

AGENDA
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING

Wednesday, July 25, 2018

7:00 P.M.

Cascade Branch of the Kent District Library, Wisner Center
2870 Jacksmith, S.E.

Expected Meeting Procedures

1. During public comments you may speak on any item not noted on the agenda for a public hearing.
2. Please limit comments to 3 minutes per person and the Board may or may not choose to respond.
3. Please limit your comments to a specific issue.
4. Please turn OFF cellular phones.

Article 1. Call to Order, Roll Call

Article 2. Pledge of Allegiance to the Flag

Article 3. Approval of Agenda

Article 4. Presentations

Article 5. Public Comments-Anything on the Agenda not scheduled for a public hearing. (limit comments to 3 minutes)

Article 6. Approval of Consent Agenda

- a. Receive and File Various Meeting Minutes
 1. Regular Township Board Meeting Minutes June 27 and July 11, 2018.
 2. Planning Commission Meeting Minutes for June 11, 2018.
 3. Zoning Board of Appeals Meeting Minutes for June 12, 2018.
- b. Receive and File Reports
 1. Building Department Monthly Report for June, 2018.
- c. Education Requests
 1. Jeff Biegalle/Dan Heyer – Mechanical and Plumbing Inspectors’ Association Fall Conference – September 20-21, 2018 – Clare, MI.
 2. Brian Wilson – ICC Annual Conference – October 21-25, 2018 – Richmond, VA.
 3. Steve Peterson/Stephanie Fast/Lisa Krieter – State Planning Conference – September 19-22, 2018, Grand Rapids, MI.

Article 7. Financial Actions

Article 8. Unfinished Business

Article 9. New Business
056-2018 Consider the Approval of a Resolution to Place the Pathway Millage Renewal on the November General Election Ballot. (roll call)

057-2018 Consider Approval of Financial Support for the Escanaba vs. Menards “Dark Store Theory” Tax Tribunal Case.

**Article 10. Public Comments – Any comments...whether it is on the Agenda or not.
(limit comments to 3 minutes)**

Article 11. Manager Comments

Article 12. Board Member Comments

Article 13. Adjournment

**MINUTES OF THE
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, June 27, 2018

7:00 P.M.

- Article 1.** Supervisor Beahan called the meeting to order.
Present: Supervisor Beahan, Clerk Slater, Treasurer Peirce, Trustees Koessel, Shipley, McDonald and Lewis.
Also Present: Manager Swayze and those listed in Supplement #1.
- Article 2.** Supervisor Beahan led the Pledge of Allegiance to the Flag.
- Article 3.** Motion was made by Trustee Lewis and supported by Trustee Shipley to approve the Agenda as presented. Motion carried unanimously.
- Article 4. Presentations**
- Article 5. Public Comments-Anything on the Agenda not scheduled for a public hearing. (limit comments to 3 minutes)**
- Article 6. Approval of Consent Agenda**
- a. Receive and File Various Meeting Minutes
 - 1. Regular Township Board Minutes for 06/13/18.
 - 2. Regular Planning Commission Board Minutes for 5/14/18.
 - 3. Regular Zoning Board of Appeals Board Minutes for 3/13/18.
 - b. Education Requests
 - 1. James Walker – Michigan Fire Service Instructor II Course – September 7,8,9,22,23, 2018, Alpena, Michigan.
 - c. Receive and File Communications
 - 1. Letter from Neighboring Community Leaders to Grand Rapids City Commission – re: Medical Marijuana Ordinance Buffer.
- Motion was made by Trustee Koessel and supported by Trustee McDonald to approve the Consent Agenda as presented. Motion carried unanimously.
- Article 7. Financial Actions**
- a. **Consider Approval of May, 2018 Payables, Payroll and Transfers.**
Motion was made by Trustee Koessel and supported by Treasurer Peirce to approve the May, 2018 Payables, Payroll and Transfers. Motion carried unanimously.
 - b. **Consider Approval of May, 2018 Pre-Audit General/Special Funds.**
Motion was made by Trustee Lewis and supported by Trustee McDonald to approve the May, 2018 Pre-Audit General/Special Funds. Motion carried unanimously.
- Article 8. Unfinished Business**
- Article 9. New Business**
- 049-2018 Consider Acceptance of FY 2017 Audit and Comprehensive Annual Financial Report.**
Peter Haefner from Vredeveld Haefner LLC was present to review the financial condition of the Township with the Board. Motion was made by Trustee Koessel and supported by Treasurer Peirce to Accept the FY 2017 Audit and

Comprehensive Annual Financial Report. Motion carried unanimously.

050-2018 Consider Approval of Resolution to Provide a Deferment From Summer Taxes Without Penalty for Certain Taxpayers.

Motion was made by Trustee Shipley and supported by Trustee McDonald to Approve the Resolution to Provide a Deferment from Summer Taxes without Penalty for Certain Taxpayers. Motion carried unanimously by roll call vote.

051-2018 Consider Approval of Resolution to Exercise Right of First Refusal to Purchase Tax Foreclosed Property at 5015 28th St., S.E.

Manager Swayze reviewed the proposed purchase of the tax foreclosed property at 5015 28th St. Discussion followed. Motion was made by Trustee McDonald and supported by Trustee Lewis to approve the Resolution to Exercise Right of First Refusal to Purchase Tax Foreclosed Property at 5015 28th St., S.E. Motion carried unanimously by roll call vote.

Article 10. Public Comments – Any comments...whether it is on the Agenda or not. (limit comments to 3 minutes)

Scott Noto, 2371 Pheasant Ave., Walker, MI was present to introduce himself to the Board as a candidate for Circuit Court Judge of Kent County. Deputy Ryan Roe with Kent County Sheriff's Department was present to update the Board on happenings in Cascade.

Article 11. Manager Comments

Manager Swayze offered the following comments:

- We did our Gypsy Moth spraying earlier this month...reports says it was 80% effective.
- Putting together some information regarding the Manager's role in the new Ordinance passed addressing Water and Sewer connection fees.
- Mildred is retiring this week.

Article 12. Board Member Comments

Trustee McDonald offered the following comments:

- Talked about Burton Park...Fowling Center.

Trustee Lewis offered the following comments:

- Surprised that our "horn" wasn't tooted a little louder on our financial statements.

Trustee Koessel offered the following comments:

- Shared comments from auditors...

Trustee Shipley offered the following comments:

- Again thanked audience for attending.

Supervisor Beahan offered the following comments:

- Reminded everyone of the 4th of July Celebration.

Article 13. Adjournment

Motion was made by Treasurer Peirce and supported by Trustee Shipley to adjourn the meeting. Motion carried unanimously.

Meeting adjourned at 7:36 p.m.

Respectfully submitted,

Denise M. Biegalle
Deputy Clerk

Approved by:

Susan B. Slater, Clerk

Robert S. Beahan, Supervisor

**MINUTES OF THE
CASCADE CHARTER TOWNSHIP
REGULAR BOARD MEETING**

Wednesday, July 11, 2018

7:00 P.M.

