLaughlin Ave	0.19	Blight Elimination	\$200,000	\$0
24-205-191-0001-00	185 E Muskegon Ave	0.29	Blight Elimination	\$200,000	\$0
24-205-191-0009-00	209 E Walton Ave	0.49	Blight Elimination	\$200,000	\$0
24-205-232-0007-00	1047 Ambrosia St	0.57	Cost of Sale	\$1,400,000	\$140,000
24-205-236-0008-00	1075 Ambrosia St	0.35	Cost of Sale	\$1,200,000	\$120,000
24-205-245-0002-00	1192 Pine St	0.10	Cost of Sale	\$50,000	\$20,000
24-205-245-0002-10	1194 Pine St	0.09	Cost of Sale	\$50,000	\$20,000
24-205-250-0008-00	1155 Ambrosia St	0.61	Cost of Sale	\$1,200,000	\$120,000
24-205-254-0001-00	1338 Arthur St	0.13	Cost of Sale	\$200,000	\$20,000
24-205-261-0008-00	1205 Ambrosia St	0.41	Cost of Sale	\$1,200,000	\$120,000
24-205-266-0001-00	1386 Ransom St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-281-0002-10	1530 Hoyt St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-336-0008-00	382 W Muskegon Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-340-0001-00	619 W Webster Ave	0.08	Cost of Sale	\$2,000,000	\$200,000
24-205-345-0001-00	579 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-345-0002-10	583 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-345-0006-00	617 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-347-0004-00	487 W Muskegon Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-352-0004-10	1078 2nd St	0.10	Blight Elimination	\$50,000	\$0
24-205-352-0008-00	180 Houston Ave	0.00	Cost of Sale	\$200,000	\$20,000
24-205-364-0008-10	1141 Jefferson St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-367-0008-00	1188 4th St	0.21	Blight Elimination	\$50,000	\$0
24-601-000-0001-00	250 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-601-000-0006-00	240 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-205-369-0004-00	395 Houston Ave	0.21	Cost of Sale	\$400,000	\$40,000
24-205-369-0006-30	1262 6th St	0.07	Cost of Sale	\$200,000	\$20,000
24-205-371-0004-10	507 Houston Ave	0.10	Blight Elimination	\$200,000	\$0
24-205-374-0007-00	462 Washington Ave	0.08	Blight Elimination	\$200,000	\$0
24-205-375-0003-20	1392 Park St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-375-0005-00	1387 7th St	0.24	Cost of Sale	\$400,000	\$40,000
24-205-375-0009-10	408 Washington Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-375-0010-00	420 Washington Ave	0.09	Cost of Sale	\$400,000	\$40,000
24-205-376-0007-00	1360 7th St	0.09	Cost of Sale	\$200,000	\$20,000

24-205-376-0007-20	388 Merrill Ave	0.20	Cost of Sale	\$400,000	\$40,000
24-205-377-0001-00	1245 5th St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-377-0011-00	1261 5th St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-378-0006-10	1256 5th St	0.10	Cost of Sale	\$200,000	\$20,000
24-601-000-0008-00	239 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-601-000-0010-00	235 Monroe Ave	0.02	Cost of Sale	\$200,000	\$20,000
24-205-384-0007-20	1259 Sanford St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-386-0012-00	219 Merrill Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-387-0005-00	271 Merrill Ave	0.19	Cost of Sale	\$400,000	\$40,000
24-205-387-0007-00	248 Mason Ave	0.14	Cost of Sale	\$50,000	\$20,000
24-205-388-0006-20	1342 6th St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-388-0007-00	1352 6th St	0.09	Cost of Sale	\$400,000	\$40,000
24-205-388-0008-00	292 Mason Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-389-0008-00	352 Mason Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-389-0009-00	346 Mason Ave	0.09	Cost of Sale	\$400,000	\$40,000
24-205-389-0012-00	1349 6th St	0.20	Cost of Sale	\$200,000	\$40,000
24-205-390-0011-20	288 Washington Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-391-0003-00	275 Mason Ave	0.18	Cost of Sale	\$400,000	\$40,000
24-205-391-0011-00	242 Strong Ave	0.08	Cost of Sale	\$200,000	\$20,000
24-205-394-0001-00	1280 Sanford St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-401-0001-10	1370 Sanford St	0.08	Blight Elimination	\$200,000	\$0
24-205-405-0013-00	1464 6th St	0.17	Cost of Sale	\$200,000	\$20,000
24-205-405-0014-00	1458 6th St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-405-0019-00	237 Washington Ave	0.17	Blight Elimination	\$200,000	\$0
24-205-406-0007-00	329 Washington Ave	0.19	Blight Elimination	\$200,000	\$0
24-205-406-0018-00	314 W Grand Ave	0.17	Blight Elimination	\$200,000	\$0
24-205-407-0004-00	1456 Park St	0.18	Blight Elimination	\$200,000	\$0
24-205-407-0011-10	1457 7th St	0.12	Cost of Sale	\$50,000	\$20,000
24-205-408-0002-00	459 Washington Ave	0.46	Cost of Sale	\$600,000	\$60,000
24-205-408-0007-00	1468 8th St	0.19	Blight Elimination	\$400,000	\$0
24-205-418-0003-00	1514 Park St	0.19	Blight Elimination	\$200,000	\$0
24-205-419-0001-00	355 W Grand Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-419-0001-20	337 W Grand Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-419-0007-00	1542 7th St	0.08	Blight Elimination	\$200,000	\$0
24-205-419-0013-00	1535 6th St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-419-0019-00	305 W Grand Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-420-0012-20	254 W Southern Ave	0.07	Cost of Sale	\$50,000	\$20,000
24-205-425-0007-00	1605 Sanford St	0.15	Cost of Sale	\$400,000	\$40,000
24-205-428-0007-00	340 W Forest Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-430-0004-00	487 W Southern Ave	0.26	Cost of Sale	\$400,000	\$40,000
24-205-439-0006-10	408 W Dale Ave	0.10	Cost of Sale	\$200,000	\$20,000

24-205-439-0007-00	1670 Park St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-440-0004-00	1660 7th St	0.31	Cost of Sale	\$400,000	\$40,000
24-205-441-0003-00	1639 5th St	0.17	Cost of Sale	\$200,000	\$20,000
24-205-441-0007-00	204 W Dale Ave	0.08	Blight Elimination	\$200,000	\$0
24-205-449-0001-00	1686 7th St	0.31	Cost of Sale	\$400,000	\$40,000
24-205-449-0009-00	324 W Larch Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-449-0010-00	318 W Larch Ave	0.27	Cost of Sale	\$400,000	\$40,000
24-205-463-0003-00	1772 5th St	0.23	Cost of Sale	\$200,000	\$20,000
24-205-463-0004-00	1782 5th St	0.31	Cost of Sale	\$400,000	\$40,000
24-205-484-0004-00	1067 W Grand Ave	0.20	Blight Elimination	\$50,000	\$0
24-405-003-0001-00	704 Leonard Ave	0.38	Cost of Sale	\$400,000	\$40,000
24-405-003-0011-00	766 Leonard Ave	0.38	Cost of Sale	\$600,000	\$60,000
24-745-000-0033-00	1227 Fleming Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-406-0009-00	0 7TH ST	0.10	Cost of Sale	\$200,000	\$20,000
24-205-066-0011-00	0 CHESTNUT ST	0.09	Cost of Sale	\$200,000	\$20,000
24-232-004-0010-00	0 Jefferson St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-391-0006-20	0 MASON AVE	0.06	Cost of Sale	\$200,000	\$20,000
24-205-248-0002-00	0 Sophia St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-493-0009-00	0 Southern Ave	0.35	Cost of Sale	\$200,000	\$20,000
24-612-000-0519-00	1003 Ducey Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-612-000-0553-00	1007 Albert Ave	0.31	Cost of Sale	\$200,000	\$20,000
24-190-001-0020-00	1032 Evanston Ave	0.03	Cost of Sale	\$200,000	\$20,000
24-205-173-0001-00	105 E Western Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-480-002-0018-00	1056 WINDSOR AVE	0.12	Cost of Sale	\$200,000	\$20,000
24-205-069-0006-00	1060 Williams St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-248-0002-20	1061 Wood St	0.13	Cost of Sale	\$200,000	\$20,000
24-612-000-0531-00	1065 James Ave	0.30	Cost of Sale	\$200,000	\$20,000
24-190-001-0001-00	1070 Evanston Ave	0.38	Cost of Sale	\$200,000	\$20,000
24-205-357-0001-10	1075 Sanford St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-247-0009-00	1077 Sophia St	0.30	Cost of Sale	\$200,000	\$20,000
24-612-000-0492-00	1085 Marquette Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-215-012-0030-00	1085 E Holbrook Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-248-0003-00	1088 Sophia St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-472-0013-00	1100 Washington Ave	0.26	Cost of Sale	\$200,000	\$20,000
24-205-078-0006-00	1114 Wood St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-077-0001-00	1115 Chestnut St	0.13	Cost of Sale	\$200,000	\$20,000
24-205-077-0002-00	1123 Chestnut St	0.13	Cost of Sale	\$200,000	\$20,000
24-205-076-0001-10	1125 Maple St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-074-0006-10	1126 Kenneth St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-249-0002-00	1160 Ambrosia St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-080-0006-00	1162 Williams St	0.20	Cost of Sale	\$200,000	\$20,000

24-205-382-0001-00	1163 Sanford St	0.10	Cost of Sale	\$200,000	\$20,000
24-613-000-0768-00	1172 Marquette Ave	0.32	Cost of Sale	\$200,000	\$20,000
24-613-000-0755-00	1175 Morgan Ave	0.61	Cost of Sale	\$200,000	\$20,000
24-205-082-0007-00	1186 Maple St	0.22	Cost of Sale	\$200,000	\$20,000
24-613-000-0780-00	1200 Adams Ave	0.37	Cost of Sale	\$200,000	\$20,000
24-205-384-0011-00	1221 Sanford St	0.10	Cost of Sale	\$200,000	\$20,000
24-613-000-0781-00	1224 Adams Ave	0.39	Cost of Sale	\$200,000	\$20,000
24-613-000-0789-00	1227 Adams Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-252-0010-10	1227 Pine St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-745-0002-00	1230 Channel Dr	0.26	Cost of Sale	\$200,000	\$20,000
24-611-000-0484-00	1243 Marquette Ave	0.34	Cost of Sale	\$200,000	\$20,000
24-205-320-0001-00	1249 9th St	0.98	Cost of Sale	\$200,000	\$20,000
24-611-000-0250-00	1258 Wesley Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-260-0001-30	1270 Pine St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-252-0003-00	1278 Terrace St	0.27	Cost of Sale	\$200,000	\$20,000
24-745-000-0016-00	1282 Fleming Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-611-000-0371-00	1284 James Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-771-000-0030-00	1294 Williams St	0.32	Cost of Sale	\$200,000	\$20,000
24-205-582-0001-00	1296 Lakeshore Dr	0.92	Cost of Sale	\$200,000	\$20,000
24-205-216-0017-00	130 E Apple Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-205-376-0001-10	1303 6th St	0.07	Cost of Sale	\$200,000	\$20,000
24-611-000-0415-00	1315 Ducey Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-264-0002-00	1318 Pine St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-269-0002-00	1320 Spring St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-264-0003-00	1324 Pine St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-258-0010-00	1325 Terrace St	0.10	Cost of Sale	\$200,000	\$20,000
24-611-000-0234-00	1325 Wesley Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-340-0006-20	1326 9th St	0.10	Cost of Sale	\$200,000	\$20,000
24-611-000-0376-00	1328 James Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-264-0004-00	1334 Pine St	0.26	Cost of Sale	\$200,000	\$20,000
24-611-000-0413-00	1341 Ducey Ave	0.30	Cost of Sale	\$200,000	\$20,000
24-205-749-0001-00	1351 Bluff St	0.81	Cost of Sale	\$200,000	\$20,000
24-613-000-0844-00	1355 Adams Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-267-0010-00	1355 Pine St	0.19	Cost of Sale	\$200,000	\$20,000
24-611-000-0472-00	1357 Marquette Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-613-000-0876-00	1364 Morgan Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-376-0007-15	1366 7th St	0.07	Cost of Sale	\$200,000	\$20,000
24-613-000-0839-00	1366 Leonard Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-267-0008-00	1373 Pine St	0.21	Cost of Sale	\$200,000	\$20,000
24-611-000-0352-00	1375 James Ave	0.40	Cost of Sale	\$200,000	\$20,000
24-205-342-0009-00	1390 Henry St	0.29	Cost of Sale	\$200,000	\$20,000

24-205-375-0010-10	1402 Park St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-273-0004-00	1408 Leahy St	0.12	Cost of Sale	\$200,000	\$20,000
24-611-000-0408-00	1419 Ducey Ave	0.26	Cost of Sale	\$200,000	\$20,000
24-611-000-0444-00	1428 Ducey Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-273-0016-00	1431 Hoyt St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-274-0006-00	1440 Jiroch St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-273-0015-00	1441 Hoyt St	0.18	Cost of Sale	\$200,000	\$20,000
24-205-274-0014-00	1451 Leahy St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-272-0017-00	1459 Terrace St	0.18	Cost of Sale	\$200,000	\$20,000
24-205-408-0013-00	1461 Park St	0.05	Cost of Sale	\$200,000	\$20,000
24-205-406-0014-00	1480 7th St	0.06	Cost of Sale	\$200,000	\$20,000
24-205-272-0011-10	1490 Hoyt St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-585-0001-00	1490 Lakeshore Dr	33.40	Cost of Sale	\$200,000	\$20,000
24-205-280-0012-00	1499 Hoyt St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-279-0003-00	1518 Jiroch St	0.36	Cost of Sale	\$200,000	\$20,000
24-205-281-0002-00	1524 Hoyt St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-280-0009-00	1527 Hoyt St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-526-0012-00	1535 Lakeshore Dr	0.17	Cost of Sale	\$200,000	\$20,000
24-611-000-0453-00	1536 Ducey Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-611-000-0397-00	1539 Ducey Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-613-000-0893-00	1542 Adams Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-611-000-0214-00	1554 Marcoux Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-611-000-0335-00	1556 Albert Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-611-000-0275-00	1561 Albert Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-675-003-0023-00	159 E Laketon Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-185-100-0001-00	1608 Elwood St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-295-0001-00	1608 Smith St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-292-0025-10	1647 Terrace St	0.16	Cost of Sale	\$200,000	\$20,000
24-185-101-0011-00	1657 Elwood St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-292-0023-10	1679 Terrace St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-609-0001-00	1682 Lakeshore Dr	0.77	Cost of Sale	\$200,000	\$20,000
24-128-400-0019-10	1690 Creston St	1.66	Cost of Sale	\$200,000	\$20,000
24-205-297-0024-00	1691 Smith St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-292-0009-10	1692 Hoyt St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-297-0005-00	1694 Pine St	0.13	Cost of Sale	\$200,000	\$20,000
24-205-206-0003-00	171 E Walton Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-185-111-0007-00	1710 Superior St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-296-0017-00	1725 Wood St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-298-0012-00	1728 Terrace St	0.29	Cost of Sale	\$200,000	\$20,000
24-205-611-0021-40	1737 Lakeshore Dr	0.28	Cost of Sale	\$200,000	\$20,000
24-185-119-0011-00	1769 McIlwraith St	0.11	Cost of Sale	\$200,000	\$20,000

24-185-115-0010-00	1773 Superior St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-307-0007-00	1778 Pine St	0.13	Cost of Sale	\$200,000	\$20,000
24-205-307-0010-00	1783 Smith St	0.14	Cost of Sale	\$200,000	\$20,000
24-210-000-9991-00	1820 Crozier Ave	1.78	Cost of Sale	\$200,000	\$20,000
24-880-000-0004-00	1826 Ray St	0.11	Cost of Sale	\$200,000	\$20,000
24-675-004-0020-00	1838 Jiroch St	0.14	Cost of Sale	\$200,000	\$20,000
24-232-012-0008-00	1856 Commerce St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-206-0011-00	186 Myrtle Ave	0.46	Cost of Sale	\$200,000	\$20,000
24-215-002-0021-00	1867 Austin St	0.23	Cost of Sale	\$200,000	\$20,000
24-675-003-0009-00	1867 Hoyt St	0.14	Cost of Sale	\$200,000	\$20,000
24-890-000-0020-00	1874 Manz St	0.12	Cost of Sale	\$200,000	\$20,000
24-255-009-0001-00	1908 Superior St	0.11	Cost of Sale	\$200,000	\$20,000
24-215-012-0002-00	1916 Huizenga St	0.12	Cost of Sale	\$200,000	\$20,000
24-255-006-0026-00	1919 Elwood St	0.13	Cost of Sale	\$200,000	\$20,000
24-215-007-0002-00	1920 S Getty St	0.63	Cost of Sale	\$200,000	\$20,000
24-675-024-0021-00	1930 Clinton St	0.14	Cost of Sale	\$200,000	\$20,000
24-215-011-0026-00	1931 Huizenga St	0.47	Cost of Sale	\$200,000	\$20,000
24-796-002-0019-00	1932 Reynolds St	0.09	Cost of Sale	\$200,000	\$20,000
24-675-025-0004-00	1933 Leahy St	0.13	Cost of Sale	\$200,000	\$20,000
24-215-013-0004-00	1936 Brunswick St	0.13	Cost of Sale	\$200,000	\$20,000
24-255-010-0025-00	1947 S Getty St	0.34	Cost of Sale	\$200,000	\$20,000
24-215-012-0022-00	1957 Brunswick St	0.25	Cost of Sale	\$200,000	\$20,000
24-215-013-0007-00	1962 Brunswick St	0.25	Cost of Sale	\$200,000	\$20,000
24-796-003-0009-00	1967 Reynolds St	0.14	Cost of Sale	\$200,000	\$20,000
24-796-003-0014-00	1968 Hoyt St	0.14	Cost of Sale	\$200,000	\$20,000
24-290-001-0003-00	1968 Park St	0.30	Cost of Sale	\$200,000	\$20,000
24-763-001-0019-00	1968 Smith St	0.20	Cost of Sale	\$200,000	\$20,000
24-290-001-0005-00	1974 Park St	0.17	Cost of Sale	\$200,000	\$20,000
24-255-007-0013-00	1984 Elwood St	0.24	Cost of Sale	\$200,000	\$20,000
24-215-013-0013-00	1992 Brunswick St	0.13	Cost of Sale	\$200,000	\$20,000
24-215-008-0015-00	1994 Continental St	0.12	Cost of Sale	\$200,000	\$20,000
24-232-004-0009-00	1995 Sanford St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-622-0004-00	2035 Bourdon St	0.18	Cost of Sale	\$200,000	\$20,000
24-665-000-0485-00	2043 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-647-0010-00	2048 Crozier Ave	0.01	Cost of Sale	\$200,000	\$20,000
24-205-209-0007-00	205 Amity Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-665-000-0486-00	2051 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-266-0005-00	206 Irwin Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-665-000-0487-00	2065 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-200-0005-00	207 E Walton Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-665-000-0488-00	2075 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000

24-205-628-0009-00	2105 Torrent St	0.12	Cost of Sale	\$200,000	\$20,000
24-860-000-0117-00	2127 Austin St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-209-0005-00	213 Amity Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-205-0004-00	213 Myrtle Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-351-9991-00	215 W Muskegon Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-860-000-0052-00	2155 Continental St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-129-0001-00	216 Yuba St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-129-0012-00	223 Erickson St	0.22	Cost of Sale	\$200,000	\$20,000
24-860-000-0159-00	2247 Valley St	0.15	Cost of Sale	\$200,000	\$20,000
24-665-000-0442-00	2250 Dowd St	0.23	Cost of Sale	\$200,000	\$20,000
24-205-666-0006-00	2259 Meurer Ct	0.59	Cost of Sale	\$200,000	\$20,000
24-860-000-0145-00	2262 Austin St	0.15	Cost of Sale	\$200,000	\$20,000
24-133-400-0008-03	2301 S Harvey St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-667-0006-00	2309 Meurer Ct	0.59	Cost of Sale	\$200,000	\$20,000
24-665-000-0413-00	2347 Hudson St	0.12	Cost of Sale	\$200,000	\$20,000
24-665-000-0424-00	2358 Dowd St	0.45	Cost of Sale	\$200,000	\$20,000
24-665-000-0417-00	2369 Hudson St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-236-0012-00	247 Delaware Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-129-0003-00	252 Yuba St	0.30	Cost of Sale	\$200,000	\$20,000
24-613-000-0681-00	254 Meeking St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-260-0016-00	269 Catherine Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-613-000-0683-00	270 Meeking St	0.60	Cost of Sale	\$200,000	\$20,000
24-205-210-0009-00	280 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-199-0003-00	283 E Walton Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-199-0008-00	286 Myrtle Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-264-0012-00	291 McLaughlin Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-205-210-0010-00	298 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-264-0011-00	301 McLaughlin Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-201-0009-00	302 Orchard Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-204-0013-00	304 Amity Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-260-0007-00	304 McLaughlin Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-210-0003-00	305 Amity Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-210-0011-00	306 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-204-0013-20	306 Amity Ave	0.03	Cost of Sale	\$200,000	\$20,000
24-205-264-0010-00	307 McLaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-193-0001-00	307 E Muskegon Ave	0.64	Cost of Sale	\$200,000	\$20,000
24-205-141-0009-00	312 Jackson Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-201-0001-00	313 Myrtle Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-204-0001-00	313 Orchard Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-283-0009-00	316 E Forest Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-554-0001-20	32 W Western Ave	0.51	Cost of Sale	\$200,000	\$20,000

24-205-389-0012-10	320 Mason Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-205-008-0008-10	320 Wood St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-702-0012-08	3201 Millard Ave	0.29	Cost of Sale	\$200,000	\$20,000
24-205-194-0006-00	324 E Walton Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-247-0012-00	325 Iona St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-149-0001-00	325 Jackson Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-194-0001-00	325 E Muskegon Ave	0.72	Cost of Sale	\$200,000	\$20,000
24-205-283-0009-10	326 E Forest Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-250-0005-10	328 Catherine Ave	0.08	Cost of Sale	\$200,000	\$20,000
24-205-297-0013-10	328 E Larch Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-613-000-0690-00	329 Leonard Ave	0.49	Cost of Sale	\$200,000	\$20,000
24-205-194-0007-00	332 E Walton Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-250-0006-00	334 Catherine Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-264-0007-00	336 Catawba Ave	0.07	Cost of Sale	\$200,000	\$20,000
24-205-247-0011-10	337 Iona Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-290-007-0014-00	345 Shelby St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-419-0001-10	345 W Grand Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-008-0010-00	346 Wood St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-194-0009-00	346 E Walton Ave	0.58	Cost of Sale	\$200,000	\$20,000
24-205-563-0010-00	350 Shoreline Dr	4.94	Cost of Sale	\$200,000	\$20,000
24-205-742-0001-50	3510 Channel Dr	1.50	Cost of Sale	\$200,000	\$20,000
24-205-263-0012-10	355 McLaughlin Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-249-0012-10	357 E Isabella Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-186-0024-00	36 E Muskegon Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-263-0011-00	363 McLaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-613-000-0717-00	366 Bennett St	0.25	Cost of Sale	\$200,000	\$20,000
24-763-001-0026-10	367 E Holbrook Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-249-0010-00	369 E Isabella Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-211-0010-00	370 Allen Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-249-0004-00	370 Catherine Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-269-0001-10	373 Catawba Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-203-0009-30	373 Orchard Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-249-0004-10	376 Catherine Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-249-0005-00	384 Catherine Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-205-296-0015-00	384 E Larch Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-139-0002-00	388 Jackson Ave	0.36	Cost of Sale	\$200,000	\$20,000
24-205-249-0006-00	390 Catherine Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-205-140-0001-00	396 Erickson St	0.21	Cost of Sale	\$200,000	\$20,000
24-205-140-0015-00	397 Marquette Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-407-0007-10	404 W Grand Ave	0.05	Cost of Sale	\$200,000	\$20,000
24-205-146-0003-00	411 Seaway Dr	0.05	Cost of Sale	\$200,000	\$20,000