- Article 1.** Supervisor Beahan called the meeting to order.
Present: Supervisor Beahan, Clerk Slater, Treasurer Peirce, Trustees Koessel, Shipley, Lewis and McDonald.
Absent: None
Also Present: Manager Swayze and those listed in Supplement #1.
- Article 2.** Supervisor Beahan led the Pledge of Allegiance to the Flag.
- Article 3.** Motion was made by Trustee Lewis and supported by Trustee Shipley to approve the Agenda as presented. Motion carried unanimously.
- Article 4. Presentations**
a. Voters Not Politicians representative Hugh Hefnagel – Presentation on November Ballot Proposal to Create an Independent Redistricting Commission.
Mr. Hefnagel presented a power point on an Item that will be on the November Ballot regarding redistricting.
- Article 5. Public Comments-Anything on the Agenda not scheduled for a public hearing. (limit comments to 3 minutes)**
- Article 6. Approval of Consent Agenda**
a. Receive and File Communication
1. Notice from Michigan Public Service Commission
2. Notice from Michigan Public Service Commission
b. Education Requests
1. John Makuch – Fire and Emergency Service Administration – Waldorf University
Motion was made by Trustee Koessel and supported by Trustee Shipley to approve the Consent Agenda as presented. Motion carried unanimously.
- Article 7. Financial Actions**
a. Consider Approval of June 2018 General and Special Fund Financial Reports
Motion was made by Trustee Koessel and supported by Treasurer Peirce to approve the June 2018 General and Special Fund Financial Reports. Motion carried unanimously.
b. Consider Approval of Pay Application #1 - 60th Street Watermain.
Motion was made by Trustee McDonald and supported by Trustee Lewis to approve the Pay Application #1 - 60th Street Watermain. Discussion followed. Motion carried unanimously.
- Article 8. Unfinished Business**
- Article 9. New Business**
052-2018 Consider Approval of a Bid to Replace Medic 7 in the Fire Department.
Manager Swayze reviewed the request from the Fire Chief.
Motion was made by Trustee Koessel and supported by Trustee Shipley to approve the Purchase of a 2018 Chevrolet Silverado

Crew Cab pick-up truck from Berger Chevrolet in the amount of \$33,966.00 to replace Medic 7 in the Fire Department. Motion carried unanimously.

- 053-2018 Consider Approval of 5 Year Extension of the AT&T METRO Act Permit**
Manager Swayze reviewed the permit with the Board. Motion was made by Trustee McDonald and supported by Trustee Shipley to approve the 5 year Extension of the AT&T METRO Act Permit. Motion carried unanimously.
- 054-2018 Consider Approval of the Second Amendment to Communication Tower Site Lease Agreement with GTP Acquisition Partners II, LLC for the Thornhills Cell Tower.**
Manager Swayze reviewed the Agreement with the Board. Motion was made by Trustee Koessel and supported by Trustee Shipley to approve the Second Amendment to Communication Tower Site Lease Agreement with GTP Acquisition Partners II, LLC for the Thornhills Cell Tower. Motion carried unanimously.
- 055-2018 Consider Setting a Public Hearing for the Proposed Ordinance to Adopt the 2018 Property Maintenance Code.**
Motion was made by Trustee McDonald and supported by Trustee Lewis to set a public hearing for the proposed Ordinance to adopt the 2018 Property Maintenance Code to be scheduled for the regular Board meeting on August 8. Motion carried unanimously.

Article 10. Public Comments – Any comments...whether it is on the Agenda or not. (limit comments to 3 minutes)

Article 11. Manager Comments

Manager Swayze offered the following comments:

- Thanked everyone who was involved in the 4th of July Celebration.

Article 12. Board Member Comments

Trustee Shipley offered the following comments:

- As always...thanked audience for coming to meeting.

Trustee Koessel offered the following comments:

- Thanks for a great job for the 4th of July Celebration. Maybe we need to consider starting the parade a little sooner than 10:30 a.m.

Article 13. Adjournment

Motion was made by Trustee Peirce and supported by Trustee Shipley to adjourn. Motion carried unanimously.

Meeting adjourned at 7:57 p.m.

Respectfully submitted,

Denise M. Biegalle
Deputy Clerk

Approved by:

Susan B. Slater, Clerk

Robert S. Beahan, Supervisor

MINUTES

Cascade Charter Township
Planning Commission
Monday, June 11, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Krieter, Lewis, Noordyke, Pennington, Rissi and Sperla
Members Absent: Katsma and Robinson
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Rissi to approve the Agenda. Supported by Member Lewis. Motion carried 7 to 0.

ARTICLE 4. Approve the Minutes of the May 14, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of May 14, 2018. Supported by Member Noordyke. Motion carried 7 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #18:3460 Courtney Blostein

Public Hearing

Property Address: 7336 Sheffield Drive

Requested Action: The Applicant is requesting a Type I special use permit to allow a 6 foot tall fence in the front yard

Director Peterson stated that Applicant is requesting permission to build a fence that would be 6 feet tall in the front yard. That is higher than the 4 feet limit for fences in front yards. The parcel in this case is a corner lot and essentially has a front yard almost around the entire home because of its irregular shape. Applicant wants to put the fence on the property lines in the back of the house to use mostly for privacy purposes.

Director Peterson visited the property and feels the taller fence would not create a traffic hazard, nor, according to the township fire chief, a fire hazard. He recommends approval of the 6 feet tall fence in the front yard, as proposed.

Chairman Sperla invited the Applicant to come forward with any comments.

Ms. Blostein came forward to briefly explain the need for the higher fence. She explained that because of foot and vehicle traffic around the house, there is no privacy. The taller fence would provide that privacy. She went on to say they will get a professional survey done to be sure they are placing the fence correctly.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 7 to 0.

Three neighbors did come forward to express their opposition to the fence. One because of aesthetic reasons, one did not want the fence to extend all the way to Sheffield and one did not want the fence by his yard. He is concerned about the maintenance outside of the fence of the perimeter of the fence. He stated that the owners knew when purchasing the property that it may not have as much privacy as other lots afforded and should not put up a fence that would affect the surrounding neighbors in various ways.

Motion was made by Member Rissi to close public hearing. Supported by Member Pennington. Motion carried 7 to 0.

The board was sympathetic to all of the neighbors surrounding this parcel, however, they took into consideration the fact that it is an odd shaped lot with virtually no privacy. There was also the fact that, according to the township ordinance, Applicant was well within their right to have a 4 feet tall fence and another couple feet would not matter in their view.

Motion was made by Member Pennington to approve the Type I special use permit to allow a 6 feet tall fence in the front yard as proposed. Supported by Member Krieter. Motion carried 7 to 0.

**ARTICLE 7. Case #18:3458 Green Castle/Fox Subaru
Public Hearing**

Property Address: 6045 28th Street S.E.

Requested Action: The Applicant is requesting to amend the existing PUD to allow for an addition to the existing dealership.

Director Peterson stated that Applicant is requesting Preliminary Plan Review in order to construct a 4,000 sq. ft. addition onto the existing building. The amendment is required because the existing PUD had a limit of 20,000 sq. ft. for the building. This addition would put them over that amount of space.

Applicant needs the addition to expand their service department and has also indicated that the storm water from the site will be addressed and improved to comply with the township ordinance.

Director Peterson recommends approval of the plan. If approved, staff and applicant will create the P.U.D. ordinance amendments for the commission's review so as to make a recommendation to the Township Board.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Ramey, Project Architect for Applicant, came forward to give a brief statement concerning the project and answer any questions the members may have.

Motion was made by Member Rissi to open public hearing. Supported by Member Pennington. Motion carried 7 to 0.

No members of the public came forward with any comments on this matter.

Motion was made by Member Pennington to close public hearing. Supported by Member Rissi. Motion carried 7 to 0.

Motion was made by Member Rissi to approve Applicant's request to amend the existing P.U.D. to allow for an addition to the existing dealership. Supported by Member Johnson. Motion carried 7 to 0.

ARTICLE 8.

Case #18-3419 Mark Tomasik

Property Address: 6759 Cascade Road

Requested Action: The Applicant is requesting to amend P.U.D. 19 for revised site plan to accommodate the drive-thru coffee business for Starbucks, as well as sign changes for the P.U.D.