24-205-094-0005-00	415 McLaughlin Ave	0.42	Cost of Sale	\$200,000	\$20,000
24-205-044-0008-00	420 Oak Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-140-0014-00	425 Octavius St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-015-0005-10	430 Langley St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-146-0008-00	431 Seaway Dr	0.05	Cost of Sale	\$200,000	\$20,000
24-205-370-0007-00	432 Monroe Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-612-000-0600-00	434 Abbey St	0.37	Cost of Sale	\$200,000	\$20,000
24-205-094-0003-00	435 McLaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-376-0006-00	435 Monroe Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-013-0005-00	436 Charles St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-007-0006-00	438 Adams Ave	0.34	Cost of Sale	\$200,000	\$20,000
24-205-012-0001-00	445 Marquette Ave	0.99	Cost of Sale	\$200,000	\$20,000
24-205-045-0005-00	447 Oak Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-007-0005-00	448 Adams Ave	0.37	Cost of Sale	\$200,000	\$20,000
24-205-068-0011-00	448 E Isabella Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-094-0002-00	449 McLaughlin Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-045-0017-00	450 Orchard Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-148-0011-00	451 Erickson St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-044-0012-00	452 Oak Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-007-0004-00	456 Adams Ave	0.35	Cost of Sale	\$200,000	\$20,000
24-205-079-0001-00	457 Catherine Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-044-0001-10	461 White Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-043-0012-00	462 White Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-149-0002-10	466 Erickson St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-156-0003-00	468 Ottawa St	0.07	Cost of Sale	\$200,000	\$20,000
24-205-093-0006-00	477 McLaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-066-0006-00	477 E Apple Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-205-041-0008-10	480 Oak Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-149-0004-00	486 Erickson St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-077-0009-00	488 Catherine Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-093-0005-00	489 McLaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-066-0008-00	492 Ada Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-042-0007-10	492 White Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-205-347-0004-10	493 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-430-0005-00	495 W Southern Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-069-0004-00	499 Ada Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-054-0004-00	499 Amity Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-066-0004-00	501 E Apple Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-077-0010-00	502 Catherine Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-612-000-0620-00	502 Mary St	0.36	Cost of Sale	\$200,000	\$20,000
24-205-041-0010-00	502 Oak Ave	0.20	Cost of Sale	\$200,000	\$20,000

24-205-069-0009-00	502 E Isabella Ave	0.29	Cost of Sale	\$200,000	\$20,000
24-205-022-0011-00	505 Alva St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-009-0009-00	509 Adams Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-205-020-0003-00	509 McLaren St	0.46	Cost of Sale	\$200,000	\$20,000
24-205-149-0008-00	509 Octavius St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-066-0010-00	510 Ada Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-080-0010-00	510 McLaughlin Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-069-0010-00	510 E Isabella Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-057-0011-00	512 E Apple Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-041-0011-00	514 Oak Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-041-0012-00	518 Oak Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-159-0001-00	522 Ottawa St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-155-0010-00	523 Yuba St	0.22	Cost of Sale	\$200,000	\$20,000
24-205-041-0013-00	528 Oak Ave	0.24	Cost of Sale	\$200,000	\$20,000
24-205-042-0001-00	530 White Ave	2.15	Cost of Sale	\$200,000	\$20,000
24-205-009-0012-00	532 Leonard Ave	0.27	Cost of Sale	\$200,000	\$20,000
24-205-155-0009-00	535 Yuba St	0.17	Cost of Sale	\$200,000	\$20,000
24-205-048-0001-10	539 Oak Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-155-0007-00	540 Yuba St	0.05	Cost of Sale	\$200,000	\$20,000
24-612-000-0645-00	556 S Getty St	0.19	Cost of Sale	\$200,000	\$20,000
24-612-000-0639-00	561 Mary St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-102-0016-00	576 E Dale Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-275-0009-00	58 E Grand Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-205-049-0016-30	586 Orchard Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-049-0016-40	594 Orchard Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-205-049-0011-10	595 Oak Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-205-160-0009-00	599 Yuba St	0.31	Cost of Sale	\$200,000	\$20,000
24-205-064-0008-00	612 Ada Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-075-0005-00	613 E Isabella Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-767-000-0005-00	615 Mulder St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-040-0001-00	616 Oak Ave	4.15	Cost of Sale	\$200,000	\$20,000
24-205-049-0007-00	617 Oak Ave	0.22	Cost of Sale	\$200,000	\$20,000
24-205-052-0003-00	619 Amity Ave	0.45	Cost of Sale	\$200,000	\$20,000
24-205-345-0006-10	621 W Muskegon Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-344-0001-00	625 W Muskegon Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-205-340-0001-20	625 W Webster Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-590-001-0016-00	628 Mulder St	0.30	Cost of Sale	\$200,000	\$20,000
24-205-340-0002-00	631 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-049-0005-00	635 Oak Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-340-0002-10	637 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-040-0004-20	638 Oak Ave	0.17	Cost of Sale	\$200,000	\$20,000

24-767-000-0011-00	641 Glen Ct	0.13	Cost of Sale	\$200,000	\$20,000
24-205-082-0012-00	642 McLaughlin Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-767-000-0001-00	643 Mulder St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-340-0003-00	643 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-064-0012-00	644 Ada Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-205-033-0001-20	645 Wesley Ave	5.56	Cost of Sale	\$200,000	\$20,000
24-205-340-0003-10	649 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-168-0014-00	653 Yuba St	0.72	Cost of Sale	\$200,000	\$20,000
24-205-015-0011-00	655 Marquette Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-205-034-0001-00	655 Mulder St	0.16	Cost of Sale	\$200,000	\$20,000
24-205-064-0001-00	655 E Apple Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-340-0003-20	655 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-340-0004-00	661 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-015-0011-10	663 Marquette Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-340-0004-10	667 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-340-0005-00	673 W Webster Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-590-002-0001-00	675 S Getty St	0.32	Cost of Sale	\$200,000	\$20,000
24-205-340-0005-10	679 W Webster Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-205-414-0012-00	682 W Southern Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-205-016-0001-00	685 Marquette Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-340-0006-00	685 W Webster Ave	0.06	Cost of Sale	\$200,000	\$20,000
24-205-411-0004-00	687 Washington Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-414-0004-00	689 W Grand Ave	0.38	Cost of Sale	\$200,000	\$20,000
24-205-340-0006-10	691 W Webster Ave	0.08	Cost of Sale	\$200,000	\$20,000
24-205-411-0013-00	692 W Grand Ave	0.26	Cost of Sale	\$200,000	\$20,000
24-205-558-0001-40	710 Shoreline Dr	1.35	Cost of Sale	\$200,000	\$20,000
24-205-043-0006-00	712 Wood St	0.10	Cost of Sale	\$200,000	\$20,000
24-405-003-0002-00	716 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-405-003-0004-00	720 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-037-0001-01	723 Sumner Ave	0.29	Cost of Sale	\$200,000	\$20,000
24-590-001-0011-00	725 Wesley Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-405-003-0005-00	730 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-590-001-0021-00	730 Marcoux Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-590-002-0010-00	733 Marcoux Ave	0.27	Cost of Sale	\$200,000	\$20,000
24-205-039-0006-50	741 S Getty St	0.78	Cost of Sale	\$200,000	\$20,000
24-205-073-0008-00	748 Catherine Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-405-003-0007-00	750 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-405-003-0010-00	760 Leonard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-413-0014-00	766 W Southern Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-040-0011-20	768 Scott St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-001-0003-96	770 Access Hwy	0.50	Cost of Sale	\$200,000	\$20,000

24-205-089-0026-00	776 Catawba Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-434-0001-00	791 W Southern Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-045-0009-00	802 Wood St	0.37	Cost of Sale	\$200,000	\$20,000
24-442-000-0016-00	810 GRACE AVE	0.22	Cost of Sale	\$200,000	\$20,000
24-205-045-0011-00	818 Wood St	0.31	Cost of Sale	\$200,000	\$20,000
24-205-201-0012-00	821 Emerald St	0.08	Cost of Sale	\$200,000	\$20,000
24-205-048-0007-00	822 Williams St	0.22	Cost of Sale	\$200,000	\$20,000
24-205-191-0006-00	824 Cedar St	0.44	Cost of Sale	\$200,000	\$20,000
24-205-487-0012-00	828 W Southern Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-595-000-0044-00	839 Turner Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-612-000-0631-00	845 Ducey Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-665-000-0108-00	846 Wilson Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-205-203-0005-00	856 Emerald St	0.15	Cost of Sale	\$200,000	\$20,000
24-612-000-0626-10	861 Marquette Ave	0.33	Cost of Sale	\$200,000	\$20,000
24-595-000-0040-00	861 Turner Ave	0.10	Cost of Sale	\$200,000	\$20,000
24-121-300-0066-00	873 Stevens St	0.13	Cost of Sale	\$200,000	\$20,000
24-205-049-0019-70	874 Scott St	0.15	Cost of Sale	\$200,000	\$20,000
24-250-000-0153-00	876 E Isabella Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-121-300-0116-00	877 Amity Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-047-0015-00	881 Scott St	0.16	Cost of Sale	\$200,000	\$20,000
24-121-300-0049-00	892 Orchard Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-478-0014-00	900 W Grand Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-205-189-0011-00	902 Pine St	0.38	Cost of Sale	\$200,000	\$20,000
24-121-300-0062-00	907 Orchard Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-478-0004-00	909 Washington Ave	0.21	Cost of Sale	\$200,000	\$20,000
24-250-000-0157-00	912 E Isabella Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-665-000-0269-00	912 W Hackley Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-053-0004-10	914 Scott St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-054-0014-00	919 Scott St	0.20	Cost of Sale	\$200,000	\$20,000
24-205-210-0001-00	923 Emerald St	0.10	Cost of Sale	\$200,000	\$20,000
24-170-000-0012-00	929 E Forest Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-202-000-0018-00	942 Aurora Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-612-000-0575-00	982 Ducey Ave	0.36	Cost of Sale	\$200,000	\$20,000
24-175-000-0116-00	1974 Dowd St	0.12	Cost of Sale	\$200,000	\$20,000
24-205-015-0001-00	647 Marquette Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-226-0011-00	77 Hartford Ave	0.20	Cost of Sale	\$200,000	\$20,000
24-205-263-0012-10	355 McLaughlin Ave	0.14	Cost of Sale	\$200,000	\$20,000
24-205-264-0010-00	1271 Spring St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-266-0001-10	169 McLaughlin Ave	0.09	Cost of Sale	\$200,000	\$20,000
24-205-281-0002-10	1530 Hoyt St	0.10	Cost of Sale	\$200,000	\$20,000
24-205-260-0002-00	1278 Pine St	0.11	Cost of Sale	\$200,000	\$20,000
24-765-003-0040-00	611 Leonard Ave	0.15	Cost of Sale	\$200,000	\$20,000

24-128-100-0059-00	1124 Langeland Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-185-109-0019-00	1693 Elwood St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-019-0003-00	669 Jackson St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-057-0007-00	980 Williams St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-079-0009-00	428 McLaughlin Ave	0.19	Cost of Sale	\$200,000	\$20,000
24-205-081-0004-00	561 Catherine Ave	0.4	Cost of Sale	\$200,000	\$20,000
24-205-090-0009-00	645 Hill Ave	0.1	Cost of Sale	\$200,000	\$20,000
24-205-150-0003-00	496 Octavius St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-247-0009-21	1067 Sophia St	0.08	Cost of Sale	\$200,000	\$20,000
24-205-266-0001-00	159 McLaughlin Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-205-274-0014-01	1441 Leahy St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-279-0003-10	1510 Jiroch St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-247-0009-01	1081 Sophia St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-201-0005-00	275 Myrtle Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-685-004-0008-00	1285 Langeland Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-205-244-0010-00	1183 Pine St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-085-0003-00	771 McLaughlin Ave	0.2	Cost of Sale	\$200,000	\$20,000
24-185-119-0003-00	1764 Manz St	0.12	Cost of Sale	\$200,000	\$20,000
24-285-001-0003-00	872 E Forest Ave	0.11	Cost of Sale	\$200,000	\$20,000
24-185-101-0007-00	1642 Dyson St	0.09	Cost of Sale	\$200,000	\$20,000
24-205-273-0002-00	181 Irwin Ave	0.16	Cost of Sale	\$200,000	\$20,000
24-205-418-0001-00	1500 Park St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-374-0007-00	462 Washington Ave	0.08	Cost of Sale	\$200,000	\$20,000
24-205-406-0018-00	314 W Grand Ave	0.17	Cost of Sale	\$200,000	\$20,000
24-205-407-0004-00	1456 Park St	0.18	Cost of Sale	\$200,000	\$20,000
24-205-418-0003-00	1514 Park St	0.19	Cost of Sale	\$200,000	\$20,000
24-205-478-0014-00	900 W Grand Ave	0.18	Cost of Sale	\$200,000	\$20,000
24-205-487-0012-00	828 W Southern Ave	0.23	Cost of Sale	\$200,000	\$20,000
24-480-002-0018-00	1056 Windsor Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-665-000-0269-00	912 W Hackley Ave	0.2	Cost of Sale	\$200,000	\$20,000
24-665-000-0413-00	2347 Hudson St	0.12	Cost of Sale	\$200,000	\$20,000
24-365-000-0001-15	2167 Hudson St	0.13	Cost of Sale	\$200,000	\$20,000
24-265-000-0001-30	2171 Hudson St	0.13	Cost of Sale	\$200,000	\$20,000
24-613-000-0690-00	1057 Leonard St	0.25	Cost of Sale	\$200,000	\$20,000
24-205-263-0011-00	363 McLaughlin St	0.15	Cost of Sale	\$200,000	\$20,000
24-205-260-0016-10	263 Catherine Ave	0.13	Cost of Sale	\$200,000	\$20,000
24-365-000-0001-25	2190 Dowd St	0.16	Cost of Sale	\$200,000	\$20,000
24-365-000-0001-20	2184 Dowd St	0.13	Cost of Sale	\$200,000	\$20,000
24-365-000-0001-05	2180 Dowd St	0.13	Cost of Sale	\$200,000	\$20,000
24-365-000-0001-00	2172 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-611-000-0450-10	1488 Ducey Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-613-000-0692-00	1077 Leonard St	0.24	Cost of Sale	\$200,000	\$20,000
24-365-000-0001-35	2179 Hudson St	0.16	Cost of Sale	\$200,000	\$20,000

24-205-267-0008-00	1379 Pine St	0.11	Cost of Sale	\$200,000	\$20,000
24-205-543-0007-60	1461 Nolan Ave	0.25	Cost of Sale	\$200,000	\$20,000
24-205-189-0019-00	60 E Walton Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-262-0001-00	1192 Ambrosia St	0.32	Cost of Sale	\$200,000	\$20,000
24-205-079-0011-00	456 McLaughlin Ave	0.4	Cost of Sale	\$200,000	\$20,000
24-205-261-0007-00	370 McLaughlin Ave	0.4	Cost of Sale	\$200,000	\$20,000
24-205-248-0001-30	1047 Wood St	0.14	Cost of Sale	\$200,000	\$20,000
24-611-000-0450-10	1488 Ducey Ave	0.15	Cost of Sale	\$200,000	\$20,000
24-612-000-0631-00	485 Mary St	0.2	Cost of Sale	\$200,000	\$20,000
24-405-003-0007-00	740 Leonard St	0.17	Cost of Sale	\$200,000	\$20,000
24-205-273-0015-10	1435 Hoyt St	0.12	Cost of Sale	\$200,000	\$20,000
24-665-000-0485-01	2045 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-665-000-0488-01	2085 Dowd St	0.14	Cost of Sale	\$200,000	\$20,000
24-205-069-0010-01	506 E Isabella Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-205-069-0010-01	506 E Isabella Ave	0.12	Cost of Sale	\$200,000	\$20,000
24-611-000-0477-00	1311 Marquette Ave	0.28	Cost of Sale	\$200,000	\$20,000
24-205-384-0011-00	1221 Sanford St	0.1	Cost of Sale	\$200,000	\$20,000
24-205-049-0029-95	582 Amity Ave	0.14	Blight Elimination	\$200,000	\$0
24-205-049-0029-95	586 Allen Ave	0.16	Blight Elimination	\$200,000	\$0
TOTALS	565 Total Properties	179.07		\$132,700,000	\$12,220,000

Eligible Activities, Financing, Cost of Plan (Sec. 13(1) (a) (b) (c) (d) (g))

Eligible activities include cost of sale, demo & abatement, public infrastructure and brownfield plan preparation and development (see chart below).

Eligible Activities Chart

Eligible Activity	Cost
Cost of Sale	\$12,220,000
Blight Elimination	\$0
Brownfield Plan Preparation and Development	\$20,000
Sub-total	\$12,240,000
Contingency (15%)	\$1,836,000
Total Eligible Activities to be paid under this Plan	\$14,076,000

The eligible activities described above will occur on the Property and are further described as follows:

1. Cost of Sale: If the sale of a home results in a loss to the developer, the difference between the cost of construction and the sale price is considered the cost of sale or a seller concession. Some of these concessions could come from title work, acquisition costs and selling costs. For this Plan, it is anticipated that each home may result in the loss of \$20,000 per unit.
2. Blight Elimination: The cost to maintain the property while it is being redeveloped.
3. Brownfield Plan Preparation and Development: Costs incurred to prepare and develop this brownfield plan, as required per Act 381 of 1996, as amended.

It is intended that the above eligible activities will be reimbursed with interest at 5% per statutory regulations.

Effective Date of Inclusion in the Brownfield Plan

The amended Infill Housing Project was added to this Plan on September 9, 2022 and will be amended accordingly upon adoption of this Plan Amendment. The effective date of this amendment is September 9th, 2025.

RESOLUTION APPROVING THE BROWNFIELD PLAN AMENDMENT

City of Muskegon Infill Housing Project, 5th Amendment

City of Muskegon

County of Muskegon, Michigan

2025-September 9

Minutes of a Regular Meeting of the City Commission of the City of Muskegon, County of Muskegon, Michigan (the "City"), held in the City Commission Chambers on the 9th of September, 2025 at 5:30 p.m., prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____.

WHEREAS, in accordance with the provisions of Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"), the City of Muskegon Brownfield Redevelopment Authority (the "Authority") has prepared and approved a Brownfield Plan Amendment to include the Infill Housing Project (5th Amendment) in the Plan; and

WHEREAS, the Authority has forwarded the Brownfield Plan Amendment to the City Commission requesting its approval of the Brownfield Plan Amendment; and

WHEREAS, the City Commission has provided notice and a reasonable opportunity to the taxing jurisdictions levying taxes subject to capture to express their views and recommendations regarding the Brownfield Plan Amendment, as required by Act 381; and

WHEREAS, not less than 10 days has passed since the City Commission provided notice of the proposed Brownfield Plan to the taxing units; and

WHEREAS, the City Commission held a public hearing on the proposed Brownfield Plan on September 9, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. That the Brownfield Plan constitutes a public purpose under Act 381.

2. That the Brownfield Plan meets all the requirements of Section 13(1) of Act 381.
3. That the proposed method of financing the costs of the eligible activities, as identified in the Brownfield Plan and defined in Act 381, is feasible and the Authority has the authority to arrange the financing.
4. That the costs of the eligible activities proposed in the Brownfield Plan are reasonable and necessary to carry out the purposes of Act 381.
5. That the amount of captured taxable value estimated to result from the adoption of the Brownfield Plan is reasonable.
6. That the Brownfield Plan in the form presented is approved and is effective immediately.
7. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded.

Be it Further Resolved that the Mayor and City Clerk are hereby authorized to execute all documents necessary or appropriate to implement the provisions of the Brownfield Plan.

AYES:

NAYS:

RESOLUTION DECLARED APPROVED.

Ann Marie Meisch, City Clerk

Kenneth D. Johnson, Mayor

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission of the City of Muskegon, County of Muskegon, State of Michigan, at a regular meeting held on September 9, 2025 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Ann Marie Meisch, City Clerk



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025		Title: Approval of Minutes																
Submitted by: Ann Meisch, City Clerk		Department: City Clerk																
Brief Summary: To approve minutes of the August 26, 2025, City Commission Meeting.																		
Detailed Summary & Background:																		
<u>Goal/Action Item:</u>																		
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:																		
Amount Requested:		Budgeted Item: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>X</td> <td></td> </tr> </table>		Yes		No		N/A	X									
Yes		No		N/A	X													
Fund(s) or Account(s):		Budget Amendment Needed: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>X</td> <td></td> </tr> </table>		Yes		No		N/A	X									
Yes		No		N/A	X													
Recommended Motion: Approval of the minutes.																		
Approvals: <table border="1"> <tr> <td>Immediate Division Head</td> <td></td> <td></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>		Immediate Division Head			Information Technology			Other Division Heads			Communication			Legal Review			<u>Name the Policy/Ordinance Followed:</u>	
Immediate Division Head																		
Information Technology																		
Other Division Heads																		
Communication																		
Legal Review																		

CITY OF MUSKEGON

CITY COMMISSION MEETING

August 26, 2025 @ 5:30 PM

**MUSKEGON CITY COMMISSION CHAMBERS
933 TERRACE STREET, MUSKEGON, MI 49440**

MINUTES

The Regular Commission Meeting of the City of Muskegon was held at City Hall, 933 Terrace Street, Muskegon, Michigan at 5:30 p.m., Tuesday, August 26, 2025. Reverend Tara Foreman from Bethany Church, opened the meeting with prayer, after which the Commission and public recited the Pledge of Allegiance to the Flag.

ROLL CALL

Present: Mayor Ken Johnson, Vice Mayor Rebecca St. Clair, Commissioners Destinee Keener, Willie German, Jr., Katrina Kochin, and Jay Kilgo, City Manager Jonathan Seyferth, City Attorney John Schrier, and City Clerk Ann Marie Meisch

Absent: Commissioner Rachel Gorman

PUBLIC COMMENT ON AGENDA ITEMS

No public comments were made.

2025-70 CONSENT AGENDA

A. Approval of Minutes City Clerk

To approve minutes of the August 11, 2025, Commission Worksession Meeting, and the August 12, 2025, City Commission Meeting.

STAFF RECOMMENDATION: Approval of the minutes.

C. Roller Purchase Public Works

Staff is requesting to purchase a roller from Michigan CAT for \$74,098.90. The Equipment Division is seeking to purchase a new roller for the Highway Department. This roller is larger than the current roller we use for road repairs and will allow for larger road repairs and better quality repairs. Staff used several different rollers to determine what best fit the needs of the department and this machine performed the best. The Highway Department budgeted \$75,000 for a new roller in the 25-26 fiscal year and this roller meets the needs

and falls in budget at \$74,098.90. Michigan CAT has offered the roller at Sourcewell pricing, ensuring the City receives their best price. Sourcewell is a purchasing cooperative that competitively bids contracts and items and offers the best bid price to its members. This competitive bidding process meets the multiple bid requirements of the City.

STAFF RECOMMENDATION: I move to authorize staff to purchase a roller from Michigan CAT for \$74,098.90.

E. First Amendment to PILOT Agreement for Park Terrace Apartments Acquisition Manager's Office

The existing ownership of Park Terrace Apartments and Village at Park Terrace Senior Apartments is seeking to sell the portfolio to new ownership. To preserve and lengthen the affordability period, a new Contract for Housing Exemption is required for both projects. The Commission approved this on May 27, 2025 - this is an amendment to extend the Property Acquisition Deadline to December 1, 2025 (original date was September 1, 2025).

As noted in May, the new owners hope to put significant capital investment into the facilities in the coming years, and in order to finance the project and make that possible, they are requesting an updated and restated PILOT on both Park Terrace as well as the senior living component, Village at Park Terrace. None of the details of the agreements have changed, other than the Acquisition Deadline, which is being extended from September 1, 2025, to December 1, 2025. The agreement reflects a slight reduction in the PILOT rate to 4% of annual shelter rents but establishes a Municipal Services Agreement (MSA) Charge in a separate agreement. This is to our advantage because the total MSA revenue stays with the City, rather than being split between the taxing jurisdictions like the PILOT payment. This document is the contract for housing exemption for up to 25 years, which will require adherence to MSHDA-regulated rents per requirements in our local ordinance.

STAFF RECOMMENDATION: To approve the First Amendment to Amend and Restated Contract for Housing Exemption, and authorize the Clerk and Mayor to sign.

F. First Amendment to Municipal Services Agreement Park Terrace Apartments Acquisition Manager's Office

The existing ownership of Park Terrace Apartments and Village at Park Terrace Senior Apartments is seeking to sell the portfolio to new ownership. To preserve and lengthen the affordability period, a new Municipal Services Agreement is required for both projects. The Commission approved this on May 27, 2025 - this is an amendment to extend the Property Acquisition Deadline to December 1, 2025 (original date was September 1, 2025).

As noted in May, the new owners hope to put significant capital investment into the facilities in the coming years, and in order to finance the project and make that possible, they are requesting an updated and restated Municipal

Services Agreement (MSA) on both Park Terrace as well as the senior living component, Village at Park Terrace. None of the details of the agreements have changed, other than the Acquisition Deadline, which is being extended from September 1, 2025, to December 1, 2025. The agreement establishes a new Municipal Services Agreement (MSA) of 2% of the annual shelter rent. This is to our advantage because the total MSA revenue stays with the City, rather than being split between the taxing jurisdictions like the PILOT payment. This document is the contract for housing exemption for up to 25 years, which will require adherence to MSHDA-regulated rents per requirements in our local ordinance.

STAFF RECOMMENDATION: To approve the First Amendment to the Municipal Services agreement for Park Terrace Apartments as presented and to authorize the Clerk and Mayor to sign.

G. First Amendment to the PILOT Agreement for Village at Park Terrace Acquisition Manager's Office

The existing ownership of Village at Park Terrace Senior Apartments and Park Terrace Apartments is seeking to sell the portfolio to new ownership. To preserve and lengthen the affordability period, a new Contract for Housing Exemption is required for both projects. The Commission approved this on May 27, 2025 - this is an amendment to extend the Property Acquisition Deadline to December 1, 2025 (original date was September 1, 2025).

As noted in May, the new owners plan to invest significantly in the facilities over the coming years. To finance this project, they are requesting an updated and restated PILOT for both the senior living components, Village at Park Terrace and Park Terrace. None of the details of the agreements have changed, other than the Acquisition Deadline, which is being extended from September 1, 2025, to December 1, 2025. The agreement reflects a slight reduction in the PILOT rate to 4% of annual shelter rents but establishes a Municipal Services Agreement (MSA) Charge in a separate agreement. This is to our advantage because the total MSA revenue stays with the City, rather than being split between the taxing jurisdictions like the PILOT payment. This document is the contract for housing exemption for up to 25 years, which will require adherence to MSHDA-regulated rents per requirements in our local ordinance.

STAFF RECOMMENDATION: To approve the First Amendment to Amend and Restated Contract for Housing Exemption, and authorize the Clerk and Mayor to sign.

H. First Amendment to Municipal Services Agreement for Village at Park Terrace Acquisition Manager's Office

The existing ownership of Village at Park Terrace Senior Apartments and Park Terrace Apartments is seeking to sell the portfolio to new ownership. To preserve and lengthen the affordability period, a new Municipal Services Agreement is required for both projects. The Commission approved this on May 27, 2025 - this

is an amendment to extend the Property Acquisition Deadline to December 1, 2025 (original date was September 1, 2025).

As noted in May, the new owners hope to put significant capital investment into the facilities in the coming years, and in order to finance the project and make that possible, they are requesting an updated and restated Municipal Services Agreement (MSA) on both at the senior living component, Village at Park Terrace and Park Terrace Apartments. None of the details of the agreements have changed, other than the Acquisition Deadline, which is being extended from September 1, 2025, to December 1, 2025. The agreement establishes a new Municipal Services Agreement (MSA) of 2% of the annual shelter rent. This is to our advantage because the total MSA revenue stays with the City, rather than being split between the taxing jurisdictions like the PILOT payment. This document is the contract for housing exemption for up to 25 years, which will require adherence to MSHDA-regulated rents per requirements in our local ordinance.

STAFF RECOMMENDATION: To approve the First Amendment to the Municipal Services agreement for Village at Park Terrace as presented and to authorize the Clerk and Mayor to sign.

I. Amendment to the Planned Unit Development (PUD) at Harbour Towne - Changes to the Restaurant at 3505 Marina View Point. Planning

Request for an amendment to the PUD to install coolers, build a compactor enclosure, relocate and expand the outside bar, and add a fenced-in smoking area, at 3505 Marina View Point (Dockers).

The restaurant (formerly Dockers) is located within the Harbour Towne PUD. Any changes to the footprint of the building require an amendment to the PUD.

The site plan includes the following changes to the PUD:

- An additional cooler/freezer area will be added near the NE corner of the property.
- The outdoor tiki bar will be slightly increased in size (to 480 sf) and will also be slightly realigned to fit within the property line.
- A fence will be installed and will be used for an outdoor smoking area for patrons.
- The existing dumpster and enclosure will be removed and be replaced with a slightly larger trash compactor and enclosure (12' x 40').

Notice was sent to all properties within 300 feet. Staff did not receive any comments from the public.

Staff Recommendation

Staff recommend approval of the PUD amendment with the condition that the trash compactor area be screened with a stockade fence or masonry wall of at least five feet tall.

Planning Commission Recommendation

The Planning Commission unanimously recommended in favor of the request with the condition that the trash compactor area be screened with a stockade

fence or masonry wall of at least five feet tall.

STAFF RECOMMENDATION: I move to approve the request to amend the Planned Unit Development at Harbour Towne with the condition that the trash compactor area be screened with a stockade fence or masonry wall of at least five feet tall. **(REQUIRES SECOND READING)**

Motion by Commissioner Keener, second by Commissioner Kochin, to adopt the Consent Agenda as presented minus items B and D.

ROLL VOTE: Ayes: German, Kochin, St.Clair, Johnson, Kilgo, and Keener
Nays: None

MOTION PASSES

2025-71 ITEMS REMOVED FROM THE CONSENT AGENDA

B. Sale of 561 Catherine Planning

Staff is seeking authorization to sell the City-owned vacant lot at 561 Catherine to Habitat for Humanity of Kent County.

Habitat for Humanity of Kent County would like to purchase the City-owned buildable lot at 561 Catherine for \$7,500 (75% of the True Cash Value of \$10,000) plus half of the closing costs, and the fee to register the deed. The lot will be split into three 44' x 132' lots. Habitat for Humanity of Kent County will be constructing a single-family home on each of the properties. The homes will be sold to home-buyers at or below the 80% AMI. The sale price of each home is estimated to fall between \$165,000 and \$185,000. Please note, the buyers have requested that their timeline to commence construction be stated in the purchase agreement as "by April 30, 2026" instead of the standard 60 days, due to concern about meeting the deadline with it almost being September.

STAFF RECOMMENDATION: Authorize staff to sell the City-owned vacant lot at 561 Catherine to Habitat for Humanity of Kent County.

Motion by Commissioner German, second by Commissioner Kochin, to authorize staff to sell the City-owned vacant lot at 561 Catherine to Habitat for Humanity of Kent County.

ROLL VOTE: Ayes: Kochin, St.Clair, Johnson, Kilgo, Keener, and German
Nays: None

MOTION PASSES

D. Ordinance Amendment: Curfew (SECOND READING) Public Safety

The Police Department recommends changing the City of Muskegon's Curfew Ordinance definition of any minor under the age of 16 years of age or younger

to under the age of 17 years of age or younger. This will follow suit with the State of Michigan's change of the definition of juvenile from 17 to 18 to ensure 17-year-olds are protected under the curfew ordinance.

In 2021, in accordance with the Michigan Juvenile Justice Reform Act of 2018, the definition of juvenile changed from age 17 and under to 18 and under in MCL Section 712A.1. The Police Department recommends changing the City of Muskegon's Curfew Ordinance definition of any minor under the age of 16 years of age or younger to under the age of 17 years of age or younger. This will follow suit with the State of Michigan's change of the definition of juvenile to ensure 17-year-olds are protected under the curfew ordinance.

STAFF RECOMMENDATION: I move to change Chapter 54, Article VII, Section 54-241 of the Code of Ordinances from any minor 16 years of age or younger to any minor 17 years of age or younger.

Motion by Commissioner German, second by Commissioner Keener, to change Chapter 54, Article VII, Section 54-241 of the Code of Ordinances from any minor 16 years of age or younger to any minor 17 years of age or younger.

ROLL VOTE: Ayes: Kochin, St.Clair, Johnson, Kilgo, Keener, and German
Nays: None

MOTION PASSES

ANY OTHER BUSINESS

City Clerk Ann Marie Meisch asked that the October 28th City Commission Meeting be cancelled because it is during early voting. Also, the November 11th City Commission Meeting falls on Veterans Day so we will have a Worksession/City Commission Meeting on November 10th. Commission were in agreement.

Commissioner German stated he is on the Equal Opportunity Committee. They make sure there is fair representation for everyone who may encounter some type of issue, discrimination or harassment and there is a vacancy on the Board. He was asked to look into the lack of contracts with minority businesses. He also stated that the Citizens Police Review Board has concerns with lack of autonomy and he wanted to bring this to the Commission's attention.

Commissioner Keener received numerous calls and emails about Fisherman's Landing broadcast on Fox and WZZM. There is a meeting on Thursday, September 4th at 10:00 a.m. and 6:00 p.m. at Fisherman's Landing pavilion. Vice Mayor St.Clair stated that today is Women's Equality Day. It is the 105th anniversary of women receiving the right to vote in the United States.

Commissioner Kochin announced this weekend our very first Board Game Convention is coming to town at the Convention Center, August 30th and 31st. The Milwaukee Clipper will be having a Labor Day party at 6:00 p.m. on Sunday, August 31st.

Commissioner Keener stated that the vacant seat on the Equal Opportunity Committee is in her ward. Please fill out an application.
Commissioner Kilgo stated there is a local Muskegon County resident who has worked very hard to bring the comedy scene to the City of Muskegon.
Laughter on the Lakeshore Fest is this week on Friday and Saturday.
Mayor Johnson stated Labor Day is coming up. There is a parade at 11:00 a.m. followed by a gathering at Hackley Park.

GENERAL PUBLIC COMMENT

Public comments received.

ADJOURNMENT

The City Commission meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Ann Marie Meisch, MMC City Clerk



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Rezoning of properties along Peck St and its side streets, from Apple Ave to Laketon Ave, to Form Based Code.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Staff-initiated request to rezone the following properties: 1181 Ransom St, 1200 Ransom St, 1176 Peck St, 1196 Peck St, 1208 Peck St, 1222 Peck St, 1250 Peck St, 1259 Peck St, 1275 Peck St, 1299 Peck St, 1302 Peck St, 1309 Peck St, 1314 Peck St, 1319 Peck St, 1322 Peck St, 1334 Peck St, 1337 Peck St, 1342 Peck St, 1347 Peck St, 1365 Peck St, 1377 Peck St, 1391 Peck St, 1410 Peck St, 1415 Peck St, 1422 Peck St, 1435 Peck St, 1440 Peck St, 1443 Peck St, 1470 Peck St, 1502 Peck St, 1516 Peck St, 1532 Peck St, 1542 Peck St, 1562 Peck St, 1576 Peck St, 1586 Peck St, 1596 Peck St, 1604 Peck St, 1624 Peck St, 1625 Peck St, 1632 Peck St, 1633 Peck St, 1640 Peck St, 1643 Peck St, 1649 Peck St, 1652 Peck St, 1659 Peck St, 1660 Peck St, 1669 Peck St, 1670 Peck St, 1691 Peck St, 1705 Peck St, 1715 Peck St, 1725 Peck St, 1735 Peck St., 19 Irwin Ave, 22 E. Southern Ave, 23 Strong Ave, 24 Morrall Ave, and 32 Iona Ave, from RM-1, Low Density Multiple-Family Residential to Form Based Code, Neighborhood Edge; 1765 Peck St, 1781 Peck St, Parcel # 61-24-205-465-0006-10, and 1778 Sanford St, from B-4, General Business, to Form Based Code, Neighborhood Core; 180 E. Laketon Ave and 1752 Peck St from B-4, General Business and MC, Medical Care, to Form Based Code, Neighborhood Edge; and 36 Catherine Ave, 1366 Peck St, 1378 Peck St, 1386 Peck St, 1394 Peck and 1469 Peck St from B-1, Limited Business, to Form Based Code, Neighborhood Edge.	
Detailed Summary & Background: The RM-1 zoning designation poses many problems for existing buildings/businesses along Peck St. The biggest issue with this zoning designation is that nearly all the properties are considered legally non-conforming (grandfathered) because they do not meet the area and bulk requirements. Nearly every property falls short of the following requirements: minimum lot width of 100 feet, maximum building width of 50% (as a portion of lot width), and minimum lot size of 10,890 sf. Many others do not meet the minimum side yard setback requirements of 8, 10, or 12 feet (depending on height of building). These non-conformities can cause issues such as limiting expansion efforts, refinancing problems, and property sales problems. The FBC-NE designation is similar to the RM-1 designation in that it allows many of the same uses, while also limiting buildings to the same height, which is three stories. Staff are recommending that a few of the parcels closer to Laketon Ave be rezoned to FBC-NC to allow for more density closer to the Laketon Ave corridor. This designation allows for larger buildings up to five stories and could encourage denser housing options along public transit routes. The B-1 zoning designation is very limiting to the existing businesses in the area. The uses allowed are very limiting, only allowing smaller-type businesses that serve the adjacent residential area. It also limits each use to a maximum of 2,500 sf. Also, none of the businesses between Irwin and Isabella meet the required front and side setback requirements. These buildings are built to the correct scale and placement for walkability, even though it goes against the existing zoning requirements. A	

rezoning to FBC-NE would bring these buildings into conformity and allow for a greater variety of businesses.

Staff held a focus group with affected property owners in June about the potential of a rezoning. There were about 15 participants at the meeting, all of whom agreed that the rezoning effort would positively affect their situations.

Please see the enclosed maps that depict the current and proposed zoning of the parcels along Peck St. The map is broken down into North Peck and South Peck to make it easier to view.

Notice was sent to all properties within 300 feet of each parcel to be rezoned. Staff did not receive any comments before the public hearing at the Planning Commission meeting.

The Planning Commission unanimously recommended approval of the request at their August 14 meeting.

Goal/Action Item:

2027 Goal 2: Economic Development Housing and Business

Is this a repeat item?:

Explain what change has been made to justify bringing it back to Commission:

Amount Requested:

N/A

Budgeted Item:

Yes	☐	No	☐	N/A	X	☐
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Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes	☐	No	☐	N/A	X	☐
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Recommended Motion:

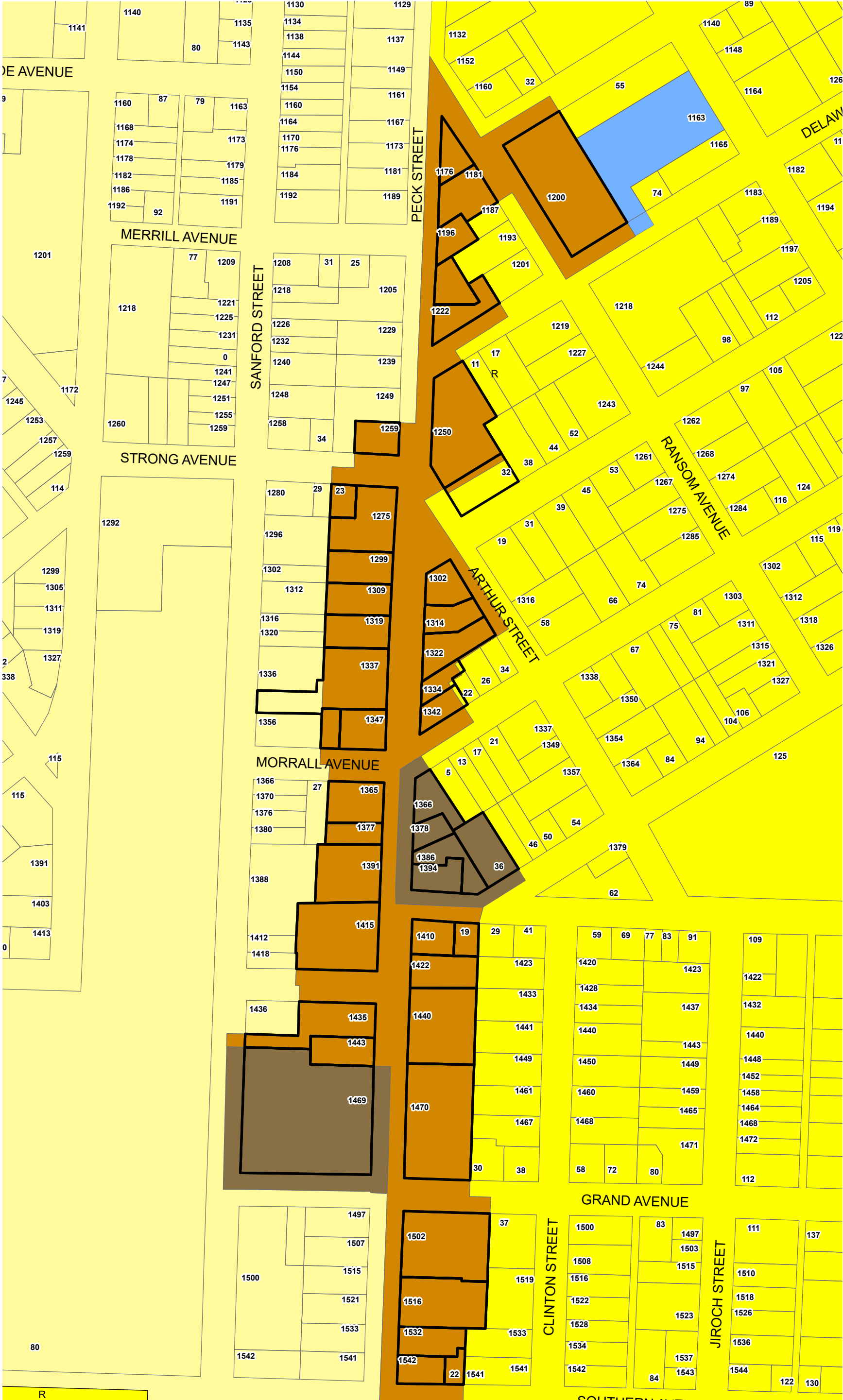
I move the request to rezone the properties as listed be approved.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

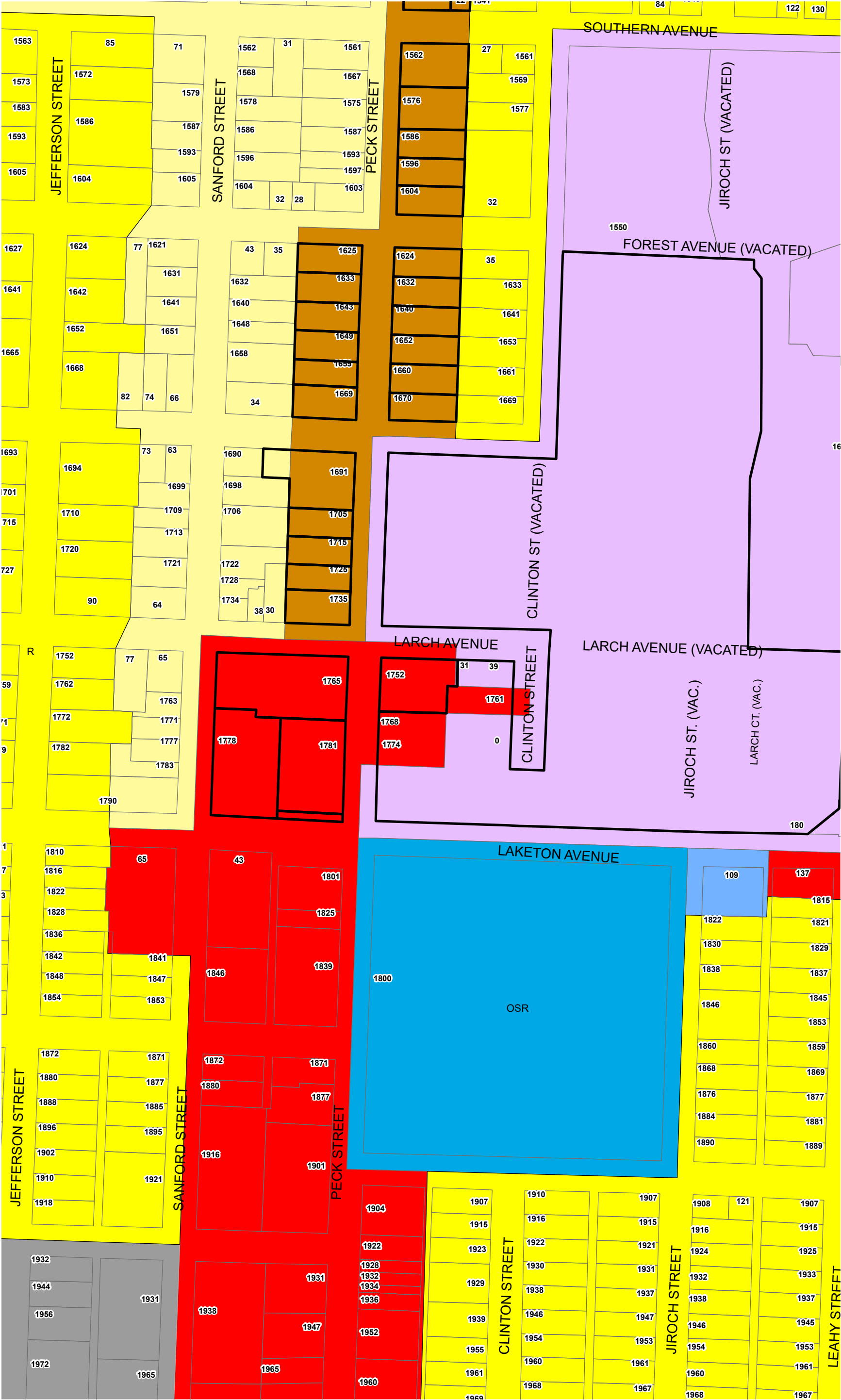
Name the Policy/Ordinance Followed:

Zoning Ordinance



EXISTING ZONING (NORTH)





EXISTING ZONING (SOUTH)



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2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA**1.0 CONTEXT AREA INTENT AND DESCRIPTION****INTENT**

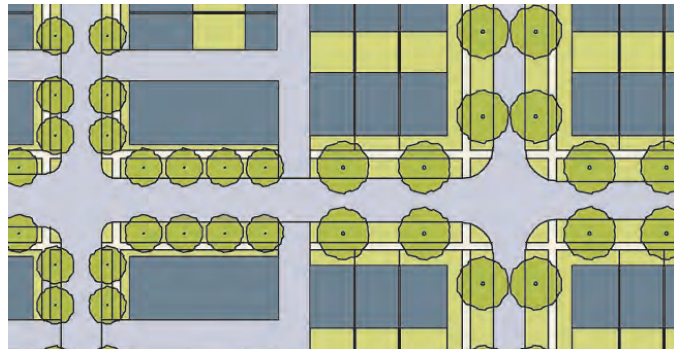
To provide an urban form that can accommodate a very diverse range of Building Types and uses, in order to reinforce the pattern of existing diverse walkable neighborhoods and to encourage revitalization and investment.

DESCRIPTION

This Context Area is characterized by a wide range of residential building types that have a variety of setback conditions within a compact walkable block structure. Retail and office enterprises may occur in various locations within the block structure. This Context Area provides a variety of medium and small residential building types that transition between the existing neighborhoods.