Director Peterson stated that Applicant is requesting Preliminary Plan approval in order to amend the Thornapple Centre P.U.D. to add a drive-thru coffee business at 6759 Cascade Road and to amend the site plan to accommodate the change.

The change would essentially create two separate buildings, allowing for the drive-thru at the end of the building. There will be some increased traffic around the building because of the drive-thru, however, it would be minimal to the surrounding public roads.

The Township Engineer has reviewed the site plan and determined no improvements are necessary to comply with the storm water ordinance.

The amendment would also include a slight change to the wall sign and the development entry signage. The entry signage, as well as some interior directional signage, have been decided upon by all of the owners in the development.

Applicant will be required to install a sidewalk from the pathway along Cascade Road to the front of their sidewalk at the front of the building.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Tomasik came forward and spoke briefly concerning the project and what it would bring to the development, noting that they have met with the other owners in the development to discuss maintenance issues and the future of the development.

Motion was made by Member Rissi to approve the amendment to P.U.D. 19 for revised site plan to accommodate the drive-thru coffee business for Starbucks, as well as signage changes for the P.U.D. Supported by Member Johnson. Motion carried 7 to 0.

ARTICLE 9. Case #3463 Cascade Charter Township

Requested Action: Discussion of possible Zoning Amendment related to short term tent sales/alcohol.

Director Peterson stated that there was a section in the ordinance that was outdated concerning no sale of alcohol for businesses who are having any sort of a tent sale. After general discussion, the members agreed to hold a public hearing to consider amending that ordinance taking out that section to allow businesses who have temporary tent sales would be allowed to serve alcohol.

ARTICLE 10. Case #18:3462 Cascade Charter Township

Requested Action: Discussion of possible Zoning Amendment for swimming pool fence/covers.

Director Peterson stated that with the advent of automatic pool covers being installed in the township, it would be prudent to amend the ordinances so that the zoning code and building code are consistent. The members agreed and directed him to proceed with the amendment.

ARTICLE 11. Any other business

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Krieter. Motion carried 7 to 0. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Phil Johnson, Secretary

MINUTES
Cascade Charter Township Zoning Board of Appeals
Tuesday, June 12, 2018
7:00 P.M.

ARTICLE 1. Chairman Berra called the meeting to order at 7:00 P.M.
Members Present: Berra, McDonald, Milliken, Pennington and Puplava
Members Absent: Mead
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Chairman Berra led the Pledge of Allegiance.

ARTICLE 3. Approve the Agenda.

Motion was made by Member Milliken to approve the Agenda. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 4. Approve the Minutes of the March 13, 2018 Meeting.

Motion was made by Member Milliken to approve the Minutes of March 13, 2018. Supported by Member McDonald. Motion carried 5 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

ARTICLE 6. Case #18:3459 Stephan Tedhams

Public Hearing

Property Address: 6750 Burton St. S.E.

Requested Action: The Applicant is requesting a variance to split and reconfigure the property with the neighbor.

Director Peterson stated that Applicant is requesting a variance to split and reconfigure his property to sell it to a neighbor. The variance is necessary because the parcel is already smaller than what the zoning ordinance requires and the split would make it even smaller. Applicant's property would be about 3,300 sq. ft. smaller than is required. He would then transfer that 3,300 sq. ft. to his neighbor at 6760 Burton.

Director Peterson recommends approval of the variance. If approved, the neighbors will need to complete the lot split/reconfiguration process by applying for a lot split through the township.

Chairman Berra invited the Applicant to come forward.

Applicant, Stephen Tedhams came forward to explain that he and his neighbor felt it was long overdue and it is what they both want.

Motion was made by Member McDonald to open Public Hearing. Supported by Member Pennington. Motion carried 5 to 0.

No one came forward.

Motion was made by Member McDonald to close Public Hearing. Supported by Member Pupilava. Motion carried 5 to 0.

Motion was made by Member McDonald to approve the variance to split and reconfigure 6750 Burton with 6760 Burton. Supported by Member Pupilava. Motion carried 5 to 0.

ARTICLE 7. Any other business.

ARTICLE 8. Adjournment

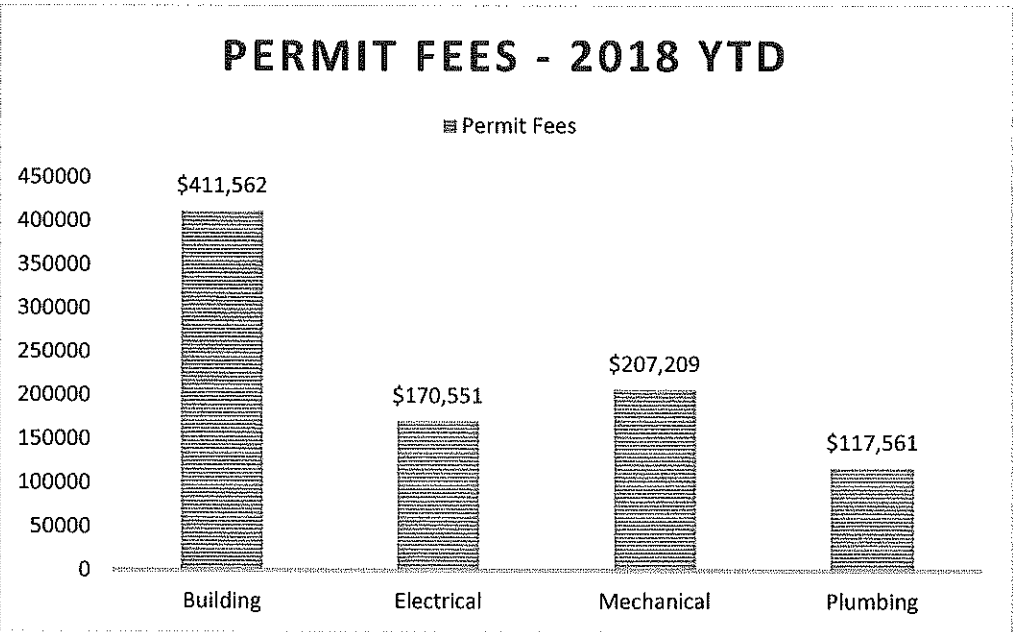
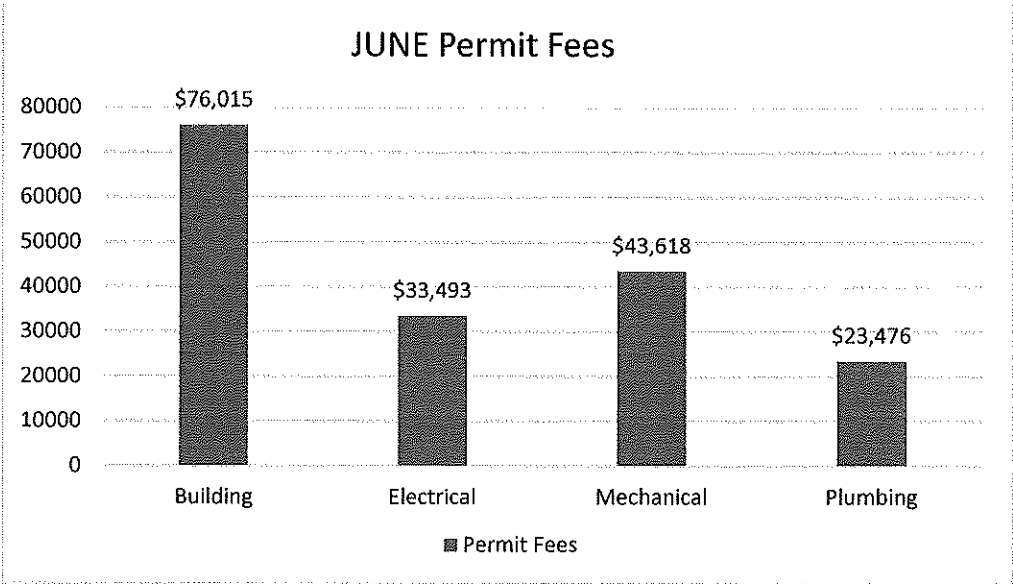
Motion was made by Member Pennington to adjourn. Supported by Member McDonald. Motion carried 5 to 0. Meeting adjourned at 7:10 p.m.