The following are generally appropriate form elements in this Context Area:

- A. Primarily attached buildings
- B. Medium to large building footprint
- C. Varied front setbacks
- D. Small side setbacks
- E. Varied frontages

**2.0 CONTEXT AREA LOCATION**

2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		NEIGHBORHOOD EDGE (NE) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
FLEX BUILDING TYPE	with STOREFRONT	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with FORECOURT	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with DOORYARD	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
COTTAGE RETAIL BUILDING TYPE	with STOREFRONT	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
LIVE / WORK BUILDING TYPE	with STOREFRONT	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT			
	with DOORYARD			
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
ROWHOUSE BUILDING TYPE	with LIGHTWELL			
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story building required	Lot Width: 40' min. / 60' max. Lot Depth: 100' min.
DETACHED HOUSE BUILDING TYPE	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	2 story max. / 1 story min.	Lot Width: 30' min. / 60' max. Lot Depth: 100' min.
CARRIAGE HOUSE BUILDING TYPE		By Right	2 story building required	Not Applicable - Carriage House Building Type must be used as an accessory building to another building type (refer to Section 2006)
CIVIC BUILDING TYPE		By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

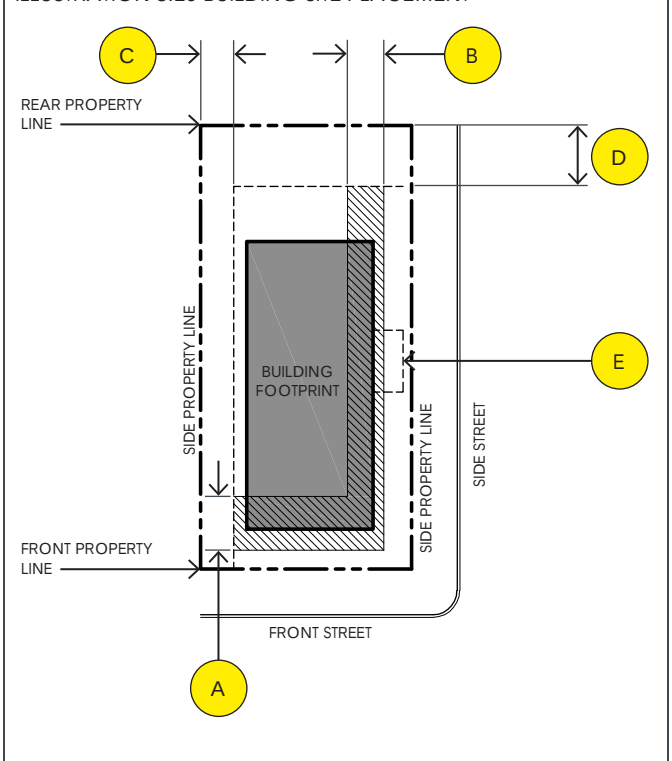
2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.10 for building site placement.

- A. Front Build-to-Zone (at front street):
 - Required build-to-zone from 5 to 25 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required build-to-line at front property line).
- B. Side Build-to-Zone (at side street):
 - Required build-to-zone from 10 to 25 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required build-to-line at side property line).
- C. Side Setback (at non-street locations):
 - 3 feet from side property line.
- D. Rear Setback:
 - 10 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.

ILLUSTRATION 5.10 BUILDING SITE PLACEMENT

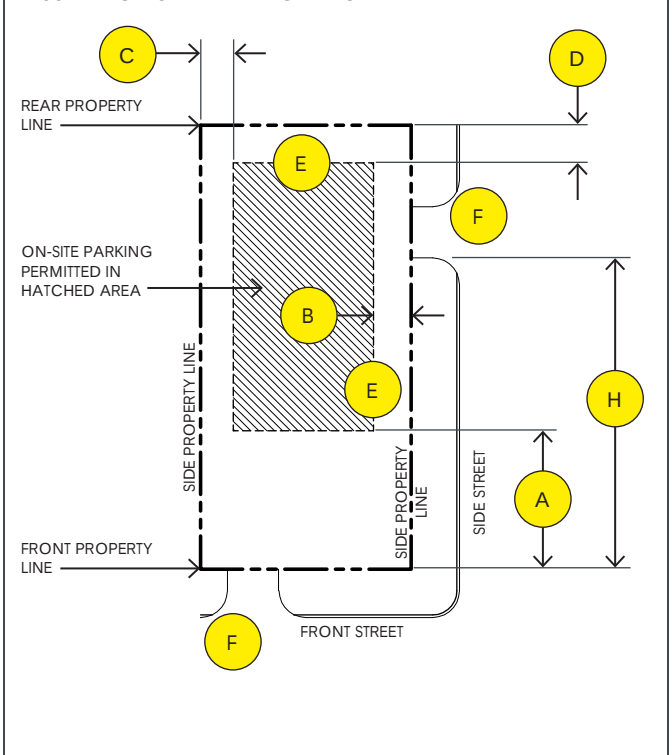


5.0 PARKING PLACEMENT

Refer to Illustration 5.11 for on-site parking placement.

- A. Front Setback:
 - 40 feet minimum from front property line.
- B. Side Setback (from side street):
 - 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
 - 5 feet from side property line.
- D. Rear Setback:
 - 5 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
 - Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.

ILLUSTRATION 5.11 PARKING PLACEMENT



2005.09 NEIGHBORHOOD EDGE (NE) CONTEXT AREA

6.0 PERMITTED USES

NEIGHBORHOOD EDGE (NE) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P	P	P	P	P		P	P	P	P	P	
Amusement and recreation facility	P	P	P									
Auto service station	S	S	S	S								
Bank	P	P	P									
Business school/private or public school/higher ed.			P									
Church												P
Club, lodge, hall			P									
Gallery/museum	P		P									P
Hotel/motel	P											
Indoor theater/live music concert hall	P		P									
Light manufacturing	S		P		P							
Machine shop	S		P		P							
Micro brewery, distillery, winery under 2500 barrels	P	P	P	P								
Micro brewery, distillery, winery over 2500 barrels	P	P	P									
Multi-family	P*		P*				P					
Office	P	P	P	P	P							
Outdoor recreation			P									
Outdoor theater												
Parking structure	S											
Personal service	P	P	P	P	P							
Railway terminal												P
Research and development	P		P									
Restaurant, cocktail lounge, brewpub	P	P	P	P								
Retail	P	P	P	P	P							
Shipping, port related activity			P									

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

6.0 PERMITTED USES (continued)

NEIGHBORHOOD EDGE (NE) CONTEXT AREA PERMITTED USES

[illegible]

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA**1.0 CONTEXT AREA INTENT AND DESCRIPTION****INTENT**

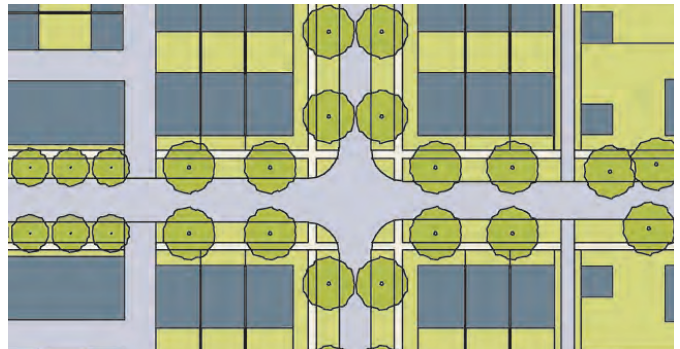
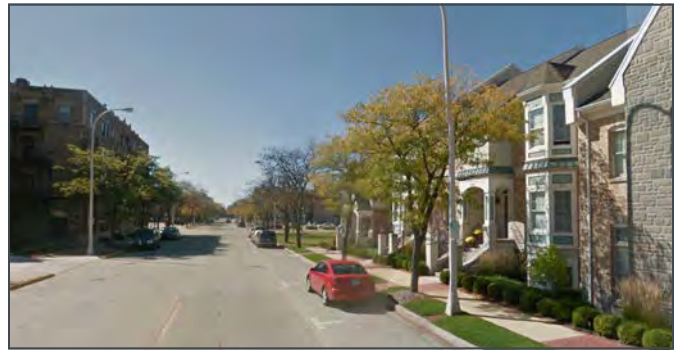
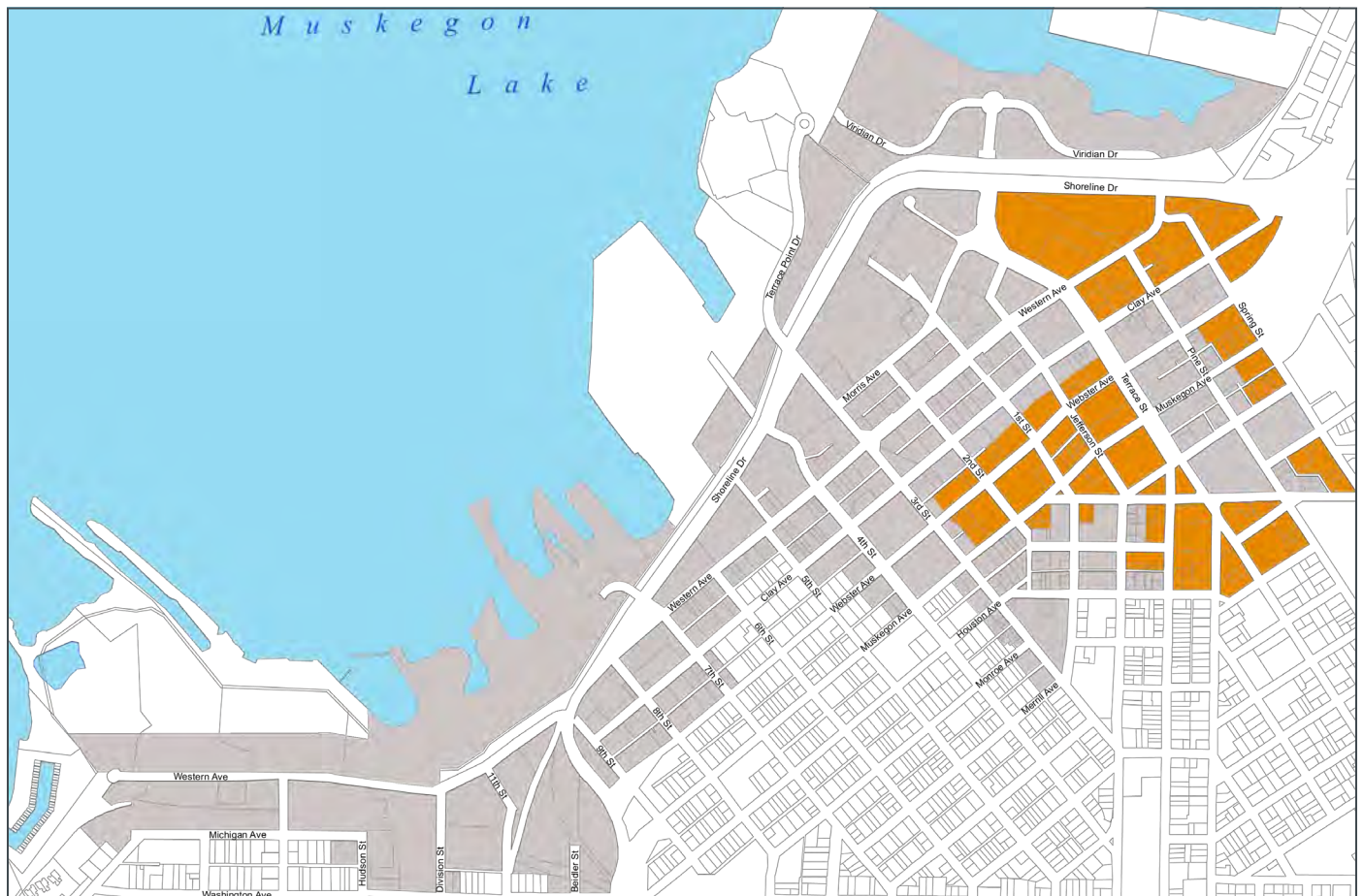
To provide a variety of urban housing, retail, and commercial choices, in medium footprint, medium-density Building Types, which reinforce the neighborhood's walkable nature and support neighborhood retail and service at key intersections.

DESCRIPTION

This Context Area is characterized by a wide variety of building types that can accommodate retail, service, office, and residential uses. Buildings are typically close to the street and form nodes of activity at key intersections. This Context Area forms a transitional area between the more intense Context Areas of the Form Based Code area and the existing residential neighborhoods that are adjacent to downtown Muskegon.

The following are generally appropriate form elements in this Context Area:

- A. Attached and detached buildings
- B. Medium building footprints
- C. Varied front setbacks
- D. Medium to small side setbacks
- E. Varied frontages

**2.0 CONTEXT AREA LOCATION**

2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		NEIGHBORHOOD CORE (NC) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with BALCONY	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional *	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with FORECOURT	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	5 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
RETAIL BUILDING TYPE	with STOREFRONT	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
	with DRIVE-THROUGH	By Right	1 story building limit	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.
FLEX BUILDING TYPE	with STOREFRONT	By Right	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with TERRACE	Conditional*	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with FORECOURT	By Right	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
	with DOORYARD	By Right	5 story max. / 2 story min.	Lot Width: 50' min. / 250' max. Lot Depth: 100' min.
COTTAGE RETAIL BUILDING TYPE	with STOREFRONT	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
LIVE / WORK BUILDING TYPE	with STOREFRONT	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with DOORYARD	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 35' max. Lot Depth: 80' min.
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with DOORYARD	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with STOOP	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	5 story max. / 2 story min.	Lot Width: 75' min. / 150' max. Lot Depth: 100' min.
SMALL MULTI-PLEX BUILDING TYPE	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
ROWHOUSE BUILDING TYPE	with LIGHTWELL	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with STOOP	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 18' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
DETACHED HOUSE BUILDING TYPE	with STOOP			
	with PROJECTING PORCH			
	with ENGAGED PORCH			
CARRIAGE HOUSE BUILDING TYPE				
CIVIC BUILDING TYPE		By Right	3 story max. / 2 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

* Refer to the Building Type with specific frontage option in Section 2006 for buildings and frontages labeled as Conditional.

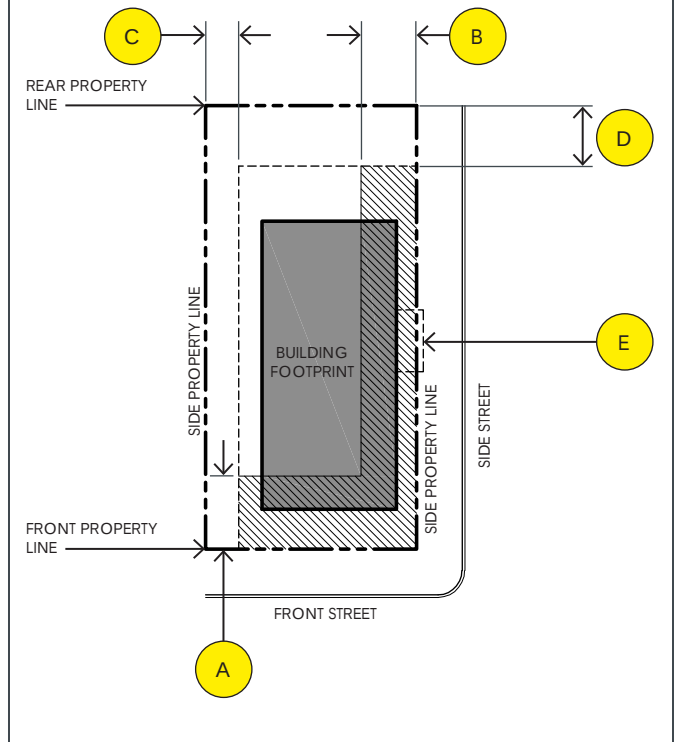
2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.08 for building site placement.

- A. Front Build-to-Zone (at front street):
 - Required build-to-zone from 0 to 20 feet from front property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at front property line (required build-to-line at front property line).
- B. Side Build-to-Zone (at side street):
 - Required build-to-zone from 0 to 20 feet from side property line.
 - Mixed-Use and Retail Building Types in this Context Area shall have facade placed at side property line (required build-to-line at side property line).
- C. Side Setback (at non-street locations):
 - 3 feet from side property line.
- D. Rear Setback:
 - 10 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.

ILLUSTRATION 5.08 BUILDING SITE PLACEMENT

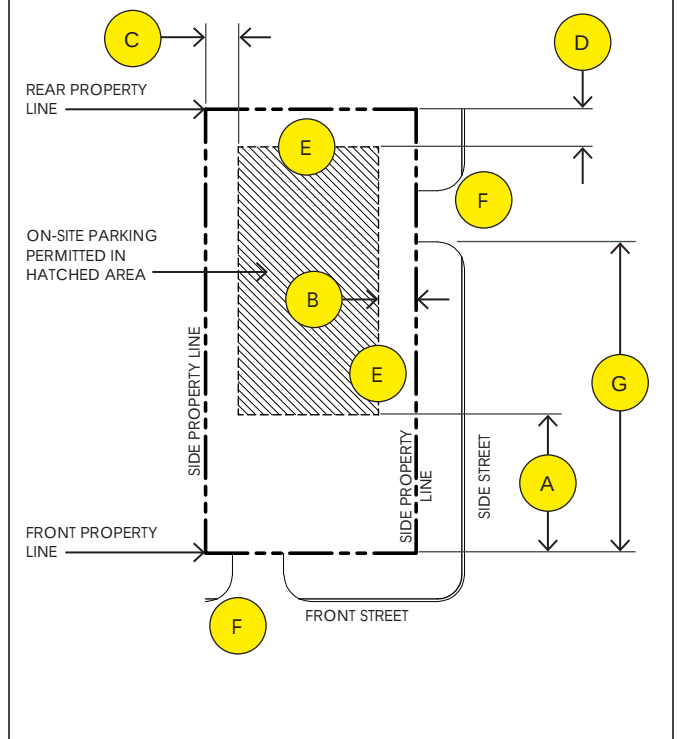


5.0 PARKING PLACEMENT

Refer to Illustration 5.09 for on-site parking placement.

- A. Front Setback:
 - 40 feet minimum from front property line.
- B. Side Setback (from side street):
 - 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
 - 5 feet from side property line.
- D. Rear Setback:
 - 5 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
 - Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.

ILLUSTRATION 5.09 PARKING PLACEMENT



2005.08 NEIGHBORHOOD CORE (NC) CONTEXT AREA**6.0 PERMITTED USES****NEIGHBORHOOD CORE (NC) CONTEXT AREA PERMITTED USES**

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses	P	P	P	P	P	P	P	P				
Amusement and recreation facility	P	P	P									
Auto service station	S	S	S	S								
Bank	P	P	P									
Business school/private or public school/higher ed.			P									
Church												P
Club, lodge, hall			P									
Gallery/museum	P		P									P
Hotel/motel	P											
Indoor theater/live music concert hall	P		P									
Light manufacturing	S		P		P							
Machine shop	S		P		P							
Micro brewery, distillery, winery under 2500 barrels	P	P	P	P								
Micro brewery, distillery, winery over 2500 barrels	P	P	P									
Multi-family	P*		P*			P	P					
Office	P	P	P	P	P							
Outdoor recreation			P									
Outdoor theater												
Parking structure	S											
Personal service	P	P	P	P	P							
Railway terminal												P
Research and development	P		P									
Restaurant, cocktail lounge, brewpub	P	P	P	P								
Retail	P	P	P	P	P							
Shipping, port related activity			P									

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

6.0 PERMITTED USES (continued)

Specific Use

P = Permitted Use
P* = Permitted Use on floors two and above
P# = Permitted Use on first floor only
S = Special Land Use (refer to Section 2002.02)
Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

ARTICLE VII – RM-1 LOW-DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICTS

PREAMBLE

The RM-1 Low-Density Multiple-Family Residential Districts are designed to provide sites for multiple family dwelling structures, and related uses, which will generally serve as zones of transition between the nonresidential districts and the lower density One-Family and Two-Family Residential Districts, and MHP Mobile Home Park Districts.

SECTION 700: PRINCIPAL USES PERMITTED

In an RM-1 Low-Density Multiple-Family Residential District no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. All Principal Uses Permitted in the R One-Family and RT Two-Family Residential Districts with the lot area, yard, and floor area requirements for one (1) and two (2) family dwellings equal to at least the requirements of the immediately abutting residential district.
2. Multiple dwellings and row houses for any number of families.
3. Accredited fraternity and sorority houses when located not less than twenty (20) feet from any other lot in any residential district.
4. Bed & Breakfast facilities, under the following conditions:
 - a. The owner or operator of the tourist home shall live full-time on the premises.
 - b. No structural additions or enlargements shall be made to accommodate the tourist home use and no exterior alterations to the structure shall be made which will change the residential appearance of the structure.
 - c. Breakfast may be served on the premises, only for guests of the facility, and no other meals shall be provided to guests.
 - d. No long-term rental of rooms for more than fourteen (14) consecutive days shall be permitted. No guest may stay for more than twenty-eight (28) nights in any given year.
 - e. There shall be a maximum of five (5) guestrooms. No more than two (2) adults are permitted to stay in any guestroom.
 - f. Signage shall conform to that which is permitted for home occupation businesses only. Rental of the tourist home for special gatherings such as wedding receptions and parties shall be prohibited.
 - g. The property shall meet all local and state code requirements regarding bed and breakfast facilities.
5. Rooming houses with a capacity of not more than three (3) roomers.

6. Churches and other facilities normally incidental hereto subject to the following conditions:
 - a. The site shall be so located as to provide for ingress and egress from said site directly onto a major or secondary thoroughfare.
 - b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than thirty (30) feet.
 - c. Buildings of greater than the maximum height allowed in Section 2100 may be allowed provided front, side, and rear yards are increased above the minimum requirements by one (1) foot for each foot of building that exceeds the maximum height allowed.
7. Home occupations of a non-industrial nature may be permitted. Permissible home occupations include, but are not limited to the following:
 - a. Art and craft studios, lessons may be given to one client at a time
 - b. Hair and nail salons, limited to one client at a time
 - c. Dressmaking and tailoring
 - d. Tutoring, limited to one student at a time
 - e. Typing or clerical services
 - f. Teaching of music or dancing or similar instruction, limited to one client at a time
 - g. Offices located within the dwelling for a writer, consultant, member of the clergy, lawyer, physician, architect, engineer or accountant, limited to one client/family at a time.
 - h. All home occupations are subject to the following:
 - i. The businessperson operating the home occupation shall reside in the dwelling and only members of the immediate family residing on the premises may be employed.
 - ii. The business shall have a local business license and any other appropriate licensing or registrations required by local, state or federal law.
 - iii. No equipment or process shall be used in home occupations which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses of persons off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference with any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises.
 - iv. Explosives, flammable liquids or combustible liquids shall only be used in compliance with the applicable fire and building codes.
 - v. Activities involving kilns or welding equipment shall comply with the applicable fire and building codes.

- vi. The outside appearance of the premises shall have no visible evidence of the conduct of a home occupation.
- vii. Home occupations may not serve as headquarters or dispatch centers where employees come to the site and are dispatched to other locations.
- viii. All activity must be conducted within a preexisting structure. The home occupation shall not require internal or external alterations or involve construction features not customarily found in dwellings.
- ix. There shall be no exterior display or signage other than that signage allowed for home occupations under the sign requirements of this ordinance.
- x. No goods shall be kept, or sold which are made or assembled off-site, except as incidental to services rendered.
- xi. The primary function of the premises shall be that of the residence of the family, and the occupation shall not exceed twenty-five (25) percent of the principal building.
- xii. There shall be no outside storage or processing.
- xiii. The home occupation shall not involve the routine use of commercial vehicles for delivery of materials to and from the premises. There shall be no commercial vehicles associated with the home occupation, nor parking of more than one (1) business car, pickup truck or small van on the premises.
- xiv. Activities specifically prohibited (but not limited to) include:
 - (1) A service or repair of motor vehicles, appliances and other large equipment
 - (2) A service or manufacturing process which would normally require industrial zoning
 - (3) A commercial food service requiring a license
 - (4) A limousine service
 - (5) A lodging service including but not limited to, a tourist home, motel or hotel
 - (6) A tattoo parlor
 - (7) An animal hospital or kennel
 - (8) A lawn service
- xv. No activity legally excluded by any deed restriction or other tenant or owner restrictions shall be permitted.

8. Foster Care Small Group Homes.

9. Assisted Living Facility, under the following conditions:
 - a. There shall be no more than six (6) residents per building.
 - b. The facility shall be at least one thousand five hundred (1,500) feet from any other similar facility.
10. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.
11. Uses similar to the above Principal Uses Permitted.

SECTION 701: SPECIAL LAND USES PERMITTED

The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions, and any other reasonable conditions imposed by the Planning Commission:

1. Offices and clinics of physicians, dentists, architects, engineers, attorneys, accountants, real estate appraisers, or other professional persons; real estate, insurance, credit service (other than loan) offices and similar businesses supplying services instead of products when determined by the Planning Commission upon application to it, to be consistent with the nature and condition of neighboring uses and structures.
2. Buildings to be used exclusively to house the offices of civic, religious or charitable organizations, the activities of which are conducted by mail, and which are not displaying or handling merchandise or rendering service on the premises.
3. Schools and colleges not involving the use of mechanical equipment except such as is customarily found in dwellings or professional offices provided that any such building shall be located not less than thirty (30) feet from any other lot in any residential district.
4. Adult Foster Care Large Group Homes, provided that such facility shall be at least one thousand five hundred (1,500) feet from any other similar facility.
5. Previously existing or established commercial uses not already converted to a residential use may be authorized under Special Use Permit for the following:
 - a. Retail and/or service establishments meeting the intent of the neighborhood Limited Business Zone (B-1) dealing directly with consumers including:
 - i. Any generally recognized retail business which supplies new commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, baked goods or other foods, drugs, drygoods, and notions or hardware.
 - ii. Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as: shoe repair, drop-off dry cleaning shops, tailor shops, beauty parlors, barber shops, dressmaker, tailor, pharmacist, or an establishment doing radio, television, or home appliance repair, and similar

establishments that require a retail character no more objectionable than the aforementioned, subject to the provision that no more than five (5) persons shall be employed at any time in the sale, repair, or other processing of goods.

- iii. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths, architects, engineers, accountants, and similar or allied professions.
- iv. Restaurants, or other places serving food, except drive-in or drive-through restaurants.
- b. Prohibited uses: Activities specifically prohibited include repair or service of motor vehicles and other large equipment; manufacturing processes which would normally require industrial zoning; any activity which may become a nuisance due to noise, unsightliness or odor; and any activity which may adversely affect surrounding property.
- c. Conditions:
 - i. Outdoor storage is prohibited.
 - ii. The area devoted to approved uses shall not exceed 2,500 square feet.
 - iii. All goods produced on the premises shall be sold at retail on the premises where produced.
 - iv. All business, servicing, or processing shall be conducted within a completely enclosed building, or in an area specifically approved by the Planning Commission.
 - v. Parking shall be accommodated on site or with limited street parking.
 - vi. Hours of operation may be limited by the Planning Commission.
 - vii. Signs must comply with those set forth for the residential zoning district.
 - viii. The Planning Commission may allow a use to sell alcohol, however the Commission may limit the type of license applied for or obtained for the sale of alcohol to an SDM, hours of operation, and any other restrictions intended to stabilize, protect, and encourage the residential character of the area. The use must gain approval from the Michigan Liquor Control Commission before alcohol can be sold.

6. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.

7. Uses similar to the above Special Land Uses Permitted.

SECTION 702: PLANNED UNIT DEVELOPMENT

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Development in the RM-1 Low-Density Multiple-Family Residential District is to allow mixed land uses, which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.

SECTION 703: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 10,890 sq. feet.
2. Density (see definition in Article II): 16 dwelling units per buildable acre.
3. Dedicated open space requirement: 15 %
4. Maximum lot coverage:

 Buildings: 60%
 Pavement: 20%
5. Lot width: 100 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 3 stories or 50 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

9. Front Setbacks:

 Minimum:

 Expressway or Arterial Street: 30 feet

 Collector or Major Street: 25 feet

 Minor Street: 20 feet

10. Rear setback: 30 feet
11. Setback from the ordinary high-water mark or wetland: 50 feet (principal structures only).
12. Side setbacks:

 1-story: 8 feet and 12 feet
 2-story: 10 feet and 14 feet
 3-story: 12 feet and 16 feet

Note, setback measurement: All required setbacks shall be measured from the right-of-way line to the nearest point of the determined drip line of buildings.

13. Zero lot line option: New principal buildings may be erected on the rear lot line and/or one side lot line provided:
- a. The building has an approved fire rating for zero-lot line development under the building code.
 - b. The building has adequate fire access preserved pursuant to fire code requirements.
 - c. The zero lot line side is not adjacent to a street.
 - d. A maintenance access easement is granted by the adjacent property owner and recorded with the County Register of Deeds and provided to the zoning administrator with the site plan or plot plan.
 - e. It is not adjacent to wetlands, or waterfront.
14. All required side and rear setbacks shall be landscaped, greenbelt buffers, unless zero-lot-line is employed for a structure or fire access. At least fifty percent of all required front setbacks shall be landscaped and adjacent to the road right-of-way. An average minimum greenbelt of 10 feet shall be maintained along each street frontage.

ARTICLE X – B-1 LIMITED BUSINESS DISTRICTS

PREAMBLE

The B-1 Limited Business Districts are designed primarily for the convenience of persons residing in adjacent residential areas or neighborhoods, and to permit only such uses as are necessary to satisfy those limited basic, daily shopping and/or service needs, which by their very nature are not similar to the shopping patterns of the B-2 convenience and Comparison, B-3 Central Business District, and B-4 General Business Districts. B-1 Districts are also intended to be utilized at planned locations in the City as zones of transition between major thoroughfares and residential areas, and between intensive nonresidential areas and residential areas. In the B-1 District all business establishments shall be retail and/or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced. All business, servicing or processing, except off-street parking or loading, shall be conducted within a completely enclosed building, or in an area specifically approved by the City.

SECTION 1000: PRINCIPAL USES PERMITTED

In a B-1 Limited Business District no building or land shall be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any generally recognized retail business which supplies new commodities on the premises for persons residing in adjacent residential areas such as: groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, and notions or hardware. No individual uses, either freestanding or in a group of uses, shall exceed two thousand five hundred (2,500) square feet in area.
2. Any personal service establishment which performs services on the premises for persons residing in adjacent residential areas, such as: Shoe repair, dry cleaning shops, tailor shops, beauty parlors, barber shops, dressmaker, tailor, pharmacist, or an establishment doing radio, television, or home appliance repair, and similar establishments that require a retail character no more objectionable than the aforementioned, subject to the provision that no more than five (5) persons shall be employed at any time in the sale, repair, or other processing of goods.
3. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths, architects, engineers, accountants, and similar or allied professions. No individual use shall exceed two thousand five hundred (2,500) square feet in area.
4. Office buildings for any of the following types of occupations: executive, administrative and professional. No individual use shall exceed two thousand five hundred (2,500) square feet in area.
5. Residential uses as part of a building in this zone shall be allowed upon issuance of a Certificate of Occupancy from the Department of Inspections, provided that the minimum lot area requirements of the RM-1 District are met.
6. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.
7. Uses similar to the above Principal Uses Permitted.

SECTION 1001: SPECIAL LAND USES PERMITTED

The following area, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions and any other reasonable conditions imposed by the Planning Commission. A site plan shall not be required when there are no external changes made to the buildings or properties.

1. Restaurants or other places serving food, except drive-in or drive-through restaurants.
2. Churches and other facilities normally incidental thereto subject to the following conditions:
 - a. The site shall be so located as to provide for ingress and egress from said site directly onto a major or secondary thoroughfare.
 - b. The principal buildings on the site shall be set back from abutting properties zoned for residential use not less than thirty (30) feet.
 - c. Buildings of greater than the maximum height allowed in Section 2100 may be allowed provided front, side, and rear yards are increased above the minimum requirements by one (1) foot for each foot of building that exceeds the maximum height allowed.
3. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.
4. Uses similar to the above Special Land Uses Permitted.

SECTION 1002: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the B-1 Limited Business Districts is to allow mixed land uses which are compatible to each other, while prohibiting nonresidential uses which would not be compatible or harmonious with residential dwellings.

SECTION 1003: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 4,000 sq. feet.
2. Maximum lot coverage:

Buildings: 50%

Pavement: 25%
3. Lot width: 40 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
4. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
5. Height limit: 2 stories or 35 feet.

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).

6. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet
Collector or Major Street: 20 feet
Minor Street: 10 feet

Maximum:

Expressway, Arterial Street or Major Street: 50 feet
Collector Street: 40 feet
Minor Street: 30 feet

7. Rear setback: 10 feet

8. Setback from the ordinary high-water mark or wetland: 75 feet (principal structures only).

9. Side setbacks:

1-story: 8 feet and 12 feet
2-story: 10 feet and 14 feet

Note, setback measurement: All required setbacks shall be measured from the right-of-way line to the nearest point of the determined drip line of buildings.

10. Zero lot line option: New principal buildings may be erected on the rear lot line and/or one side lot line provided:

- a. The building has an approved fire rating for zero-lot line development under the building code.
- b. The building has adequate fire access preserved pursuant to fire code requirements.
- c. The zero lot line side is not adjacent to a street.
- d. A maintenance access easement is granted by the adjacent property owner and recorded with the County Register of Deeds and provided to the zoning administrator with the site plan or plot plan.
- e. It is not adjacent to wetlands, or waterfront.

11. All required side and rear setbacks shall be landscaped, greenbelt buffers, unless zero-lot-line is employed for a structure or fire access. At least fifty percent of all required front setbacks shall be

ARTICLE X – B-1 LIMITED BUSINESS DISTRICTS

landscaped and adjacent to the road right-of-way. An average minimum greenbelt of 10 feet shall be maintained along each street frontage.

CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN
ORDINANCE NO. _____

An ordinance to amend the zoning map and provide a zone change for several properties along the Peck St corridor.

THE CITY COMMISSION OF THE CITY OF MUSKEGON HEREBY ORDAINS:

The zoning map of the City of Muskegon is hereby amended to change the zoning to the following:

1181 Ransom St, 1200 Ransom St, 1176 Peck St, 1196 Peck St, 1208 Peck St, 1222 Peck St, 1250 Peck St, 1259 Peck St, 1275 Peck St, 1299 Peck St, 1302 Peck St, 1309 Peck St, 1314 Peck St, 1319 Peck St, 1322 Peck St, 1334 Peck St, 1337 Peck St, 1342 Peck St, 1347 Peck St, 1365 Peck St, 1377 Peck St, 1391 Peck St, 1410 Peck St, 1415 Peck St, 1422 Peck St, 1435 Peck St, 1440 Peck St, 1443 Peck St, 1470 Peck St, 1502 Peck St, 1516 Peck St, 1532 Peck St, 1542 Peck St, 1562 Peck St, 1576 Peck St, 1586 Peck St, 1596 Peck St, 1604 Peck St, 1624 Peck St, 1625 Peck St, 1632 Peck St, 1633 Peck St, 1640 Peck St, 1643 Peck St, 1649 Peck St, 1652 Peck St, 1659 Peck St, 1660 Peck St, 1669 Peck St, 1670 Peck St, 1691 Peck St, 1705 Peck St, 1715 Peck St, 1725 Peck St, 1735 Peck St., 19 Irwin Ave, 22 E. Southern Ave, 23 Strong Ave, 24 Morrall Ave, and 32 Iona Ave, from RM-1, Low Density Multiple-Family Residential to Form Based Code, Neighborhood Edge; 1765 Peck St, 1781 Peck St, Parcel # 61-24-205-465-0006-10, and 1778 Sanford St, from B-4, General Business, to Form Based Code, Neighborhood Core; 180 E. Laketon Ave and 1752 Peck St from B-4, General Business and MC, Medical Care, to Form Based Code, Neighborhood Edge; and 36 Catherine Ave, 1366 Peck St, 1378 Peck St, 1386 Peck St, 1394 Peck and 1469 Peck St from B-1, Limited Business, to Form Based Code, Neighborhood Edge.

This ordinance adopted:

Ayes: _____

Nays: _____

Adoption Date: _____

Effective Date: _____

First Reading: _____

Second Reading: _____

CITY OF MUSKEGON

By: _____

Ann Meisch, MMC

City Clerk

CERTIFICATE

(Rezoning of properties around Peck St corridor)

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 9th day of September, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with the Michigan Zoning Enabling Act, Public Acts of Michigan No. 33 of 2006, and that minutes were kept and will be or have been made available as required thereby.

DATED: _____, 2025 _____

Ann Meisch, MMC

Clerk, City of Muskegon

Publish Notice of Adoption to be published once within ten (10) days of final adoption.

CITY OF MUSKEGON
NOTICE OF ADOPTION

Please take notice that on September 9, 2025, the City Commission of the City of Muskegon adopted an ordinance amending the zoning map to provide for the change of zoning for properties along the Peck St corridor.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten days from the date of this publication.

Published _____, 2025

By _____

Ann Meisch, MMC

City Clerk

PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE.

Account No. 101-80400-5354



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Rezoning of properties on Lakeshore Dr and Edgewater St to Form Based Code.
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Staff-initiated request to rezone 3172 Edgewater St, 3182 Edgewater St, 2976 Lakeshore Dr, 2984 Lakeshore Dr, 2986 Lakeshore Dr, 3002 Lakeshore Dr, 3084 Lakeshore Dr, 3088 Lakeshore Dr, and 3092 Lakeshore Dr, from WM, Waterfront Marine to Form Based Code, Lakeside Mixed Residential.	
Detailed Summary & Background: This request is intended to bring the houses in this area into conformity. The properties are zoned Waterfront Marine (WM), but this zoning designation does not allow for housing. However, it does allow for marinas. Staff were unsure of the future plans of these property owners, so a focus group was held in June to determine the best path forward in terms of zoning. At the meeting, staff learned that some property owners intend to use their land only for housing, while others would like to run a marina along with housing on the same site. Staff determined that the best path forward would be to rezone the properties to a zoning designation that allows for housing and marinas. The Form-Based Code, Lakeside Mixed Residential district allows for housing (up to six units) and a recent zoning amendment will now allow for marinas (only on properties that have Muskegon Lake frontage). There were two recent requests that helped staff realize there was an issue with the current zoning. The property at 2984 Lakeshore Dr was recently forced to obtain a variance to rebuild their house, since houses are not allowed in WM districts. Although the variance was granted, they were still restricted in terms of where the house could be placed, since the side setback requirements are a minimum of 10 feet for a two-story house. Also, the owner of 3092 Lakeshore Dr recently demolished the house on the site with the intention of rebuilding another housing structure. Without a rezoning, it is very likely that these issues will continue to surface. The future land use map in the master plans identifies this area as "Lakeshore," which is defined as mixed-use along the waterfront. This new zoning designation would allow for housing, marinas, and other commercial uses. Notice was sent to everyone within 300 feet of the affected properties. Staff did not receive any comments from the public before the public hearing at the Planning Commission meeting. The Planning Commission unanimously recommended approval of the request at their August 14 meeting.	
Goal/Action Item: 2027 Goal 2: Economic Development Housing and Business	

Is this a repeat item?:

Explain what change has been made to justify bringing it back to Commission:

Amount Requested:

N/A

Budgeted Item:

Yes		No		N/A	X	
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Fund(s) or Account(s):

N/A

Budget Amendment Needed:

Yes		No		N/A	X	
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Recommended Motion:

I move the request to rezone the properties as listed be approved.

Approvals:

Immediate Division Head	X	
Information Technology		
Other Division Heads		
Communication		
Legal Review		

Name the Policy/Ordinance Followed:

Zoning ordinance



ARTICLE XIX – WM WATERFRONT MARINE DISTRICTS

PREAMBLE

The WM Waterfront Marine Districts are designed to accommodate boating and water-oriented land and building use along with those activities and services related to harbor and waterway improvements, thereby facilitating navigation, and providing safe and economical waterfront developments.

SECTION 1900: PRINCIPAL USES PERMITTED

In the WM Waterfront Marine District, no building or land shall be used and no building shall be erected, structurally altered, be used and no building shall be erected, structurally altered, or occupied except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Marinas including the out of water seasonal storage of boats.
2. Commissary facilities for the provision of food, beverages, and the like to be stores aboard boats.
3. Municipal or private beaches.
4. Retail businesses which supply commodities for persons using the facilities of the District, such as the sale of boats, engines and accessories, fishing equipment, and other similar items.
5. Restaurants and cocktail lounges.
6. Hotels and motels.
7. Accessory buildings and accessory uses customarily incidental to the above Principal Uses Permitted.
8. Uses similar to the above Principal Uses Permitted.

SECTION 1901: SPECIAL LAND USES PERMITTED

The following uses, and their accessory buildings and accessory uses, shall be permitted under the purview of Section 2332 after review and approval of the use (and a site plan, if required) by the Planning Commission, after Public Hearing, subject to the applicable conditions, and any other reasonable conditions imposed by the Planning Commission:

1. Engine and hull repair shops.
2. Marine contracting.
3. Commercial fishing and processing facilities.
4. Accessory buildings and accessory uses customarily incidental to the above Special Land Uses Permitted.
5. Seasonal recreational camper, trailer parks and facilities.
6. Museums.

7. Uses similar to the above Special Land Uses Permitted.

SECTION 1902: PLANNED UNIT DEVELOPMENTS

Planned developments may be allowed by the Planning Commission under the procedural guidelines of Section 2101. The intent of Planned Unit Developments in the WM Waterfront Marine Districts is to allow mixed land uses, which are compatible to each other, while prohibiting uses which would not be compatible or harmonious with permitted uses.

SECTION 1903: AREA AND BULK REQUIREMENTS

1. Minimum lot size: 21,780 sq. feet.
2. Density (see definition in Article II): 24 dwelling units per buildable acre.
3. Dedicated open space requirement: 15%
4. Maximum lot coverage:

Buildings: 60%

Pavement: 25%
5. Lot width: 150 feet (shall be measured at road frontage unless a cul-de-sac, then measured from setback).
6. Maximum building width: 50% (as a portion of the lot width).
7. Width to depth ratios: The depth of any lot(s) or parcel(s) shall not be more than three (3) times longer its width.
8. Height limit: 4 stories or 60 feet

Height measurement: In the case of a principal building, the vertical distance measured from the average finished grade to the highest point of the roof surface where the building line abuts the front yard, except as follows: to the deck line of mansard roofs, and the average height between eaves and the ridge of gable, hip, and gambrel roofs (see Figure 2-2). If the ground is not entirely level, the grade shall be determined by averaging the elevation of the ground for each face of the building (see Figure 2-3).
9. Front Setbacks:

Minimum:

Expressway or Arterial Street: 30 feet

Collector or Major Street: 20 feet

Minor Street: 10 feet
10. Rear setback: 10 feet
11. Setback from the ordinary high-water mark or wetland: 75 feet (principal structures only).

12. Side setbacks:

- 1-story: 8 feet and 12 feet
- 2-story: 10 feet and 14 feet
- 3-story: 12 feet and 16 feet
- 4-story: 16 feet and 20 feet

Note, setback measurement: All required setbacks shall be measured from the right-of-way line to the nearest point of the determined drip line of buildings.

13. Zero lot line option: New principal buildings may be erected on the rear lot line and/or one side lot line provided:

- a. The building has an approved fire rating for zero-lot line development under the building code.
- b. The building has adequate fire access preserved pursuant to fire code requirements.
- c. The zero lot line side is not adjacent to a street.
- d. A maintenance access easement is granted by the adjacent property owner and recorded with the County Register of Deeds and provided to the zoning administrator with the site plan or plot plan.
- e. It is not adjacent to wetlands, or waterfront.

14. All required side and rear setbacks shall be landscaped, greenbelt buffers, unless zero-lot-line is employed for a structure or fire access. At least fifty percent of all required front setbacks shall be landscaped and adjacent to the road right-of-way. An average minimum greenbelt of 10 feet shall be maintained along each street frontage.

2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA**1.0 CONTEXT AREA INTENT AND DESCRIPTION****INTENT**

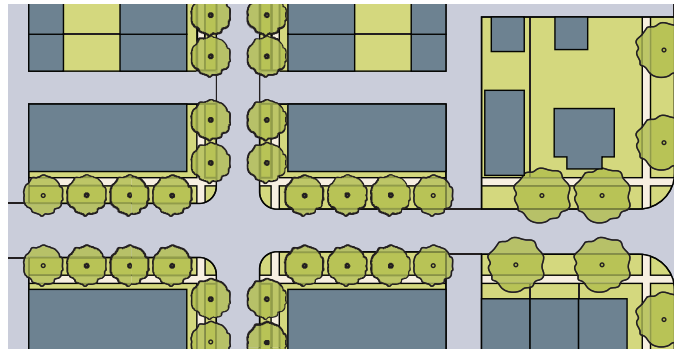
To allow for the cohesive existence of residential and business uses within the district. This Context Area allows for residential and small scale commercial uses to be placed alongside each other in a walkable, urban form.

DESCRIPTION

This Context Area is characterized by the mixture of commercial and residential uses that helps to promote walkability and commerce. Homes fronting Lakeshore Drive are allowed a third story to take advantage of lake views.

The following are generally appropriate form elements in this Context Area:

- A. Detached homes / live-work buildings
- B. Small to medium building footprint
- C. Storefront frontages

**2.0 CONTEXT AREA LOCATION**

2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

3.0 PERMITTED BUILDING TYPES, BUILDING TYPE HEIGHTS, AND BUILDING TYPE LOT SIZES

BUILDING TYPE WITH FRONTAGE OPTION		LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA		
		PERMITTED IN CONTEXT AREA	BUILDING HEIGHT	BUILDING LOT SIZE
MIXED-USE BUILDING TYPE	with STOREFRONT			
	with BALCONY			
	with TERRACE			
	with FORECOURT			
	with DRIVE-THROUGH			
RETAIL BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with DRIVE-THROUGH			
FLEX BUILDING TYPE	with STOREFRONT			
	with TERRACE			
	with FORECOURT			
	with DOORYARD			
COTTAGE RETAIL BUILDING	with STOREFRONT	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with DOORYARD	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
	with STOOP	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 80' max. Lot Depth: 80' min.
LIVE / WORK BUILDING TYPE	with STOREFRONT			
	with DOORYARD			
	with LIGHTWELL			
	with STOOP			
LARGE MULTI-PLEX BUILDING TYPE	with FORECOURT			
	with DOORYARD			
	with STOOP			
	with PROJECTING PORCH			
SMALL MULTI-PLEX BUILDING TYPE	with STOOP	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story max. / 2 story min.	Lot Width: 50' min. / 80' max. Lot Depth: 100' min.
ROWHOUSE BUILDING TYPE	with LIGHTWELL			
	with STOOP	By Right	2 story building required	Lot Width: 16' min. / 30' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	2 story building required	Lot Width: 16' min. / 30' max. Lot Depth: 100' min.
DUPLEX BUILDING TYPE	with STOOP	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story cond.* / 2 story min.	Lot Width: 35' min. / 60' max. Lot Depth: 100' min.
DETACHED HOUSE BUILDING TYPE	with STOOP	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
	with PROJECTING PORCH	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
	with ENGAGED PORCH	By Right	3 story cond.* / 1 story min.	Lot Width: 25' min. / 60' max. Lot Depth: 100' min.
CARRIAGE HOUSE BUILDING TYPE		By Right	2 story max. / 1 story min.	Not Applicable - Carriage House Building Type must be used as an accessory building to another building type (refer to Section 2006)
CIVIC BUILDING TYPE		By Right	2 story max. / 1 story min.	Lot Width: 25' min. / 150' max. Lot Depth: 100' min.

Shaded areas represent Building Types and / or frontages that are not permitted in specified Context Area.

* Building height labeled Conditional is permitted if fronting Lakeshore Drive.