Respectfully submitted,
Valerie Milliken, Secretary

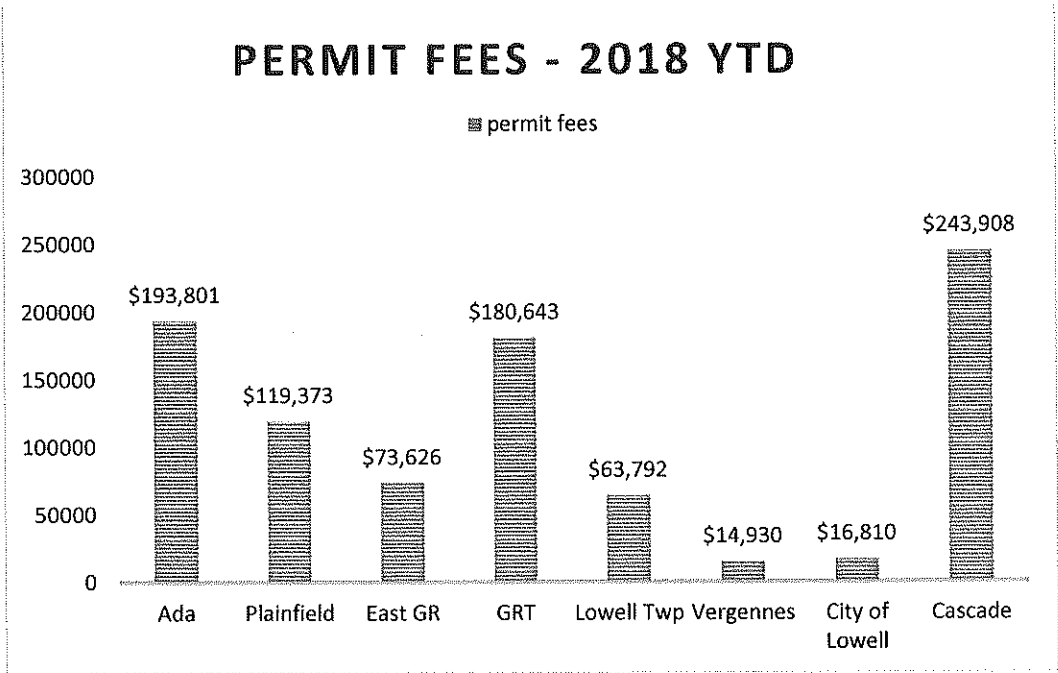
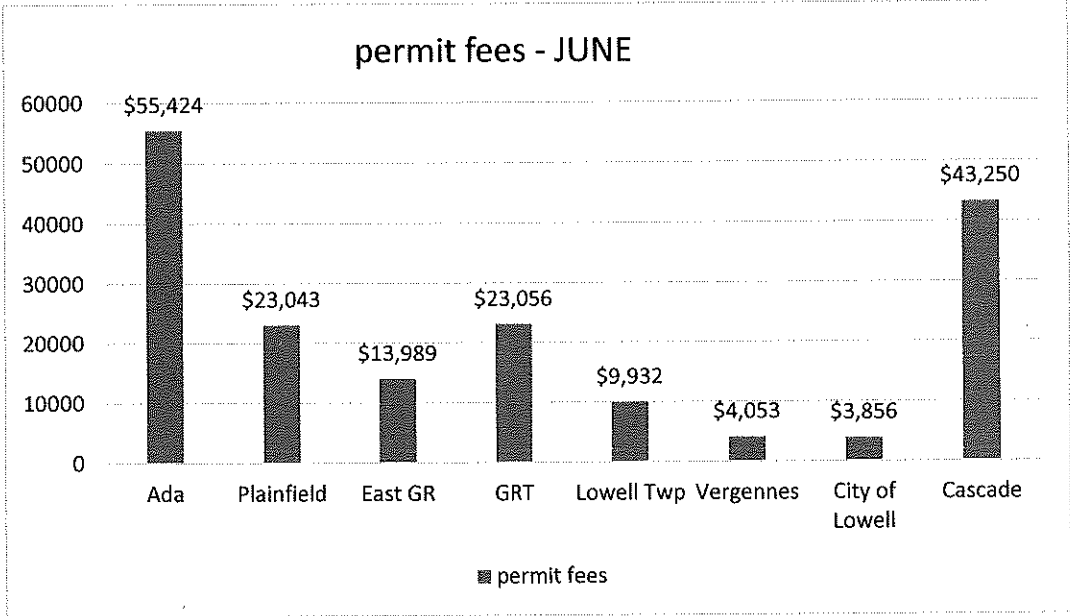
Cascade Inspection Services

JUNE 2018

Permit Fees by Type



Permit Fees by Municipality



Township	#of Per	Building	#of Per	Electrical	# of Per	Mechanical	# of Per	Plumbing	Total Permits	Total Fees
PREV YTD TOTAL	668	\$335,547.00	826	\$137,058.00	1258	\$163,590.80	643	\$94,085.00	3395	\$730,280.80
JUNE										
Cascade	31	\$26,748.00	33	\$4,751.00	61	\$7,242.50	39	\$4,508.00	164	\$43,249.50
Lowell Twp	5	\$615.00	12	\$5,634.00	18	\$2,860.00	5	\$823.00	40	\$9,932.00
Ada	73	\$30,557.00	32	\$6,094.00	67	\$11,472.25	40	\$7,301.00	212	\$55,424.25
Vergennes			11	\$1,458.00	9	\$1,275.00	6	\$1,320.00	26	\$4,053.00
GR Twp	45	\$13,183.00	23	\$3,146.00	51	\$4,960.00	19	\$1,767.00	138	\$23,056.00
EGR	32	\$3,787.00	23	\$3,488.00	43	\$4,965.00	15	\$1,749.00	113	\$13,989.00
Plainfield			62	\$7,924.00	91	\$9,843.50	41	\$5,275.00	194	\$23,042.50
City of Lowell	18	\$1,125.00	13	\$998.00	16	\$1,000.00	12	\$733.00	59	\$3,856.00
MONTH TOTAL	204	\$76,015.00	209	\$33,493.00	356	\$43,618.25	177	\$23,476.00	946	\$176,602.25
YTD 2018										
TOTAL-2017	872	\$411,562.00	1035	\$170,551.00	1614	\$207,209.05	820	\$117,561.00	4341	\$906,883.05
TOTAL-2016	1758	\$753,389.00	2210	\$376,979.00	3273	\$412,867.25	1485	\$219,324.00	8726	\$1,762,559.25
TOTAL-2015	1475	\$529,552.24	1992	\$310,463.00	3217	\$383,718.00	1404	\$190,762.00	8088	\$1,414,495.24
TOTAL-2014	1510	\$665,025.51	1948	\$327,865.00	3070	\$385,822.30	1361	\$216,089.00	7889	\$1,594,801.81
TOTAL-2013	1354	\$615,191.80	1780	\$297,971.00	2860	\$359,989.90	1257	\$196,553.00	7251	\$1,469,705.70
TOTAL-2012	1241	\$644,712.00	1667	\$288,442.06	2583	\$334,045.70	969	\$142,474.00	6460	\$1,409,673.76
TOTAL-2011	1,122	\$511,272.00	1,349	\$188,766.99	2,134	\$247,625.30	835	\$118,335.00	5,440	\$1,065,999.29
TOTAL-2010	949	\$410,550.75	990	\$148,549.50	1585	\$189,180.10	753	\$111,023.00	4277	\$859,303.35
TOTAL-2009	850	\$309,779.00	1330	\$162,994.00	1644	\$188,927.25	625	\$94,790.00	4449	\$756,490.25
TOTAL-2008	712	\$222,039.00	875	\$125,848.00	1313	\$149,101.75	554	\$74,397.00	3463	\$571,382.75
TOTAL-2007	848	\$582,100.75	1043	\$147,674.00	1348	\$164,271.30	697	\$91,695.00	3933	\$951,266.55
TOTAL-2006	1032	\$336,749.55	1069	\$137,857.00	1447	\$151,002.60	778	\$98,270.00	4326	\$723,879.15
TOTAL-2005	1181	\$481,673.30	1547	\$215,121.00	2147	\$243,076.90	1243	\$162,020.00	5173	\$940,523.41
TOTAL-2005	1032	\$419,355.30	1369	\$191,694.00	1874	\$211,234.15	1111	\$144,926.00	5386	\$967,209.45

	JAN	FEB	MARCH	APR	MAY	JUNE	JULY	AUGUST	SEPT	OCT	NOV	DEC	TOTAL
Township							2018						
Ada Twp	\$20,221.00	\$13,201.00	\$21,380.00	\$43,676.00	\$39,899.00	\$55,424.25							193,801.25
Permit Fees													-
Special Insp													-
Ada Total	\$20,221.00	\$13,201.00	\$21,380.00	\$43,676.00	\$39,899.00	\$55,424.25							193,801.25
Plainfield	\$19,947.25	\$18,716.00	\$20,857.25	\$18,905.00	\$17,904.50	\$23,042.50							\$119,372.50
Permit Fees													-
Special Insp													-
Plainfield Total	\$19,947.25	\$18,716.00	\$20,857.25	\$18,905.00	\$17,904.50	\$23,042.50							119,372.50
East Gr	\$12,912.00	\$8,765.00	\$11,214.00	\$13,346.00	\$13,400.00	\$13,989.00							73,626.00
Permit Fees													-
Special Insp													-
East Gr Tot	\$12,912.00	\$8,765.00	\$11,214.00	\$13,346.00	\$13,400.00	\$13,989.00							73,626.00
GR Twp	\$20,157.50	\$63,757.00	\$24,746.75	\$22,582.00	\$26,344.00	\$23,056.00							180,643.25
Permit Fees													-
Special Insp													-
GR Twp tot	\$20,157.50	\$63,757.00	\$24,746.75	\$22,582.00	\$26,344.00	\$23,056.00							180,643.25
Lowell Twp	\$1,810.00	\$3,405.00	\$7,620.00	\$30,837.00	\$10,188.00	\$9,932.00							63,792.00
Permit Fees													-
Special Insp													-
Lowell Tot	\$1,810.00	\$3,405.00	\$7,620.00	\$30,837.00	\$10,188.00	\$9,932.00							63,792.00
Vergennes	\$2,031.00	\$1,706.00	\$2,070.00	\$2,670.00	\$2,400.00	\$4,053.00							14,930.00
Permit Fees													-
Special Insp													-
Verg Total	\$2,031.00	\$1,706.00	\$2,070.00	\$2,670.00	\$2,400.00	\$4,053.00							14,930.00
City of Low	\$2,890.00	\$940.00	\$1,521.00	\$4,034.00	\$3,569.00	\$3,856.00							\$16,810.00
Permit Fees													-
Special Insp													-
L. City Tot	\$2,890.00	\$940.00	\$1,521.00	\$4,034.00	\$3,569.00	\$3,856.00							\$16,810.00
Subtotal	\$79,968.75	\$110,490.00	\$89,409.00	\$136,050.00	\$113,704.50	\$133,352.75							662,975.00
Cascade	\$25,017.00	\$23,104.05	\$30,658.50	\$61,591.00	\$60,288.00	\$43,249.50							243,908.05
Total w/ Cas	\$104,985.75	\$133,594.05	\$120,067.50	\$197,641.00	\$173,992.50	\$176,602.25							906,883.05
			2018 YTD	\$906,883.05			2017 YTD	\$ 946,121.35					DIFFERENCE
													\$39,238.30
GRAND TOTAL PERMIT FEE CHART													

CASCADE CONSOLIDATED FEES

YEAR 2018

MONTH	Building		Electrical	Mechanical	Plumbing	TOTAL
	Comm.	Residential				
JANUARY	\$400.00	\$2,583.00	\$12,791.00	\$6,745.00	\$2,498.00	\$25,017.00
FEBRUARY	\$1,755.00	\$7,545.00	\$4,264.00	\$6,710.05	\$2,830.00	\$23,104.05
MARCH	\$685.00	\$10,820.00	\$6,784.00	\$6,465.50	\$5,904.00	\$30,658.50
APRIL	\$18,291.00	\$22,333.00	\$5,866.00	\$12,075.00	\$3,026.00	\$61,591.00
MAY	\$22,805.00	\$17,831.00	\$4,875.00	\$9,300.00	\$5,477.00	\$60,288.00
JUNE	\$21,680.00	\$5,068.00	\$4,751.00	\$7,242.50	\$4,508.00	\$43,249.50
JULY						
AUGUST						
SEPTEMBER						
OCTOBER						
NOVEMBER						
DECEMBER						
YEAR END TOTAL	\$65,616.00	\$66,180.00	\$39,331.00	\$48,538.05	\$24,243.00	\$243,908.05
PERMIT # FOR MONTH	13	18	33	61	39	164
PREV PERMIT TOTAL	39	137	141	265	137	719
PERMIT TOTAL FOR YR	52	155	174	326	176	883
YEAR TO DATE	2018	\$243,908.05				
YEAR TO DATE	2017	\$282,429.25				
UNDER	\$38,521.20					

CASCADE SINGLE FAMILY HOMES

	JUNE	YTD 2018	2017	2016	2015
Number of Permits					
New Residential Homes	2	30	57	56	62
VALUE - RESIDENTIAL	\$ 2,146,523.00	\$ 20,229,930.00	\$ 32,980,308.00	\$ 24,019,640.00	\$ 26,706,215.00

Cascade Twp -Permit Report by Category/ Fee

6/1/2018 12:00:0 to 6/30/2018 12:00:

Permit	Applicant	Address	Issue Date	Project Value	Permit Fee	Work Description
Res. Single Family						
PB18000728	MAKUSKI BUILDERS I	7979 TANNENBAUM DR SE	06/12/2018	1,600,000	1,927.00	RESIDENCE W/FINISHED BASEME
PB18000794	LANG KURT	7732 THORNAPPLE BAYOU DR	06/15/2018	546,523	1,336.00	RESIDENCE W/FINISHED BASEME
				2,146,523	3,263.00	
2	Permits	Value Total		2,146,523	3,263.00	Fee Total

Mechanical Inspectors Association of Michigan
560 Barrington Road • Grosse Pointe Park, MI 48230
248-649-5443 • Fax 313-483-7192 s schippert@yahoo.com • mechanicalinspector.com