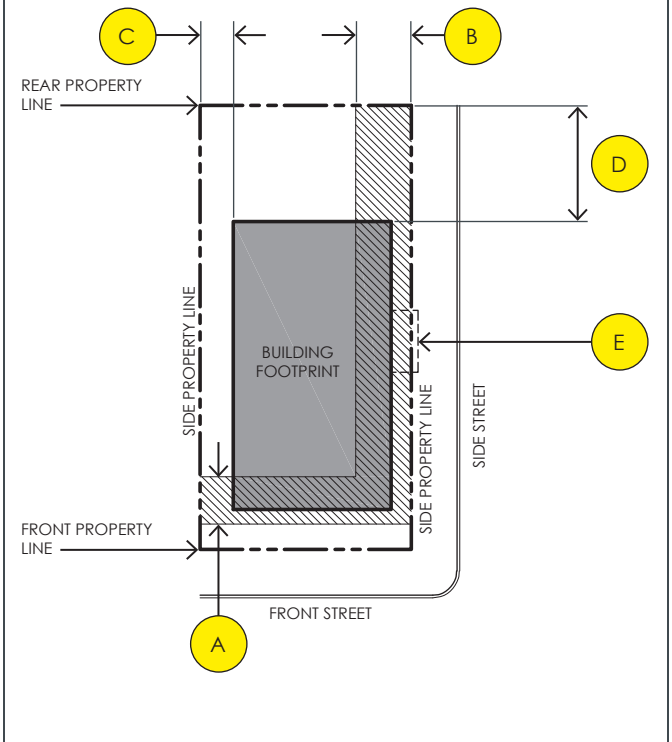
2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

4.0 BUILDING SITE PLACEMENT

Refer to Illustration 5.05 for building site placement.

- A. Front Build-to-Zone (at front street):
 - Required build-to-zone from 5 to 12 feet from front property line.
- B. Side Build-to-Zone (at side street):
 - Required build-to-zone from 0 to 12 feet from side property line.
- C. Side Setback (at non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line.
- E. Encroachments: Balconies, awnings, canopies, eaves, cornices, and bay windows, may project into required setbacks, beyond required build-to-zones, or into the public right-of-way as indicated in Section 2003.02.

ILLUSTRATION 5.05 BUILDING SITE PLACEMENT

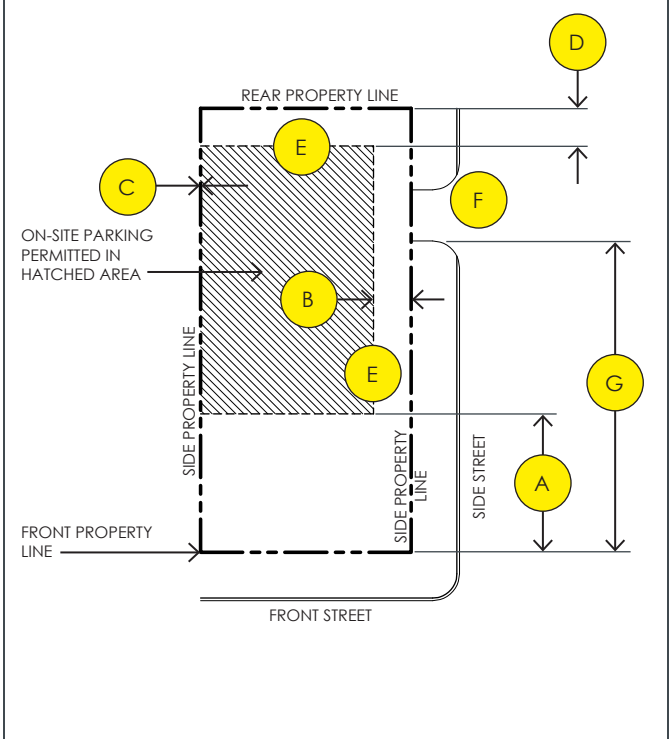


5.0 PARKING PLACEMENT

Refer to Illustration 5.06 for on-site parking placement.

- A. Front Setback:
 - 40 feet minimum from front property line.
- B. Side Setback (from side street):
 - 5 feet minimum from side property line.
- C. Side Setback (from non-street locations):
 - 0 feet from side property line.
- D. Rear Setback:
 - 0 feet from rear property line at non-street locations.
 - 5 feet from rear property line at street locations.
- E. Parking located at side or rear street locations shall be screened from the street as required by Section 2008.14.
- F. Parking / service areas shall not be accessed from front streets, unless an alley or side street is not available for driveway placement. Maximum width of driveway is 20 feet.
- G. Driveway access location:
 - Corner lot: 40 feet minimum from street corner.
 - Interior lot: within 5 feet of side property line, when alley is not available.

ILLUSTRATION 5.06 PARKING PLACEMENT



2005.07 LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA

6.0 PERMITTED USES

LAKESIDE MIXED RESIDENTIAL (LMR) CONTEXT AREA PERMITTED USES

Specific Use	MIXED USE BUILDING TYPE	RETAIL BUILDING TYPE	FLEX BUILDING TYPE	COTTAGE RETAIL BUILDING TYPE	LIVE / WORK BUILDING TYPE	LARGE MULTI-PLEX BUILDING TYPE	SMALL MULTI-PLEX BUILDING TYPE	ROWHOUSE BUILDING TYPE	DUPLEX BUILDING TYPE	DETACHED HOUSE BUILDING TYPE	CARRIAGE HOUSE BUILDING TYPE	CIVIC BUILDING TYPE
Accessory buildings and uses				P			P	P	P	P	P	
Amusement and recreation facility												
Auto service station				S								
Bank												
Business school/private or public school/higher ed.												
Church												P
Club, lodge, hall				S*			S*	S*	S*	S*		S*
Gallery/museum				P			P	P	P	P	P	P
Hotel/motel												
Indoor theater/live music concert hall												
Light manufacturing												
Machine shop												
Micro brewery, distillery, winery under 2500 barrels				P								
Micro brewery, distillery, winery over 2500 barrels												
Multi-family							P					
Office				P								
Outdoor recreation												
Outdoor theater												
Parking structure												
Personal service				P								
Railway terminal												P
Research and development												
Restaurant, cocktail lounge, brewpub				P								
Retail				P								
Shipping, port related activity												

P = Permitted Use

P* = Permitted Use on floors two and above

P# = Permitted Use on first floor only

S = Special Land Use (refer to Section 2002.02)

S* = Special Land Use requires minimum 200 feet of frontage on one street

Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.

Blank cell = Use not permitted in this Context Area

Shaded areas represent Building Types that are not permitted in this Context Area.

6.0 PERMITTED USES (continued)

Specific Use

P = Permitted Use
P* = Permitted Use on floors two and above
P# = Permitted Use on first floor only
S = Special Land Use (refer to Section 2002.02)
S* = Special Land Use requires minimum 200 feet of frontage on one street
Active uses per the Context Area Map (2005.02) include retail, restaurant/cocktail lounge/brewpub, personal service, and micro brewery/distillery/winery.
Blank cell = Use not permitted in this Context Area
Shaded areas represent Building Types that are not permitted in this Context Area.

CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN
ORDINANCE NO. _____

An ordinance to amend the zoning map and provide a zone change for several properties on Edgewater St and Lakeshore Dr.

THE CITY COMMISSION OF THE CITY OF MUSKEGON HEREBY ORDAINS:

The zoning map of the City of Muskegon is hereby amended to change the zoning to the following:

3172 Edgewater St, 3182 Edgewater St, 2976 Lakeshore Dr, 2984 Lakeshore Dr, 2986 Lakeshore Dr, 3002 Lakeshore Dr, 3084 Lakeshore Dr, 3088 Lakeshore Dr, and 3092 Lakeshore Dr, from Waterfront Marine (WM) to Form Based Code, Lakeside Mixed Residential (FBC-LMR).

This ordinance adopted:

Ayes: _____

Nays: _____

Adoption Date: _____

Effective Date: _____

First Reading: _____

Second Reading: _____

CITY OF MUSKEGON

By: _____

Ann Meisch, MMC

City Clerk

CERTIFICATE

(Rezoning of properties on Edgewater St and Lakeshore Dr to Form Based Code)

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 9th day of September, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with the Michigan Zoning Enabling Act, Public Acts of Michigan No. 33 of 2006, and that minutes were kept and will be or have been made available as required thereby.

DATED: _____, 2025 _____

Ann Meisch, MMC

Clerk, City of Muskegon

Publish Notice of Adoption to be published once within ten (10) days of final adoption.

CITY OF MUSKEGON
NOTICE OF ADOPTION

Please take notice that on September 9, 2025, the City Commission of the City of Muskegon adopted an ordinance amending the zoning map to provide for the change of zoning for properties on Edgewater St and Lakeshore Dr.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten days from the date of this publication.

Published _____, 2025

By _____

Ann Meisch, MMC

City Clerk

PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE.

Account No. 101-80400-5354



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Resolution for Charitable Gaming License - Fresh Coast Alliance															
Submitted by: Ann Meisch, City Clerk	Department: City Clerk															
Brief Summary: Fresh Coast Alliance is requesting a resolution recognizing them as a non-profit organization operating in the City for the purpose of obtaining a gaming license. They have been recognized as a 501(c)(3) organization by the State.																
Detailed Summary & Background: Fresh Coast Alliance is a non-profit that exists to help those formerly incarcerated and individuals in addiction recovery. They collaborate with like-minded individuals, businesses, and organizations to transform destructive cycles of crime and addiction into productive lifestyles of meaningful employment, responsible citizenship, and healthy choices.																
<u>Goal/Action Item:</u>																
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:																
Amount Requested:	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;"></td> <td style="width: 15%;">No</td> <td style="width: 15%;"></td> <td style="width: 15%;">N/A</td> <td style="width: 15%;">X</td> <td style="width: 15%;"></td> </tr> </table>	Yes		No		N/A	X									
Yes		No		N/A	X											
Fund(s) or Account(s):	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 15%;">Yes</td> <td style="width: 15%;"></td> <td style="width: 15%;">No</td> <td style="width: 15%;"></td> <td style="width: 15%;">N/A</td> <td style="width: 15%;">X</td> <td style="width: 15%;"></td> </tr> </table>	Yes		No		N/A	X									
Yes		No		N/A	X											
Recommended Motion: Approval of the resolution for a Charitable Gaming License.																
Approvals: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Immediate Division Head</td> <td style="width: 10%;"></td> <td style="width: 20%;"></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> <tr> <td>Legal Review</td> <td></td> <td></td> </tr> </table>	Immediate Division Head			Information Technology			Other Division Heads			Communication			Legal Review			<u>Name the Policy/Ordinance Followed:</u>
Immediate Division Head																
Information Technology																
Other Division Heads																
Communication																
Legal Review																



August 25, 2025

City of Muskegon
Attn: Clerks Office
933 Terrace St.
Muskegon, MI 49440

To Whom it May Concern:

We are seeking to get qualified to hold fundraising raffles by the State of Michigan Gaming Commission. The qualification application requires a Local Governing Body Resolution for Charitable Gaming Licenses. Our raffle activities will be held at our fundraising events and all proceeds will be used to support our mission.

Fresh Coast Alliance is a non-profit that exists to help those formerly incarcerated and individuals in addiction recovery. We collaborate with like-minded individuals, businesses, and organizations to transform destructive cycles of crime and addiction into productive lifestyles of meaningful employment, responsible citizenship, and healthy choices.

We are requesting to be added to the City Commission meeting agenda for September 9, 2025. Enclosed please find a copy of our IRS 501c3 determination confirmation letter, Local Governing Body Resolution for Charitable Gaming Licenses form, and fee remittance. Should you have any question, please contact me at 231-638-6677.

Sincerely,

A handwritten signature in black ink, appearing to read "Joy Sparks", followed by a long, horizontal, slightly wavy line extending to the right.

Joy Sparks
Executive Director

Attachments



Charitable Gaming Division
Box 30023, Lansing, MI 48909
OVERNIGHT DELIVERY:
101 E. Hillsdale, Lansing MI 48933
(517) 335-5780
www.michigan.gov/cg

LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL 432.103a(i)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____,
NAME OF ORGANIZATION CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable

gaming licenses, be considered for _____
APPROVAL/DISAPPROVAL

APPROVAL

Yeas: _____

Nays: _____

Absent: _____

DISAPPROVAL

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL

meeting held on _____
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

PRINTED NAME AND TITLE

ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.

BSL-CG-1153(R4/24)

OGDEN UT 84201-0046

In reply refer to: 0423208240
Dec. 06, 2018 LTR 252C 0
46-1973615 000000 00
00005392
BODC: TE

FRESH COAST ALLIANCE
% JOE WHALEN
1190 E APPLE AVE
MUSKEGON MI 49442

'519

Taxpayer Identification Number: 46-1973615
Form: 941

Dear Taxpayer:

Thank you for your Form 941.

We have changed the name on your account as requested. The number shown above is valid for use on all tax documents.

If you need forms, schedules, or publications, you may get them by visiting the IRS website at www.irs.gov or by calling toll-free at 1-800-TAX-FORM (1-800-829-3676).

If you have any questions, please call us toll free at 1-877-829-5500.

If you prefer, you may write to us at the address shown at the top of the first page of this letter.

Whenever you write, please include this letter and, in the spaces below, give us your telephone number with the hours we can reach you. Also, you may want to keep a copy of this letter for your records.

Telephone Number () _____ Hours _____

Sincerely yours,



Joe I. Jacquez
Entity Department Manager

Enclosure(s):
Copy of this letter

OGDEN UT 84201-0029

In reply refer to: 4077391934
Dec. 21, 2018 LTR 4168C 0
46-1973615 000000 00
00029190
BODC: TE
FRESH COAST ALLIANCE
% JOE WHALEN
1190 E APPLE AVE
MUSKEGON MI 49442-3758

6400

Employer ID number: 46-1973615
Form 990 required: YES

Dear Taxpayer:

We're responding to your request dated Oct. 19, 2018, about your tax-exempt status.

We issued you a determination letter in AUGUST 2014, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c)(3).

We also show you're not a private foundation as defined under IRC Section 509(a) because you're described in IRC Sections 509(a)(1) and 170(b)(1)(A)(vi).

Donors can deduct contributions they make to you as provided in IRC Section 170. You're also qualified to receive tax deductible bequests, legacies, devises, transfers, or gifts under IRC Sections 2055, 2106, and 2522.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m.,



Department of Treasury
Internal Revenue Service
Ogden, UT 84201-0038

Notice	CP148A
Notice date	November 28, 2016
Employer ID number	46-1973615
To contact us	Phone 1-800-829-0115

Page 1 of 1

089877.562120.158881.30466 1 AT 0.399 373
[Barcode]

70X7 LIFE RECOVERY MUSKEGON
% JOE WHALEN
1128 ROBERTS ST
MUSKEGON MI 49442-4133

259877

We changed your mailing address

We processed a request to change your address to the address shown above. If you didn't authorize an address change, please contact us immediately.

What you need to do

If the address change is correct, you don't need to do anything. If you didn't authorize a change of address, contact us immediately by calling the number listed above. If you prefer, you can write us at the address listed above; however, we can process your information more quickly if you call. Please include a copy of this notice with any written communication.

What you need to know

If we find any issues with an account, we send a letter or notice to your address of record. We strongly caution any employer against changing the address of record to that of a payroll service provider or other third party as it may significantly limit the employer's ability to be informed of tax matters involving the business. The employer is ultimately responsible for depositing and paying all federal employment tax liabilities. For more information, visit www.irs.gov and search keywords, "Change of Address" or "Outsourcing Payroll Duties."

Additional information

- Visit www.irs.gov/cp148a.
- For tax forms, instructions, and publications, visit www.irs.gov or call 1-800-TAX-FORM (1-800-829-3676).
- Keep this notice for your records.

If you need assistance, please don't hesitate to contact us.



Agenda Item Review Form

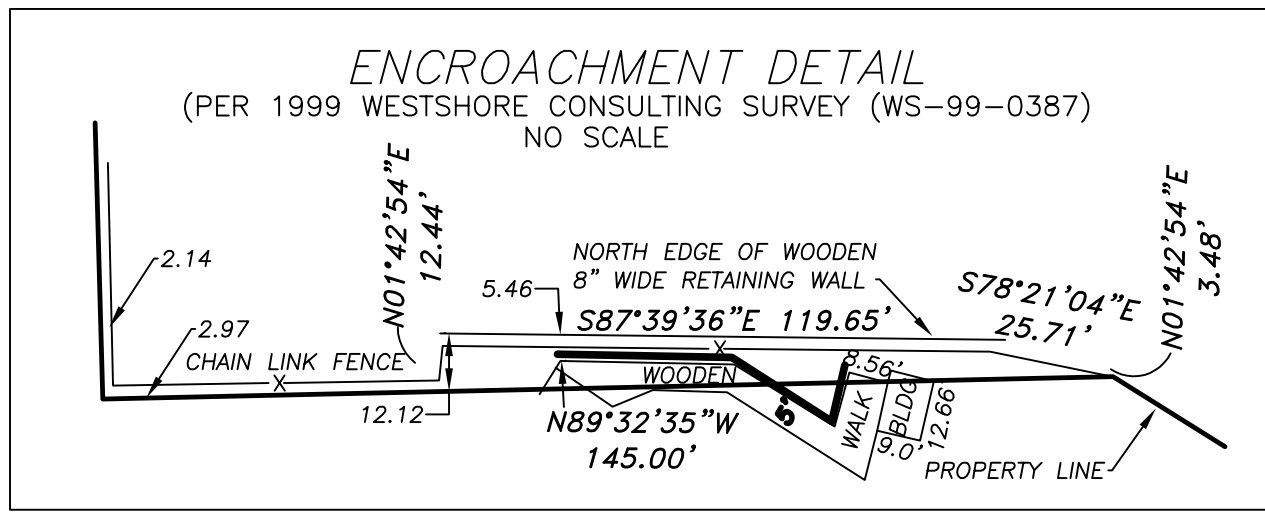
Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Amendment to the Planned Unit Development (PUD) at Harbour Towne - Changes to the Restaurant at 3505 Marina View Point. (SECOND READING)
Submitted by: Mike Franzak, Planning Director	Department: Planning
Brief Summary: Request for an amendment to the PUD to install coolers, build a compactor enclosure, relocate and expand the outside bar, and add a fenced-in smoking area, at 3505 Marina View Point (Dockers).	
Detailed Summary & Background: The restaurant (formerly Dockers) is located within the Harbour Towne PUD. Any changes to the footprint of the building require an amendment to the PUD. The site plan includes the following changes to the PUD: - An additional cooler/freezer area will be added near the NE corner of the property. - The outdoor tiki bar will be slightly increased in size (to 480 sf) and will also be slightly realigned to fit within the property line. - A fence will be installed and will be used for an outdoor smoking area for patrons. - The existing dumpster and enclosure will be removed and be replaced with a slightly larger trash compactor and enclosure (12' x 40'). Notice was sent to all properties within 300 feet. Staff did not receive any comments from the public. <u>Staff Recommendation</u> Staff recommend approval of the PUD amendment with the condition that the trash compactor area be screened with a stockade fence or masonry wall of at least five feet tall. <u>Planning Commission Recommendation</u> The Planning Commission unanimously recommended in favor of the request with the condition that the trash compactor area be screened with a stockade fence or masonry wall of at least five feet tall.	
Goal/Action Item: 2027 Goal 2: Economic Development Housing and Business	
Is this a repeat item?:	

Explain what change has been made to justify bringing it back to Commission:																	
Amount Requested: N/A	Budgeted Item: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 2px;">Yes</td> <td style="width: 10%;"></td> <td style="width: 20%; padding: 2px;">No</td> <td style="width: 10%;"></td> <td style="width: 20%; padding: 2px;">N/A</td> <td style="width: 10%; padding: 2px;">X</td> <td style="width: 10%;"></td> </tr> </table>		Yes		No		N/A	X									
Yes		No		N/A	X												
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; padding: 2px;">Yes</td> <td style="width: 10%;"></td> <td style="width: 20%; padding: 2px;">No</td> <td style="width: 10%;"></td> <td style="width: 20%; padding: 2px;">N/A</td> <td style="width: 10%; padding: 2px;">X</td> <td style="width: 10%;"></td> </tr> </table>		Yes		No		N/A	X									
Yes		No		N/A	X												
Recommended Motion: I move to approve the request to amend the Planned Unit Development at Harbour Towne with the condition that the trash compactor area be screened with a stockade fence or masonry wall of at least five feet tall.																	
Approvals: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">Immediate Division Head</td> <td style="width: 10%; text-align: center; padding: 2px;">X</td> <td style="width: 30%;"></td> </tr> <tr> <td style="padding: 2px;">Information Technology</td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">Communication</td> <td></td> <td></td> </tr> <tr> <td style="padding: 2px;">Legal Review</td> <td></td> <td></td> </tr> </table>	Immediate Division Head	X		Information Technology			Other Division Heads			Communication			Legal Review			<u>Name the Policy/Ordinance Followed:</u> Zoning Ordinance	
Immediate Division Head	X																
Information Technology																	
Other Division Heads																	
Communication																	
Legal Review																	



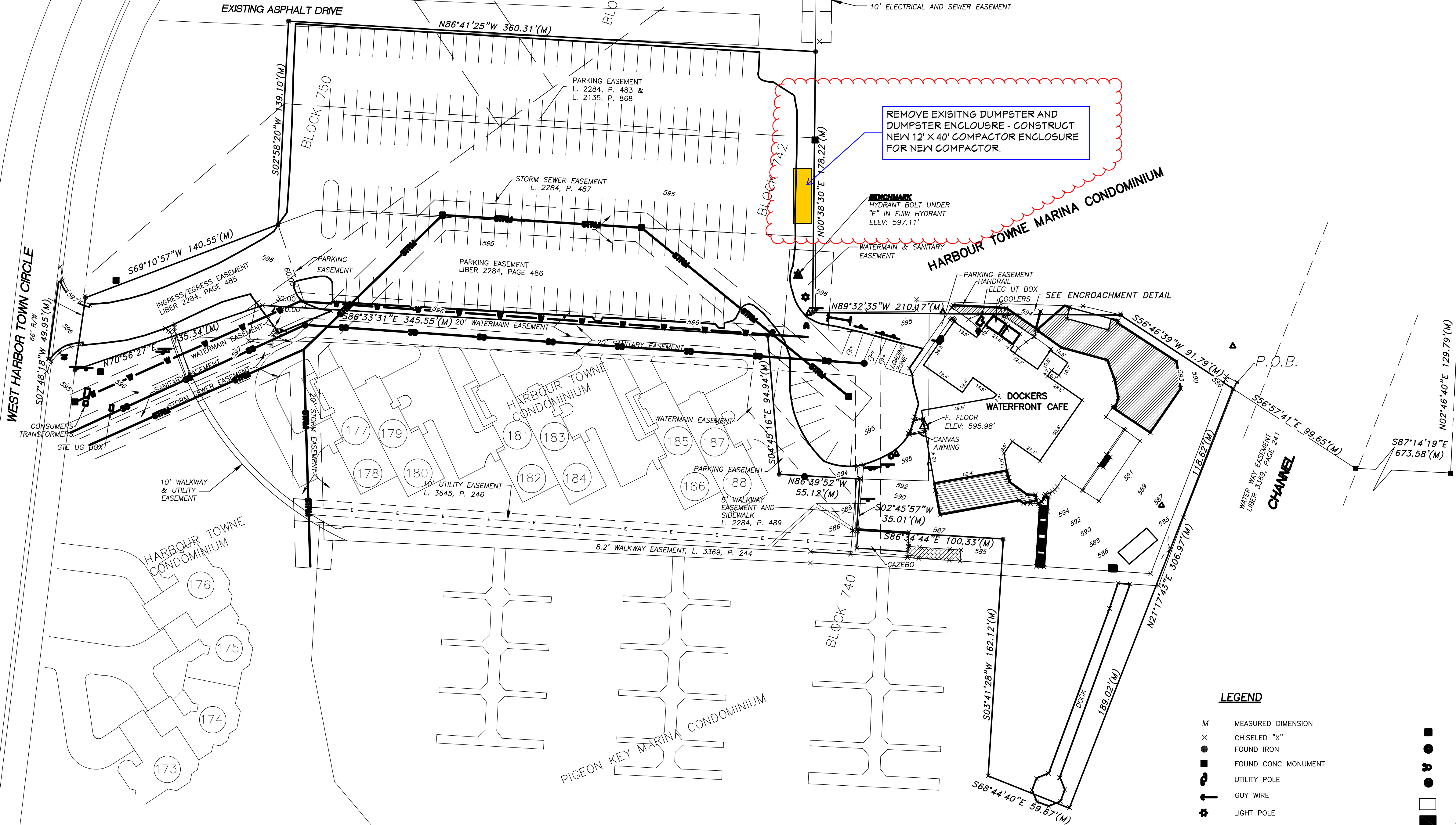
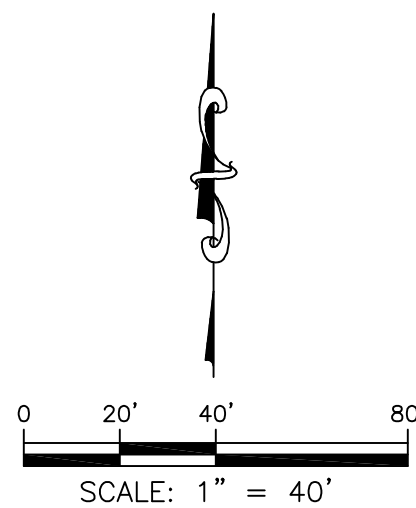
PRELIMINARY