**Mechanical and Plumbing Inspectors' Associations
are pleased to present their 2nd Joint Conference**

**NEW CYCLE 2018 - 2021
SEPT 20-21, 2018 - MIAM FALL CONFERENCE
Doherty Hotel, 602 N. McEwan, Clare, MI**

PRESIDENTS WELCOME JOHN GROSS (MIAM) and MARK BOOTH (PIAM)

Thursday 09/20/18

- 8:00 – 9:00 "How to Communicate Effectively" – TBD 1C
11:00 Light lunch (Everyone welcome)
9:00 – 5:30 "Commercial Plan Review - How to administer updated codes and complete timely" TBD 6 PR/2 AD

Friday 09/21/18

- 7:30 – 4:30 "Residential Plan Review – How to administer updated codes and complete timely" TBD 6 PR/AD
11:30 – 12:30 Lunch and Awards
4:30 Adjourn

Attendees must be dues paid for 2018 to receive education credits. \$50 Late Fee after August 20, 2018

- \$250 registration fee includes one night's stay and all meals at the Doherty.
 \$75 MIAM Active/Contributing dues / \$100 PIAM
 Additional night stay for \$85/day
 \$425 – Share room with dues paid inspector (Name _____)
 Two day education only fee is \$175 and includes all meals
 One day education only fee is \$125 and includes lunch only

MIAM will arrange hotel reservations - please do not contact the hotel directly.

Name JA JEFF BIEGALLE BCC _____ Cell 616-438-5957 Email BIEGALLEJ@CASCADE.COM

Spouse/Guest Name _____

Payment Method: Check Payable to MIAM Visa Master Card

Credit Card Number _____ CVV _____ Exp Date _____

Billing Address _____ City _____ State _____ Zip Code _____

Qty ____ \$55 @ - Michigan Energy Code, Part 10A – Pick up at registration

**Please complete and return to MIAM at: 560 Barrington Road, Grosse Pointe Park, Michigan 48230
or fax to: 313-483-7192**



**Cascade Charter Township
Seminar/Conference Attendance Request Form**

This form must be filled out if the employee is requesting Township payment or reimbursement for the employee's attendance to a seminar or conference.

Conditions:

1. Cascade Charter Township will reimburse employees for approved registration for work related seminars and conferences. Individual seminars and conferences must be related to the employee's current job duties or a foreseeable-future position in the organization in order to be eligible for educational assistance.
2. Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore not covered by this assistance policy.
3. Any request that requires an overnight stay or expenditure over \$200 requires Township Board approval before the seminar/conference is attended.
4. Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a conference or seminar prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: JEFF BIEBALLE

Application Date: 7/9/18

Location of Seminar/Conference: CLARE, MI.

Name of Proposed Seminar/Conference: MIAM + PIAM

Description of Seminar/Conference: (may also be attached) SEE ATTACHED

(over)

How will the Seminar/Conference benefit the employee and the township? _____

REQUIRED FOR EDUCATION & LIC. PUBLIC ACT 54

Cost of the Seminar/Conference: (Registration) \$ 250⁰⁰

(Lodging) \$ INCLUDED (Travel) \$ ~~138~~ 138 RD TRIP.

Account #: _____

Your Signature: 

Approvals:

Department Head:  Date: 7.13.18

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file

1 copy to applicant

1 copy to Accounting

Mechanical Inspectors Association of Michigan
560 Barrington Road • Grosse Pointe Park, MI 48230
248-649-5443 • Fax 313-483-7192 s_schippert@yahoo.com • mechanicalinspector.com

**Mechanical and Plumbing Inspectors' Associations
are pleased to present their 2nd Joint Conference**

**NEW CYCLE 2018 - 2021
SEPT 20-21, 2018 - MIAM FALL CONFERENCE
Doherty Hotel, 602 N. McEwan, Clare, MI**

PRESIDENTS WELCOME JOHN GROSS (MIAM) and MARK BOOTH (PIAM)

Thursday 09/20/18

8:00 – 9:00 "How to Communicate Effectively" – TBD 1C
11:00 Light lunch (Everyone welcome)
9:00 – 5:30 "Commercial Plan Review - How to administer updated codes and complete timely" TBD 6 PR/2 AD

Friday 09/21/18

7:30 – 4:30 "Residential Plan Review – How to administer updated codes and complete timely" TBD 6 PR/AD
11:30 – 12:30 Lunch and Awards
4:30 Adjourn

Attendees must be dues paid for 2018 to receive education credits. \$50 Late Fee after August 20, 2018

- \$250 registration fee includes one night's stay and all meals at the Doherty.
- \$75 MIAM Active/Contributing dues / \$100 PIAM
- Additional night stay for \$85/day
- \$425 – Share room with dues paid Inspector (Name _____)
- Two day education only fee is \$175 and includes all meals
- One day education only fee is \$125 and includes lunch only

MIAM will arrange hotel reservations - please do not contact the hotel directly.

Name Dan Heyer BCC 616-822-5845 Cell heyer.dan@gmail.com Email

Spouse/Guest Name _____

Payment Method: Check Payable to MIAM Visa Master Card

Credit Card Number _____ CVV _____ Exp Date _____

Billing Address _____ City _____ State _____ Zip Code _____

Qty ____ \$55 @ - Michigan Energy Code, Part 10A – Pick up at registration

**Please complete and return to MIAM at: 560 Barrington Road, Grosse Pointe Park, Michigan 48230
or fax to: 313-483-7192**

07/04/18



**Cascade Charter Township
Seminar/Conference Attendance Request Form**

This form must be filled out if the employee is requesting Township payment or reimbursement for the employee's attendance to a seminar or conference.

Conditions:

1. Cascade Charter Township will reimburse employees for approved registration for work related seminars and conferences. Individual seminars and conferences must be related to the employee's current job duties or a foreseeable-future position in the organization in order to be eligible for educational assistance.
2. Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore not covered by this assistance policy.
3. Any request that requires an overnight stay or expenditure over \$200 requires Township Board approval before the seminar/conference is attended.
4. Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a conference or seminar prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: Daniel Heyer

Application Date: 7-9-18

Location of Seminar/Conference: Doherty Hotel, Clare Mich.

Name of Proposed Seminar/Conference: Miam/PIAM Joint Conf.

Description of Seminar/Conference: (may also be attached) See Attached

(over)

How will the Seminar/Conference benefit the employee and the township? _____

Receive required continuing education hours
for public Act 54

Cost of the Seminar/Conference: (Registration) \$ 250⁰⁰

(Lodging) \$ Included (Travel) \$ 220 miles x .545 = 119.9

Account #: _____

Your Signature: 

Approvals:

Department Head:  Date: 7.13.18

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file

1 copy to applicant

1 copy to Accounting



**Cascade Charter Township
Seminar/Conference Attendance Request Form**

This form must be filled out if the employee is requesting Township payment or reimbursement for the employee's attendance to a seminar or conference.

Conditions:

1. Cascade Charter Township will reimburse employees for approved registration for work related seminars and conferences. Individual seminars and conferences must be related to the employee's current job duties or a foreseeable-future position in the organization in order to be eligible for educational assistance.
2. Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore not covered by this assistance policy.
3. Any request that requires an overnight stay or expenditure over \$200 requires Township Board approval before the seminar/conference is attended.
4. Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a conference or seminar prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: BRIAN WILSON

Application Date: _____

Location of Seminar/Conference Richmond, VA

Name of Proposed Seminar/Conference: ICC ANNUAL CONF.

Description of Seminar/Conference: (may also be attached) _____

(over)

How will the Seminar/Conference benefit the employee and the township? _____

Continuing Education, future code input,
national experience, best practice
information

Cost of the Seminar/Conference: (Registration) \$ \$ 200

(Lodging) \$ 5 @ 159 + tax = \$ 795 (Travel) \$ 406 (745 x .545) + 150 (parking, meals)

Account #: 249-371-724-000

Your Signature: B. Miller

Approvals:

Department Head: B. Miller Date: 7.13.18

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file

1 copy to applicant

1 copy to Accounting

RICHMOND **ND**

INTERNATIONAL CODE COUNCIL 2018

ICC Annual Conference Talking Points

- The 2018 ICC Annual Conference, Code Hearings and Expo will be held on October 21-31, 2018, in Richmond, Va.
- This important building industry event offers educational sessions, capacity building events and the opportunity to influence the 2021 International Codes.
- Through educational and capacity building sessions, attendees learn how to increase efficiencies and productivity, enhance performance, and gather valuable information about new technologies and best practices to share with coworkers.
- The conference offers a number of training and education sessions led by internationally-recognized experts in the building safety industry. Attendees can earn up to 1.45 continuing education units (CEUs) to fulfill training requirements.
- The Building Safety & Design Expo, which runs concurrently with the ICC Annual Conference, has free education sessions where participants can earn additional CEUs. Also, attendees can talk with exhibitors and collect information about the latest construction techniques, technology, building products and applications.
- The Public Comment Hearings are held immediately after the ICC Annual Conference. The hearings provide an opportunity for participants to influence the 2021 International Codes. Governmental Member Voting Representatives vote on hundreds of proposed code changes on behalf of their respective jurisdictions. Attendees can earn up to 1.0 CEU for attending 10 hours of the hearings.
- Early registrants can save hundreds of dollars on their registration fees. Early registration ends on September 16, 2018.

For registration questions, please call Jessica Franklin (ext. 4333) or Jackie Claus (ext. 4226) at 1-888-ICC SAFE (422-7233), or email conference@iccsafe.org.

*** Notice: ICC requires that facilities are in compliance with the Americans with Disabilities Act. ICC will provide auxiliary aids and special services upon request. Please contact Jackie Claus at jclaus@iccsafe.org of your special needs. ***

Registration Fees	ICC	Non-	ICC	Non-
	Member	Member	Member	Member
	Before September 16		After September 16	
	(In USD)	(In USD)	(In USD)	(In USD)
Full Conference Registration <i>(includes the Welcome to Richmond Reception, Annual Business Meeting, Networking Lunch, Building Safety & Design Expo Reception, Education Programs, PMG Education Program, Members Luncheon, Annual Banquet, Las Vegas 2019 Preview Event, Global Connection Day and entrance to the Expo)</i>	\$625	\$750	\$825	\$950
ABM ONLY	NO FEE	NO FEE	NO FEE	NO FEE
Education Only (day and a half – includes PMG Education Program)	\$200	\$250	\$250	\$325
Education Plus Members' Luncheon (day and a half – includes PMG Education Program)	\$250	\$325	\$325	\$425
Global Connections Day ONLY	NO FEE	NO FEE	NO FEE	NO FEE
Public Comment Hearings ONLY	NO FEE	NO FEE	NO FEE	NO FEE
Companion Registration <i>(includes the Welcome to Richmond Reception, Choice of one Companion Tour, Building Safety & Design Expo Reception, Companion Lunch and Zoo Experience, Annual Banquet, Las Vegas 2019 Preview Event and entrance to the Expo)</i>	\$300	\$350	\$400	\$450
Richmond Historic Building Pre-Conference Tour	\$125	\$150	\$125	\$150
Individual Tickets/Companion				
Companion Tour (10/22)	\$100	\$100	\$100	\$100
Companion Lunch and Zoo Experience (10/23)	\$75	\$75	\$75	\$75
Annual Banquet (10/23)	\$50	\$50	\$50	\$50

Lodging

Below room rates are valid until **September 26, 2018** or until the room block sells out.

Marriott Richmond (Host Hotel)

500 East Broad Street
Richmond, VA 23219
804-643-3400

Valet Parking Only: \$27 per day

Standard Rate: \$159 + taxes and fees

Reserve Room (Standard/Gov't) at Marriott

To reserve online, guests need to use Internet Explorer 11 or newer, Chrome or Firefox.

Or call Marriott reservations at 1-800-721-7033, ask for Group Reservations and refer to the International Code Council when booking reservation.

Hilton Richmond Downtown (Co-Host Hotel)

501 East Broad Street
Richmond, VA 23219
804-344-4300

Valet Parking Only: \$25 per day

Standard Rate: \$169 + taxes and fees

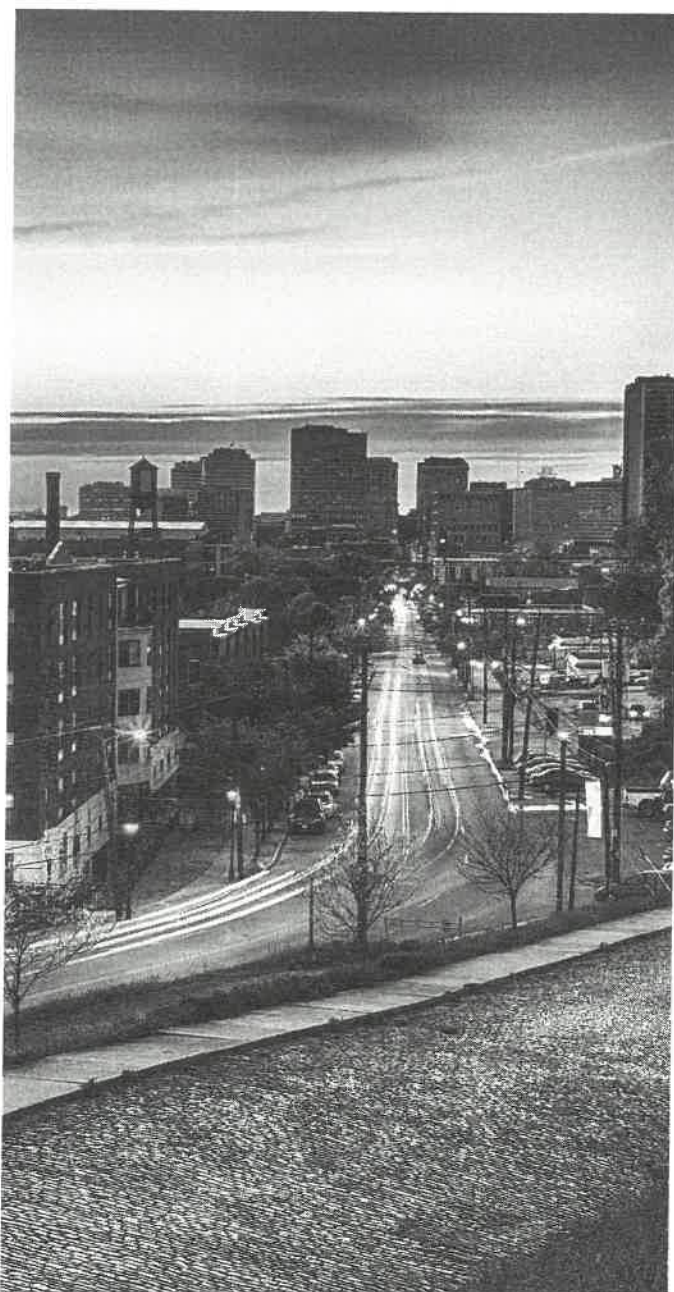
Reserve Standard Room at Hilton

Reserve Government Rate Room at Hilton

Shuttle Service will be provided from the following hotels. Shuttle schedule coming soon.