SITE



LOCATION MAP - NO SCALE



LEGEND

- | | | | |
|---|----------------------|---|-------------------------|
| M | MEASURED DIMENSION | ■ | CATCH BASIN |
| × | CHISELED "X" | ○ | DRAINAGE MANHOLE |
| ● | FOUND IRON | ○ | SANITARY CLEAN-OUT |
| ■ | FOUND CONC MONUMENT | ○ | SANITARY MANHOLE |
| ○ | UTILITY POLE | □ | CONCRETE |
| + | GUY WIRE | ■ | ASPHALT |
| + | LIGHT POLE | — | SIGN |
| + | TELEPHONE RISER | — | CULVERT |
| + | FIRE HYDRANT | — | HANDICAP LABEL |
| + | WATER VALVE | — | POST |
| + | GAS VALVE | — | FENCE |
| + | WATER SHUT-OFF VALVE | — | EXISTING SANITARY SEWER |
| + | WATER METER | — | EXISTING STORM SEWER |
| + | ELECTRIC METER | — | EXISTING WATERMAIN |
| + | GAS METER | — | EXISTING CONTOUR GRADE |
| + | SPRINKLER | — | UG ELECTRIC LINE |

FURNISHED DESCRIPTION:
PROPERTY TAX DESCRIPTION:
CITY OF MUSKEGON
A PARCEL OF LAND BEING PART OF BLKS 747, 750 &
PART OF LOTS 2-5 BLK 751 OF REVISED PLAT OF 1903
DESC AS FOLLS
COM @ NW COR PLAT OF EDGEWATER SUB AS RECORDED
IN L 3 OF PLATS P 82
ALSO DESC AS
NE COR OF BLK 740 OF SD REVISED PLAT CITY OF
MUSKEGON
TH S 89D 37M 27S W ALG S LN OF CHANNEL HARBOUR
TOWNE MARINA CONDOMINIUM
(ALSO BEING PAR WITH N LN SD PLAT OF EDGEWATER) DIST
105 FT
TH S 01D 52M 29S W ALG SD MARINA CONDOMINIUM
(ALSO BEING PAR WITH W LN SD PLAT OF EDGEWATER)
DIST 130 FT
TH W 88D 07M 31S W ALG S LN HARBOUR TOWNE
MARINA CONDOMINIUM A DIST 574 FT
TH N 57D 52M 07S W A DIST 99.73 FT TO POB
TH S 20D 22M 29S W A DIST 307.42 FT
TH N 69D 37M 31S W A DIST 59.64 FT
TH N 02D 45M 39S E A DIST 162.12 FT
TH N 87D 14M 03S W A DIST 100.20 FT
TH N 02D 03M 56S E A DIST 139.19 FT
TH N 87D 14M 03S W A DIST 55 FT
TH N 05D 48M 58S W A DIST 94.94 FT
TH N 87D 37M 14S W A DIST 345.70 FT
TH S 70D 19M 20S W A DIST 134.90 FT
TH N 06D 52M 30S E A DIST 50.02 FT
TH N 68D 41M 20S E A DIST 140.39 FT
TH N 02D 03M 56S E A DIST 139.19 FT
TH S 87D 37M 14S E A DIST 360.22 FT
TH S 00D 22M 33S E A DIST 117.80 FT
TH W 89D 37M 27S E A DIST 210 FT
TH S 57D 52M 07S E DIST 91.66 FT TO POB
SUBJ TO UTILITIES TRANSFER & ESMNT RECOR'D
1913/957
SUBJ TO ESMT 2135/868 FOR PARKING LOT
SUBJ TO ESMT 2284/483 FOR PARKING LOT

PRELIMINARY

WESTSHORE
ENGINEERING & SURVEYING
ENVIRONMENTAL



BOUNDARY SURVEY WITH
TOPOGRAPHY & EASEMENTS
SECTION 28, T10N, R17W
CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN

PROJECT:
04507-0004
SHEET:
1 OF 1

CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN
ORDINANCE NO. _____

An ordinance to amend the final planned unit development at Harbour Towne.

THE CITY COMMISSION OF THE CITY OF MUSKEGON HEREBY ORDAINS:

The planned unit development is hereby amended to include changes to the restaurant.

This ordinance adopted:

Ayes: _____

Nays: _____

Adoption Date: _____

Effective Date: _____

First Reading: _____

Second Reading: _____

CITY OF MUSKEGON

By: _____

Ann Meisch, MMC

City Clerk

CERTIFICATE
(Planned Unit Development at Harbour Towne)

The undersigned, being the duly qualified clerk of the City of Muskegon, Muskegon County, Michigan, does hereby certify that the foregoing is a true and complete copy of an ordinance adopted by the City Commission of the City of Muskegon, at a regular meeting of the City Commission on the 26th day of August, at which meeting a quorum was present and remained throughout, and that the original of said ordinance is on file in the records of the City of Muskegon. I further certify that the meeting was conducted and public notice was given pursuant to and in full compliance with the Michigan Zoning Enabling Act, Public Acts of Michigan No. 33 of 2006, and that minutes were kept and will be or have been made available as required thereby.

DATED: _____, 2025 _____

Ann Meisch, MMC

Clerk, City of Muskegon

Publish Notice of Adoption to be published once within ten (10) days of final adoption.

CITY OF MUSKEGON
NOTICE OF ADOPTION

Please take notice that on August 26, 2025, the City Commission of the City of Muskegon adopted an ordinance amending the planned unit development at Harbour Towne.

Copies of the ordinance may be viewed and purchased at reasonable cost at the Office of the City Clerk in the City Hall, 933 Terrace Street, Muskegon, Michigan, during regular business hours.

This ordinance amendment is effective ten days from the date of this publication.

Published _____, 2025

By _____

Ann Meisch, MMC

City Clerk

PUBLISH ONCE WITHIN TEN (10) DAYS OF FINAL PASSAGE.

Account No. 101-80400-5354



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025		Title: Sun Day - New Event at Pere Marquette													
Submitted by: Jacqui Erny, Admin		Department: DPW- Parks and Recreation													
Brief Summary: Sun Day is a new event seeking permission to be at Pere Marquette on September 21, 2025.															
Detailed Summary & Background: Sun Day is a new event proposed at Pere Marquette this year. According to the Special Event Policy, all new events at Pere Marquette must be approved by the Commission. Organizations Third Act Michigan, Indivisible by the Lakeshore, and Indy Next Gen are organizing an event to celebrate solar and renewable energy as part of the national Sun Day celebration. They are seeking permission to use approximately 10 parking spaces by the new bathrooms at the roundabout. There will be a few displays and activities focused on solar energy in the parking lot. At the end of the event, attendees are invited onto the beach to form the word "protect" with a photo being taken from a drone.															
Goal/Action Item: 2027 Goal 1: Destination Community & Quality of Life															
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:															
Amount Requested: NA		Budgeted Item: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>☒</td> </tr> </table>		Yes		No		N/A	☒						
Yes		No		N/A	☒										
Fund(s) or Account(s): NA		Budget Amendment Needed: <table border="1"> <tr> <td>Yes</td> <td></td> <td>No</td> <td></td> <td>N/A</td> <td>☒</td> </tr> </table>		Yes		No		N/A	☒						
Yes		No		N/A	☒										
Recommended Motion: I move to approve the Sun Day event at Pere Marquette on Sunday, September 21, 2025.															
Approvals: <table border="1"> <tr> <td>Immediate Division Head</td> <td>X</td> <td></td> </tr> <tr> <td>Information Technology</td> <td></td> <td></td> </tr> <tr> <td>Other Division Heads</td> <td></td> <td></td> </tr> <tr> <td>Communication</td> <td></td> <td></td> </tr> </table>		Immediate Division Head	X		Information Technology			Other Division Heads			Communication			Name the Policy/Ordinance Followed: Special Event Policy	
Immediate Division Head	X														
Information Technology															
Other Division Heads															
Communication															

Legal Review			
--------------	--	--	--

Special Events Application : Entry # 92512

Event Name

Sun Day

Event Start Date

09/21/2025

How Many Days

1

Today's Date

07/08/2025

Days Away

75

Event Start Time

09:00 am

Event End Time

06:00 pm

Event Location

Pere Marquette beach

Setup Start Date

09/21/2025

Setup Start Time

07:00 am

Tear Down Complete by Date

09/21/2025

Tear Down Complete by Time

08:00 pm

Organization Name

Third Act Michigan/Indivisible by the Lakeshore/Indy Next Gen

Type of Organization

Other

Applicant's Name / Responsible Party

Special Events Application : Entry # 92512

Lynn Armentrout

Address (Full)

1710 Ruddiman Street, Muskegon, MI 49441,

Address (Street Address)

1710 Ruddiman Street

Address (City)

Muskegon

Address (State / Province)

MI

Address (ZIP / Postal Code)

49441

Phone

(917) 771-4711

Email

lynnarmentrout@gmail.com

Contact Name & Phone Number During Event

Lynn Armentrout 917-771-4711

Will there be alcohol sold/served at the event?

No

Will there be cannabis sold at the event?

No

Will there be cannabis consumed at the event?

No

Event Site Details

This is a rally for and celebration of solar and renewable energy, as part of the national celebration Sun Day. See sunday.earth. We are in the early stages of planning and I just saw the deadline for the application so I don't have a lot of details yet. There won't be much infrastructure--mostly people with flags, signs, musical instruments, etc. There may be some demonstrations of small solar/wind products, such as a solar powered bird bath fountain or a tiny windmill. We're still thinking it through. No plan for a walk, run or parade.

Number of people expected at event?

250

Special Events Application : Entry # 92512

Is this a new/ first-time event?

Yes

Will there be food concessions at the event?

No

Will there be emergency medical services present?

No

Will there be pyrotechnics/fire features at the event?

No

Will you have your own security present?

No

Number/location of trash cans/bins?

10

Number/location/size of dumpsters?

0

Number/location of portable toilet facilities provided?

0

Will there be a stage assembled on site?

No

Are you requesting any other City services or equipment? (use of water, electric, etc.)

No

Are you requesting any STREET CLOSURES

No

Name of Insurance Company/Agent

Geico

Publish event to the online city events calendar?

No - Do Not Publish Online

Your Name

Lynn Armentrout

Signature Acknowledgement (Checked)

Special Events Application : Entry # 92512

Check here to acknowledge your signature.

Signature Acknowledgement (Check here to acknowledge your signature.)

Check here to acknowledge your signature.

Date

07/07/2025

Credit Card (Card Details)

Email: lynnarmentrout@gmail.com

Entry Date

2025-07-07 13:32:00

Payment Amount

100.00

Payment Date

2025-07-07 17:32:02

How Many Cardboard Trash Bins?

0

Fire Hydrant Use?

0

How Many 55-gallon metal trash cans?

0

How Many Cases of Trash Bags?

0

Order

Product	Qty	Unit Price	Price
Special Event Fee	1	\$100.00	\$100.00

Notes



Stripe

added July 7, 2025 at 1:32 pm

Payment has been completed. Amount: \$100.00. Transaction Id: pi_2RiltS5NPSmkRisr1kR7K7UE.



DPW (ID: 636194b2e1e33)

added July 7, 2025 at 1:32 pm

WordPress successfully passed the notification email to the sending server.



Auto Reply (ID: 638799e415bf4)

added July 7, 2025 at 1:32 pm

WordPress successfully passed the notification email to the sending server.

From: [Jill Hernandez](#)
To: [Jacqui Erny](#)
Subject: FW: Sun Day
Date: Wednesday, August 27, 2025 2:32:12 PM
Attachments: [image002.png](#)

This is the tread for the final plan.

From: Lynn Armentrout <lynnarmentrout@gmail.com>
Sent: Wednesday, August 6, 2025 9:18 AM
To: Jill Hernandez <jill.hernandez@shorelinecity.com>
Subject: Re: Sun Day

External sender <lynnarmentrout@gmail.com>
Make sure you trust this sender before taking any actions.

I think we're all set. Thank you so much.

On Wed, Aug 6, 2025 at 8:03 AM Jill Hernandez <jill.hernandez@shorelinecity.com> wrote:

I will add the request to the application but it will have to be approved. I will submit the application today for review and approval. If you have any other requests please let me know so I can add them.

Thank you, have a great day

From: Lynn Armentrout <lynnarmentrout@gmail.com>
Sent: Wednesday, August 6, 2025 7:56 AM
To: Jill Hernandez <jill.hernandez@shorelinecity.com>
Subject: Re: Sun Day

External sender <lynnarmentrout@gmail.com>
Make sure you trust this sender before taking any actions.

Thank you very much. Would it be possible to leave the mobi mat in place for the event? We have one activity planned for closer to the water, which only involves people, no objects.

Thank you.

On Tue, Aug 5, 2025 at 3:13 PM Jill Hernandez <jill.hernandez@shorelinecity.com> wrote:

Good morning,

I have added the info about the parking spaces to the application for approval. An event description for the website can be sent and added later. I did get the info for your other questions. The swing stays in place all year, the mobi mat for access

toward the water will be gone by then and picnic tables should still be in place. Things start to get taken down for the season mid to late September, depending on weather. If the weather stays warmer then everything stays out longer. Please let me know if there are specific requests for the event, that way they can be reviewed and approved with the application.

From: Lynn Armentrout <lynnarmentrout@gmail.com>

Sent: Sunday, August 3, 2025 2:17 PM

To: Jill Hernandez <jill.hernandez@shorelinecity.com>

Subject: Re: Sun Day

External sender <lynnarmentrout@gmail.com>

Make sure you trust this sender before taking any actions.

Hello again,

We would like to reserve the 10 parking spots between the new bathrooms and the kiosk at the north end of area 7. This does not include the two handicap-permit parking spots close to the bathrooms.

One other question--when I completed the application I wanted to opt for publishing the event on the city's events calendar but I didn't have enough information at the time. Once we have prepared our outreach materials, would we be able to submit something to the city for inclusion on the events calendar?

Many thanks,

Lynn

On Thu, Jul 31, 2025, 2:01 PM Lynn Armentrout <lynnarmentrout@gmail.com> wrote:

Thank you!

On Thu, Jul 31, 2025 at 1:30 PM Jill Hernandez <jill.hernandez@shorelinecity.com> wrote:

Thank you, the map looks like its all set, at first glance. I am waiting on answers to your questions from our parks supervisor and then I will let you know. I have added the request for parking spaces to your application, let me know exactly how many you need. Attached is a copy of the original application. I will be in touch, hopefully soon.

From: Lynn Armentrout <lynnarmentrout@gmail.com>

Sent: Thursday, July 31, 2025 12:32 PM

To: Jill Hernandez <jill.hernandez@shorelinecity.com>

Cc: Jacqui Erny <Jacqui.Erny@shorelinecity.com>

Subject: Re: Sun Day

Warning: Unusual sender <lynnarmentrout@gmail.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Good morning,

I am attaching a site map showing where we intend to place the solar panels, tents and tables, and park electric vehicles. We are not having a food truck. We plan to place sandwich boards and placards with information here and there on the beach behind the tables. We also plan to have a few tall flags to attract attention to the event. Since we're not having food we don't anticipate much waste, so we were thinking one large garbage can will be enough. We would like the permit to include all of Area 7, even though our structures are minimal, as we hope to have some games and activities for families and kids, and we plan to have a closing ceremony in which people are arranged on the beach to form the word "protect."

Please let me know if I have omitted any information.

Many thanks,

Lynn Armentrout
917-771-4711

On Wed, Jul 30, 2025 at 9:45 AM Lynn Armentrout <lynnarmentrout@gmail.com> wrote:

Hello Ms. Hernandez
[Sun Day Site Plan](#)

I am working with my team to get the map and information to you by August 5th. I do have a few questions. One is that I seem not to have downloaded a copy of the permit application I submitted. Is there a way to get a copy now?

We are planning the event for Area 7. Site related questions are:

1. We won't have any food trucks, but we will have electric vehicles to show, and we wanted to know if we are able to reserve the parking spaces that line the beach/sidewalk side at Area 7, between the new bathroom facility up to the kiosk--it's about 20 feet I think.
2. There is a blue picnic table and blue bench swing near the new bathrooms and we were wondering if they will still be there on September 21?
3. There is a blue accessibility carpet leading down to the lake, to the south of the new bathrooms. Will that also still be there on September 21?

Thank you very much.

Lynn

On Wed, Jul 23, 2025 at 10:40 AM Jill Hernandez <jill.hernandez@shorelinecity.com> wrote:

Good morning,

Regarding the special event application, more information is needed to start the process of review and approval. I know you mentioned the event was in the planning stage but more details on the event plan will be helpful for review. Please send a site map with details on structure set up, as in tents or food trucks, any items that will be put on the property and the approximate location. We will need this info by August 5, 2025 to be sure the application can be accepted in the required timeframe. Let me know if you have questions.

Thank you

Jill J Hernandez

Administrative Assistant
City of Muskegon
Department of Public Works
1350 E KEATING MUSKEGON 49442
231 724 6743
[Jill.hernandez@shorelinecity.com](mailto:jill.hernandez@shorelinecity.com)



WARNING: This email originated outside of the City of Muskegon email system!
DO NOT CLICK links if the sender is unknown.
NEVER provide your User ID or Password.

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NEVER provide your User ID or Password.

**Muskegon
SunDay
Event 2-6pm**

9/21/2025

Pere Marquette Beach
12-7pm (with setup and teardown)

Area 7

**Active Solar Panels +
connected devices displayed
under a canopy next to them
in area between parking lot
and sidewalk**

**Display EV and solar
powered vehicles in
neighboring parking
spots**

**~10 canopies with
activities and
demonstrations**

New Bathrooms

 **Event Sign**

 **+ Near The
Deck &
Playground**

Area 7

**Active Solar Panels +
connected devices displayed
under a canopy next to them
in area between parking lot
and sidewalk**

**Display EV and solar
powered vehicles in
neighboring parking
spots**

**~10 canopies with
activities and
demonstrations**

New Bathrooms

 **Event Sign**

 **+ Near
The Deck**

Muskegon SunDay

9/21/2025
Pere Marquette Beach
2-7pm



Area 7 & 8

PROTECT earth
finale area with
drone camera
6-7pm

MACKiteboarding
Kite shop

Celebrating
Muskegon Sculpture

Event Sign

Beach St

Beach St

SunDay interactive displays
and activities 2-6pm



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: DDA Class C Liquor License - OB's Southern Brunch House - 379 W. Western Ave Suite 102						
Submitted by: Jocelyn Hines, Development Analyst	Department: Economic Development						
Brief Summary: OB's Southern Brunch House has requested a Downtown Development Authority (DDA) Class C On-Premise Liquor License for their location at 379 W. Western Avenue, Suite 102.							
Detailed Summary & Background: OB's Southern Brunch House has requested a Downtown Development Authority (DDA) Class C On-Premise Liquor License for their location at 379 W. Western Avenue, Suite 102. The Michigan Liquor Control Commission permits the issuance of additional liquor licenses within DDA districts when certain conditions are met. OB's Southern Brunch House plans to make a \$150,000 investment in the building and will operate a full-service restaurant with seating for approximately 80 guests indoors and 20 guests on the outdoor patio.							
Goal/Action Item: 2027 Goal 2: Economic Development Housing and Business - Progress toward new and ongoing economic development projects							
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:							
Amount Requested: N/A	Budgeted Item: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>☒</td></tr></table>	Yes		No		N/A	☒
Yes		No		N/A	☒		
Fund(s) or Account(s): N/A	Budget Amendment Needed: <table border="1"><tr><td>Yes</td><td></td><td>No</td><td></td><td>N/A</td><td>☒</td></tr></table>	Yes		No		N/A	☒
Yes		No		N/A	☒		
Recommended Motion: I move to approve the Downtown Development Authority Class C On-Premise Liquor License for 379 W. Western Ave. Suite 102 and authorize the Mayor and City Clerk to sign the resolution.							
Approvals: <table border="1"><tr><td>Immediate Division Head</td><td>☒</td></tr></table>	Immediate Division Head	☒	Name the Policy/Ordinance Followed: Downtown Development Authority District On-Premises Liquor License pursuant to 436.1521a(1)(b) of the Michigan Compiled Laws				
Immediate Division Head	☒						

Information Technology			
Other Division Heads			
Communication			
Legal Review			



City of Muskegon

Liquor License Application

Company Information

Name ROBERSON ENTERTAINMENT DBA OB'S SOUTHERN BRUNCH HOUSE

Address 379 W. WESTERN AVE, SUITE 102, MUSKEGON, MI, 49440

Seating capacity of establishment 80-100

Contact Information

Name ROBERSON ENTERTAINMENT DBA OB'S SOUTHERN BRUNCH HOUSE

Title OWNER

Mailing Address 1524 GARRISON RD, MUSKEGON, MI 49441

Email Address WILL@OBSOUTHERNBRUNCH.COM

Phone Number 231.903.3691

Internal Purposes Only

	Yes	No
Located in the DDA	☒	☐
Paid Application Fee	☒	☐
Downtown Development Boundary Map	☒	☐
Assessor Letter/Chart	☒	☐
Approved Resolution	☐	☐
Application Fee	\$2,500	

Signature

William Roberson

Date

8/11/25

**CITY OF MUSKEGON
MUSKEGON COUNTY, MICHIGAN**

RESOLUTION NO. _____

A resolution concerning the issuance of a Downtown Development Authority District On-Premises Liquor License pursuant to 436.1521a(1)(b) of the Michigan Compiled Laws.

The City Commission of the City of Muskegon hereby RESOLVES:

Recitals

1. OB's Southern Brunch House has applied for a Class C Downtown Development Authority District On-Premises Liquor License for the premises at 379 W. Western Ave., Suite 102, which is located within an area established by the City Commission as a redevelopment project area pursuant to 436.1521a(1)(b) of the Michigan Compiled Laws.
2. It is required that the City Commission approve a specific applicant, at a specific location "ABOVE ALL OTHERS".
3. This resolution was approved at the regular meeting of the City Commission on September 9, 2025.

City Commission Findings

The City Commission is satisfied that:

1. That the applicant has sufficiently demonstrated a commitment for a capital investment of not less than \$75,000 for the build-out and improvements of the building that will house the licensed premises, which amounts shall be expended before the issuance of the license.
2. That the licensed business shall be engaged in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 50 persons.

NOW, THEREFORE, THE CITY COMMISSION RESOLVES:

The City Commission deems it to be in the best interest of the City of Muskegon to approve the application of OB's Southern Brunch House, for a Class C license under the Downtown Development Authority District On-Premises Liquor License for the premises at 379 W. Western Ave., Suite 102, pursuant to 436.1521a(1)(b) of the Michigan Compiled Laws, and recommends to the

Michigan Liquor Control Commission the issuance of said requested license
“ABOVE ALL OTHERS”.

Adopted this 9th day of September, 2025.

AYES: _____

NAYES: _____

ABSENT: _____

By: _____
Ken Johnson
Its Mayor

By: _____
Ann Meisch, MMC
Its Clerk

Affidavit of Public and Private Investment

I, Donna VanderVries, in my capacity as Assessor for the City of Muskegon, a municipal corporation, of 933 Terrace Street, Muskegon, Michigan 49440, being duly sworn, depose and say:

THAT I am familiar with and make this affidavit with regard to public and private investment in real and personal property within the qualified Downtown Development Authority in the City of Muskegon established pursuant to Ordinance No. 969 ("DDA District"); and

THAT, upon information and belief, attached Exhibit A reflects actual public and private investment in real and personal property within the DDA District during the period beginning January 1, 2021 through December 31, 2025; and

THAT the foregoing is true to the best of my knowledge and belief.

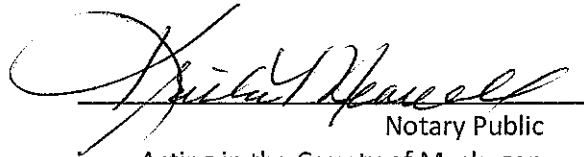
Dated this 20th day of August, 2025



Donna VanderVries, City Assessor
For the City of Muskegon, Michigan

STATE OF MICHIGAN
COUNTY OF MUSKEGON

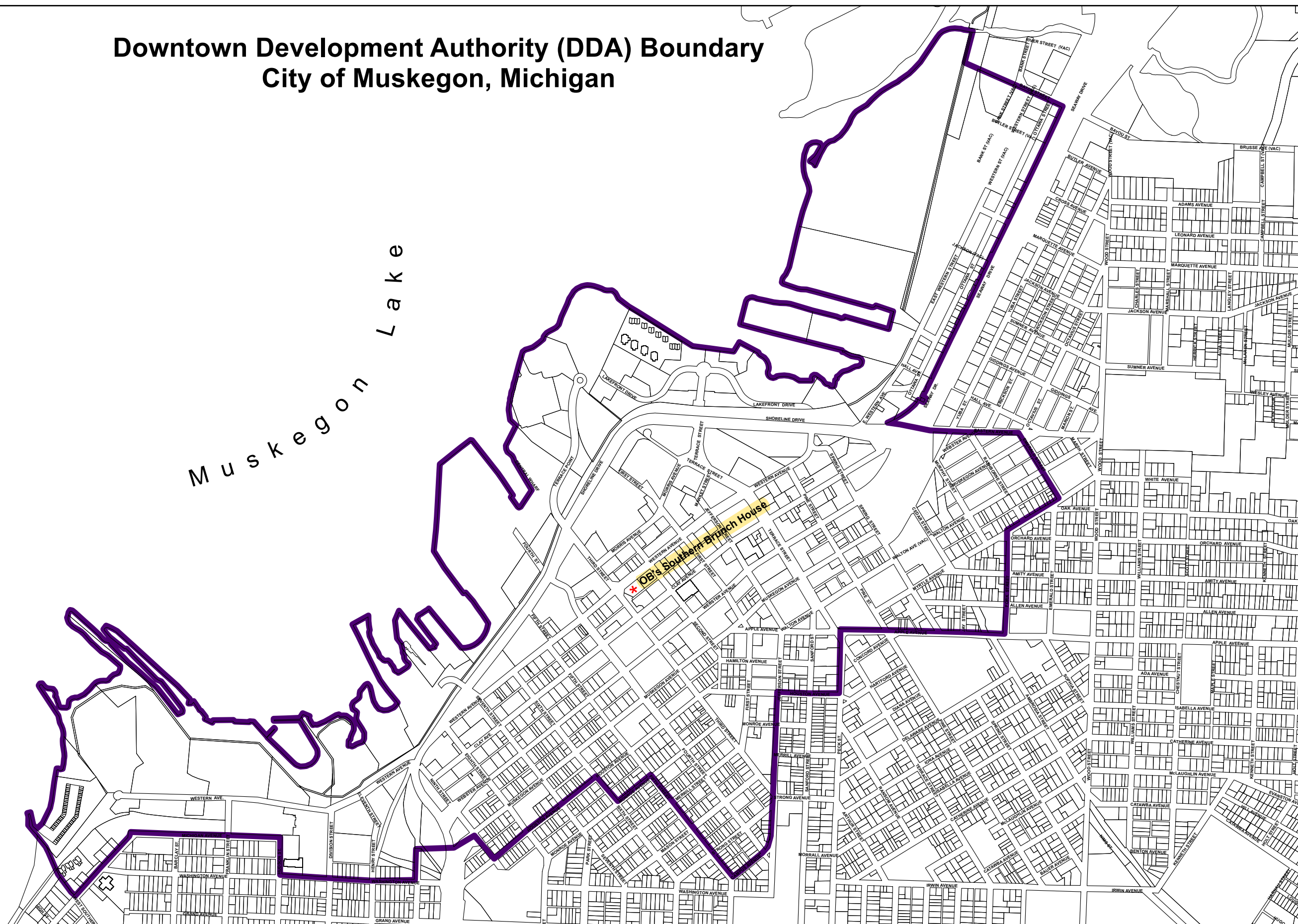
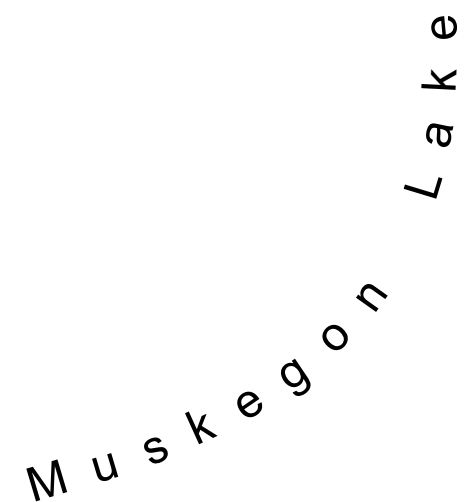
Signed and sworn before me in Muskegon County, Michigan on August 20th, 2025,
by Donna VanderVries, Assessor for the City of Muskegon, a municipal corporation.



Notary Public
Acting in the County of Muskegon
Muskegon County, Michigan
My Commission Expires 01/02/2026
Krista M. Mennell
Notary Public, Muskegon County, MI
My Commission Expires 01/02/2026
Acting in the County of Muskegon

DEVELOPMENT AREA DISTRICT - PUBLIC AND PRIVATE INVESTMENT

Page 196 of 206





Local Government Approval
(Authorized by MCL 436.1501)

Instructions for Applicants:

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

Instructions for Local Legislative Body:

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a _____ regular _____ meeting of the _____ City of Muskegon _____ council/board
(regular or special) (name of township, city, village)

called to order by _____ on _____ at _____
(date) (time)

the following resolution was offered:

Moved by _____ and supported by _____

that the application from _____
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): _____
(list specific licenses requested)

to be located at: _____

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: _____

It is the consensus of this body that it _____ this application be considered for
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are _____

Vote

Yeas: _____

Nays: _____

Absent: _____

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the _____
council/board at a _____ meeting held on _____
(regular or special) (date) (name of township, city, village)

Print Name of Clerk

Signature of Clerk

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:
Michigan Liquor Control Commission
Mailing address: P.O. Box 30005, Lansing, MI 48909
Overnight packages: 2407 N. Grand River, Lansing, MI 48906
Fax to: 517-763-0059



Agenda Item Review Form

Muskegon City Commission

Commission Meeting Date: September 9, 2025	Title: Contract Award - H92507 Western Ave, 8th to Terrace Resurfacing
Submitted by: Dan VanderHeide, Public Works Director, Joel Brookens, Engineer	Department: DPW- Engineering
Brief Summary: Staff requests authorization to enter into a contract with Michigan Paving and Materials in the amount of \$609,849.95 for road resurfacing work on Western Ave from 8th to Terrace.	
Detailed Summary & Background: Bids were solicited for a construction project to resurface Western in the downtown area; 8th to Terrace. Michigan Paving provided the low bid. The bid tabulation is attached. While the project did come in about \$100,000 over the projected budget, the major streets fund has the ability to cover the shortfall from its fund balance and staff are confident this pricing is accurate given the competitive bids received. The project is planned to be done in two phases, with one this fall from 8th to 4th and the second next fall (the fall of 2026) from 4th to Terrace. Staff will work with the contractor to confirm this phasing plan and make adjustments as needed. The project has been designed and phased in a way to minimize disruption to downtown residents and businesses.	
Goal/Action Item: 2027 GOAL 4: FINANCIAL INFRASTRUCTURE - Maximized efficient use of existing infrastructure	
Is this a repeat item?: Explain what change has been made to justify bringing it back to Commission:	
Amount Requested: \$609,849.95	Budgeted Item: Yes
Fund(s) or Account(s): 202 (Major Streets)	Budget Amendment Needed: Yes
Recommended Motion: Move to authorize staff to enter into a contract with Michigan Paving and Materials in the amount of \$609,849.95 for road resurfacing work on Western Ave from 8th to Terrace.	
Approvals:	<u>Name the Policy/Ordinance Followed:</u> Purchasing Policy

City of Muskegon Bid Comparison

Contract ID: H92507
Description: Western Ave Mill
Location: Western Ave
Projects(s): H92507

Rank	Bidder	Total Bid	% Over Low	% Over Est.
0	ENGINEER'S ESTIMATE	\$462,625.00	-24.14%	0.00%
1	(00529) Michigan Paving and Materials Company	\$609,849.95	0.00%	31.82%
2	(02123) Brenner Excavating, Inc.	\$665,894.03	9.18%	43.93%
3	(00253) Rieth-Riley Construction Co., Inc.	\$725,142.95	18.90%	56.74%
4	(05076) McCormick Sand, Inc.	\$838,221.95	37.44%	81.18%

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Michigan Paving and Materials Company		(2) Brenner Excavating, Inc.	
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0001	1100001	Mobilization, Max	1	LSUM	\$40,000.00	\$40,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
0002	2040020	Curb and Gutter, Rem	698	Ft	\$9.84	\$6,868.32	\$38.00	\$26,524.00	\$10.50	\$7,329.00
0003	2040055	Sidewalk, Rem	42	Syd	\$12.89	\$541.38	\$45.00	\$1,890.00	\$7.50	\$315.00
0004	2050016	Excavation, Earth	20	Cyd	\$14.00	\$280.00	\$100.00	\$2,000.00	\$0.01	\$0.20
0005	2080020	Erosion Control, Inlet Protection, Fabric Drop	49	Ea	\$130.00	\$6,370.00	\$150.00	\$7,350.00	\$115.00	\$5,635.00
0006	3020001	Aggregate Base	20	Ton	\$30.00	\$600.00	\$100.00	\$2,000.00	\$0.01	\$0.20
0007	4030004	Dr Structure Cover, Adj, Case 1, Modified	26	Ea	\$1,067.00	\$27,742.00	\$850.00	\$22,100.00	\$1,250.00	\$32,500.00
0008	4030010	Dr Structure Cover, Type B	26	Ea	\$650.00	\$16,900.00	\$750.00	\$19,500.00	\$975.00	\$25,350.00
0009	5010002	Cold Milling HMA Surface	11,428	Syd	\$8.00	\$91,424.00	\$3.75	\$42,855.00	\$3.30	\$37,712.40
0010	5010025	Hand Patching	30	Ton	\$130.00	\$3,900.00	\$272.74	\$8,182.20	\$310.00	\$9,300.00
0011	5012025	HMA, 4EML	1,650	Ton	\$95.00	\$156,750.00	\$150.00	\$247,500.00	\$170.00	\$280,500.00
0012	8020002	Curb, Conc, Det E2	662	Ft	\$30.00	\$19,860.00	\$35.50	\$23,501.00	\$47.00	\$31,114.00
0013	8020038	Curb and Gutter, Conc, Det F4	50	Ft	\$26.00	\$1,300.00	\$43.90	\$2,195.00	\$50.50	\$2,525.00
0014	8030030	Curb Ramp Opening, Conc	32	Ft	\$32.00	\$1,024.00	\$43.90	\$1,404.80	\$47.00	\$1,504.00

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Michigan Paving and Materials Company		(2) Brenner Excavating, Inc.	
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0015	8030044	Sidewalk, Conc, 4 inch	205	Sft	\$4.80	\$984.00	\$7.80	\$1,599.00	\$14.00	\$2,870.00
0016	8032003	Curb Ramp, Conc, 7 inch	170	Sft	\$10.00	\$1,700.00	\$12.00	\$2,040.00	\$22.00	\$3,740.00
0017	8110024	Pavt Mrkg, Ovly Cold Plastic, 6 inch, Crosswalk	886	Ft	\$4.90	\$4,341.40	\$6.00	\$5,316.00	\$5.65	\$5,005.90
0018	8110044	Pavt Mrkg, Ovly Cold Plastic, 18 inch, Stop Bar	262	Ft	\$10.00	\$2,620.00	\$18.00	\$4,716.00	\$17.00	\$4,454.00
0019	8110063	Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	7	Ea	\$158.00	\$1,106.00	\$250.00	\$1,750.00	\$339.00	\$2,373.00
0020	8110231	Pavt Mrkg, Waterborne, 4 inch, White	260	Ft	\$0.10	\$26.00	\$0.70	\$182.00	\$0.56	\$145.60
0021	8110232	Pavt Mrkg, Waterborne, 4 inch, Yellow	3,858	Ft	\$0.10	\$385.80	\$0.70	\$2,700.60	\$0.56	\$2,160.48
0022	8117001	Pavt Mrkg, Ovly Cold Plastic, For On-Street Parking, 4 Inch, White	2,984	Ft	\$1.50	\$4,476.00	\$2.05	\$6,117.20	\$4.50	\$13,428.00
0023	8120012	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	29	Ea	\$85.00	\$2,465.00	\$75.00	\$2,175.00	\$84.80	\$2,459.20
0024	8120013	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	29	Ea	\$1.00	\$29.00	\$5.00	\$145.00	\$5.65	\$163.85
0025	8120026	Pedestrian Type II Barricade, Temp	16	Ea	\$80.00	\$1,280.00	\$100.00	\$1,600.00	\$113.00	\$1,808.00
0026	8120140	Lighted Arrow, Type C, Furn	1	Ea	\$480.00	\$480.00	\$500.00	\$500.00	\$565.00	\$565.00
0027	8120141	Lighted Arrow, Type C, Oper	1	Ea	\$50.00	\$50.00	\$100.00	\$100.00	\$113.00	\$113.00
0028	8120170	Minor Traf Devices	1	LSUM	\$4,000.00	\$4,000.00	\$50,000.00	\$50,000.00	\$42,500.00	\$42,500.00
0029	8120252	Plastic Drum, Fluorescent, Furn	175	Ea	\$32.00	\$5,600.00	\$22.00	\$3,850.00	\$24.90	\$4,357.50

Line	Pay Item Code	Description	Quantity	Units	(0) ENGINEER'S ESTIMATE		(1) Michigan Paving and Materials Company		(2) Brenner Excavating, Inc.	
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0030	8120350	Sign, Type B, Temp, Prismatic, Furn	817	Sft	\$4.50	\$3,676.50	\$4.00	\$3,268.00	\$4.50	\$3,676.50
0031	8120351	Sign, Type B, Temp, Prismatic, Oper	817	Sft	\$1.00	\$817.00	\$1.00	\$817.00	\$1.15	\$939.55
0032	8129000	Plastic Drum, Damage	175	Ea	\$1.00	\$175.00	\$35.00	\$6,125.00	\$39.60	\$6,930.00
0033	8237050	_ Water Valve Box and Cover, Complete	10	Ea	\$1,200.00	\$12,000.00	\$1,800.00	\$18,000.00	\$4,000.00	\$40,000.00
0034	8507001	_ Detectable Warning Surface, cast Iron Spec	30	Ft	\$100.00	\$3,000.00	\$85.00	\$2,550.00	\$203.50	\$6,105.00
0035	8507001	_ Pavt Mrkg, Ovly Cold Plastic, For On-Street Parking, 4 Inch, Blue	201	Ft	\$1.60	\$321.60	\$2.15	\$432.15	\$5.65	\$1,135.65
0036	8507011	_ Seal, Slurry	4,220	Syd	\$0.60	\$2,532.00	\$1.75	\$7,385.00	\$2.00	\$8,440.00
0037	8507050	_ Casting Safety Ramp	94	Ea	\$200.00	\$18,800.00	\$110.00	\$10,340.00	\$124.50	\$11,703.00
0038	8507050	_ Pavt Mrkg, Ovly Cold Plastic, Accessible Sym, Blue	12	Ea	\$350.00	\$4,200.00	\$95.00	\$1,140.00	\$678.00	\$8,136.00
0039	8507050	_ Traf Loop	2	Ea	\$2,000.00	\$4,000.00	\$2,500.00	\$5,000.00	\$2,950.00	\$5,900.00
0040	8507051	_ Project Cleanup, Modified	1	LSUM	\$10,000.00	\$10,000.00	\$15,000.00	\$15,000.00	\$3,000.00	\$3,000.00
Bid Totals:					\$462,625.00		\$609,849.95		\$665,894.03	

Line	Pay Item Code	Description	Quantity	Units	(3) Rieth-Riley Construction Co., Inc.		(4) McCormick Sand, Inc.			
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0001	1100001	Mobilization, Max	1	LSUM	\$40,200.00	\$40,200.00	\$83,000.00	\$83,000.00		\$0.00
0002	2040020	Curb and Gutter, Rem	698	Ft	\$10.00	\$6,980.00	\$20.00	\$13,960.00		\$0.00
0003	2040055	Sidewalk, Rem	42	Syd	\$30.00	\$1,260.00	\$20.00	\$840.00		\$0.00
0004	2050016	Excavation, Earth	20	Cyd	\$45.00	\$900.00	\$20.00	\$400.00		\$0.00
0005	2080020	Erosion Control, Inlet Protection, Fabric Drop	49	Ea	\$200.00	\$9,800.00	\$150.00	\$7,350.00		\$0.00
0006	3020001	Aggregate Base	20	Ton	\$60.00	\$1,200.00	\$40.00	\$800.00		\$0.00
0007	4030004	Dr Structure Cover, Adj, Case 1, Modified	26	Ea	\$1,750.00	\$45,500.00	\$1,850.00	\$48,100.00		\$0.00
0008	4030010	Dr Structure Cover, Type B	26	Ea	\$750.00	\$19,500.00	\$850.00	\$22,100.00		\$0.00
0009	5010002	Cold Milling HMA Surface	11,428	Syd	\$6.00	\$68,568.00	\$8.50	\$97,138.00		\$0.00
0010	5010025	Hand Patching	30	Ton	\$662.00	\$19,860.00	\$250.00	\$7,500.00		\$0.00
0011	5012025	HMA, 4EML	1,650	Ton	\$215.20	\$355,080.00	\$164.00	\$270,600.00		\$0.00
0012	8020002	Curb, Conc, Det E2	662	Ft	\$18.00	\$11,916.00	\$30.00	\$19,860.00		\$0.00
0013	8020038	Curb and Gutter, Conc, Det F4	50	Ft	\$14.00	\$700.00	\$40.00	\$2,000.00		\$0.00
0014	8030030	Curb Ramp Opening, Conc	32	Ft	\$18.00	\$576.00	\$40.00	\$1,280.00		\$0.00
0015	8030044	Sidewalk, Conc, 4 inch	205	Sft	\$10.00	\$2,050.00	\$11.00	\$2,255.00		\$0.00
0016	8032003	Curb Ramp, Conc, 7 inch	170	Sft	\$18.00	\$3,060.00	\$13.00	\$2,210.00		\$0.00

Line	Pay Item Code	Description	Quantity	Units	(3) Rieth-Riley Construction Co., Inc.		(4) McCormick Sand, Inc.			
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0017	8110024	Pavt Mrkg, Ovly Cold Plastic, 6 inch, Crosswalk	886	Ft	\$6.00	\$5,316.00	\$6.00	\$5,316.00		\$0.00
0018	8110044	Pavt Mrkg, Ovly Cold Plastic, 18 inch, Stop Bar	262	Ft	\$18.00	\$4,716.00	\$18.00	\$4,716.00		\$0.00
0019	8110063	Pavt Mrkg, Ovly Cold Plastic, Lt Turn Arrow Sym	7	Ea	\$250.00	\$1,750.00	\$250.00	\$1,750.00		\$0.00
0020	8110231	Pavt Mrkg, Waterborne, 4 inch, White	260	Ft	\$0.70	\$182.00	\$0.70	\$182.00		\$0.00
0021	8110232	Pavt Mrkg, Waterborne, 4 inch, Yellow	3,858	Ft	\$0.70	\$2,700.60	\$0.70	\$2,700.60		\$0.00
0022	8117001	Pavt Mrkg, Ovly Cold Plastic, For On-Street Parking, 4 inch, White	2,984	Ft	\$2.05	\$6,117.20	\$2.05	\$6,117.20		\$0.00
0023	8120012	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	29	Ea	\$75.00	\$2,175.00	\$75.00	\$2,175.00		\$0.00
0024	8120013	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	29	Ea	\$5.00	\$145.00	\$5.00	\$145.00		\$0.00
0025	8120026	Pedestrian Type II Barricade, Temp	16	Ea	\$100.00	\$1,600.00	\$100.00	\$1,600.00		\$0.00
0026	8120140	Lighted Arrow, Type C, Furn	1	Ea	\$500.00	\$500.00	\$500.00	\$500.00		\$0.00
0027	8120141	Lighted Arrow, Type C, Oper	1	Ea	\$100.00	\$100.00	\$100.00	\$100.00		\$0.00
0028	8120170	Minor Traf Devices	1	LSUM	\$30,500.00	\$30,500.00	\$149,200.00	\$149,200.00		\$0.00
0029	8120252	Plastic Drum, Fluorescent, Furn	175	Ea	\$22.00	\$3,850.00	\$22.00	\$3,850.00		\$0.00
0030	8120350	Sign, Type B, Temp, Prismatic, Furn	817	Sft	\$4.00	\$3,268.00	\$4.00	\$3,268.00		\$0.00
0031	8120351	Sign, Type B, Temp, Prismatic, Oper	817	Sft	\$1.00	\$817.00	\$1.00	\$817.00		\$0.00

Line	Pay Item Code	Description	Quantity	Units	(3) Rieth-Riley Construction Co., Inc.		(4) McCormick Sand, Inc.			
					Bid Price	Total	Bid Price	Total	Bid Price	Total
0032	8129000	Plastic Drum, Damage	175	Ea	\$35.00	\$6,125.00	\$35.00	\$6,125.00		\$0.00
0033	8237050	_ Water Valve Box and Cover, Complete	10	Ea	\$1,200.00	\$12,000.00	\$1,850.00	\$18,500.00		\$0.00
0034	8507001	_ Detectable Warning Surface, cast Iron Spec	30	Ft	\$55.00	\$1,650.00	\$110.00	\$3,300.00		\$0.00
0035	8507001	_ Pavt Mrkg, Ovly Cold Plastic, For On-Street Parking, 4 Inch, Blue	201	Ft	\$2.15	\$432.15	\$2.15	\$432.15		\$0.00
0036	8507011	_ Seal, Slurry	4,220	Syd	\$4.75	\$20,045.00	\$3.25	\$13,715.00		\$0.00
0037	8507050	_ Casting Safety Ramp	94	Ea	\$206.00	\$19,364.00	\$100.00	\$9,400.00		\$0.00
0038	8507050	_ Pavt Mrk, Ovly Cold Plastic, Accessible Sym, Blue	12	Ea	\$95.00	\$1,140.00	\$95.00	\$1,140.00		\$0.00
0039	8507050	_ Traf Loop	2	Ea	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00		\$0.00
0040	8507051	_ Project Cleanup, Modified	1	LSUM	\$8,500.00	\$8,500.00	\$18,780.00	\$18,780.00		\$0.00
Bid Totals:					\$725,142.95		\$838,221.95			