Omni Richmond Hotel

100 South 12th Street
Richmond, VA 23219
804-344-7000



Google Maps Cascade, MI to Richmond, VA

Drive 745 miles, 11 h 16 min



Map data ©2018 Google 50 mi

via I-76

Fastest route, the usual traffic

▲ This route has tolls.

11 h 16 min

745 miles

via I-80 E

11 h 58 min

764 miles

Grand Rapids, MI—Richmond, VA

3 h 5 min

from \$413

Conference Schedule

Make the most out of your Annual Conference and Expo experience. Be sure to check out the conference schedule below.

All events will take place at the Greater Richmond Convention Center unless otherwise noted:

Greater Richmond Convention Center

403 North Third Street

Richmond, VA 23219

Saturday, October 20

7:30am 5:00pm ICC Board of Directors Meeting*

8:00am 3:00pm Bob Fowler Motorcycle Ride*

Sunday, October 21

6:00am 2:00pm **Fourth Annual Ron Burton Golf Outing***

8:00am 9:00am Joint Membership Council Meeting

8:00am 3:00pm Bob Fowler Motorcycle Ride*

8:00am 3:00pm Richmond Virginia Historical Pre-Conference Building Tour*

9:00am 5:00pm Registration/Bookstore

9:00am 5:00pm Nominating Committee

9:00am Noon Membership Council Meetings

1:00pm 3:00pm Regional Meetings

1:00pm 5:00pm ICC-ES Industry Advisory Committee

2:00pm 6:30pm **Building Safety & Design Expo**

4:15pm 4:45pm **First Timer Orientation**

4:45pm 5:15pm Companion Orientation

5:30pm 6:30pm Initial Report of the Nominating Committee

5:30pm 6:30pm **Building Safety & Design Expo Happy Hour**

7:00pm 11:00pm Welcome to Richmond*

Monday, October 22

7:00am 5:00pm Registration/Bookstore

8:00am 11:30am Annual Business Meeting/Members Forum

9:00am 4:00pm Companion Tours*

11:00am 7:00pm **Building Safety & Design Expo**

11:30pm 2:00pm Networking Luncheon

12:00pm 2:00pm Delegate Photos

1:00pm 6:00pm IAS Board Meeting (invitation only)

2:00pm 3:30pm Chapter Presidents' Meeting

2:00pm 5:30pm **Education Programs**

5:00pm 7:00pm Building Safety & Design Expo Reception

Tuesday, October 23

7:00am 5:00pm Registration/Bookstore

8:00am 11:15am **Education Programs**

8:00am Noon ICC-ES Board of Managers Meeting (invitation only)

8:30am 11:30am Government Relations Forum
 9:00am 11:00am Past Presiding Officers Forum
 9:00am 1:00pm Companion Lunch and Zoo Experience*
 11:30am 1:15pm Members Luncheon
 1:30pm 4:30pm **Education Programs**
 2:00pm 4:00pm Major Jurisdiction Committee
 6:00pm 7:00pm Banquet Reception
 7:00pm 9:30pm Annual Banquet
 9:30pm Midnight Las Vegas 2019 Preview Event

Wednesday, October 24

7:00am 5:00pm Registration/Bookstore
 9:00am 4:30pm **Global Connections Day**
 11:00am 10:00pm **Public Comment Hearings****

Thursday, October 25

7:00am 5:00pm Registration/Bookstore
 8:00am 10:00pm **Public Comment Hearings****

Friday, October 26

7:00am 5:00pm Registration/Bookstore
 8:00am 10:00pm **Public Comment Hearings****

Saturday, October 27

7:00am 5:00pm Registration/Bookstore
 8:00am 10:00pm **Public Comment Hearings****

Sunday, October 28

7:00am 5:00pm Registration
 8:00am 10:00pm **Public Comment Hearings****

Monday, October 29

7:00am 5:00pm Registration
 8:00am 10:00pm **Public Comment Hearings****

Tuesday, October 30

7:00am 5:00pm Registration
 8:00am 10:00pm **Public Comment Hearings****

Wednesday, October 31

7:00am 5:00pm Registration
 8:00am 10:00pm **Public Comment Hearings****

**Event will take place off site.*

***Hearing schedule is tentative.*

REGISTER NOW

Education Program

This year's conference provides education programs for building safety professionals at all levels of experience. So don't miss these opportunities to earn CEUs and LUs during this year's extended schedule. *Class materials will be available for download in October.*

Grow your knowledge and expertise with the most comprehensive building safety educational sessions available. Your participation in ICC's conference training sessions, **building tours**, **Expo Education Pavilions** and code hearing attendance, could earn you the following CEUs to help maintain or move forward to your next certification:

- In-person participation or attendance at the code hearings can earn up to 1.0 CEUs
- Sunday Preconference Tours – 5 hours or .5 CEUs
- Monday Enrichment Education – 3.5 hours or .35 CEUs
- Tuesday Conference Education Program – 6 hours or .6 CEUs

Education sessions take place **Monday, October 22** and **Tuesday, October 23**. Please refer to the chart below for session times. Education sessions will be on a first-come first-serve basis, be sure to arrive early to ensure a seat.

Building Tours are available on Sunday, October 21 and Tuesday, October 23 (sign up for these tours during the registration process). More information about these options is listed **below**.

This year all session handouts will be available by downloadable format only. Hard copies of the session handouts will not be available. Participants can either download the handouts to their electronic devices or print the handouts and bring them to their scheduled sessions.

Sunday, October 21

9:00 am – 3:00 pm

Pre-Conference Tour

Richmond Historic Building Tour

Bus transportation and lunch will be included.

Monday, October 22

Enrichment Education

This afternoon of training is designed to offer additional training opportunities for attendees of the ICC Annual Conference.

2 – 3:30 pm

4 – 5:30 pm

**Best Practices Collaboration Between
Architects and Building Officials**

Presenters: M. Dwayne Garriss; Jared Zurn, AIA NCARB;
Greg Erny
90 mins

**Building High Performance Organizations, Private
Sector Lessons for Public Sector Success**

Presenter: Daran Wastchak
90 mins

**Residential Installations Conforming
with Part 8 of the 2018 IRC**

Presenter: Keith Lofland
90 mins

**Swimming Pool Requirements Based on
Chapter 42 of the IRC**

Presenter: Keith Lofland
90 mins

**Residential Building Inspection:
A Step by Step Guide**

Presenter: Mike Brinkman
90 mins

**Building Heights and Areas:
Using Software to Ease Building Code Analysis**

Presenter: Ara Sargsyan
90 mins

2 – 5 pm

2018 IBC Essentials: Building Planning

Presenter: John Gibson
3 hours
ICC

2018 IRC Essentials: Design Criteria, Foundations, Framing and Finishes

Presenter: Steve Van Note
3 hours
ICC

2018 IFC Essentials: General Precautions Against Fire (Chapters 3, 5, 4, 6)

Presenter: Terrell Stripling
3 hours
ICC

IEBC Essentials: History, Compliance & Essentials

Presenter: Bill Koffel
3 hours
ICC

Tuesday, October 23

Conference Education Program

8 – 9:30 am

9:45 – 11:15 am

1:30 – 4:30 pm

Disaster Planning in the International Code
 Presenter: Kim Paarlberg
 90 mins
 ICC

Significant Changes to the 2017 ICC/A117.1
 Presenter: Kim Paarlberg
 90 mins
 ICC

The ICC/NCSEA Disaster Response Program
 Presenters: William Bracken, Ronald Roger
 90 mins

Lessons Learned 2017 Hurricanes: A Technical Evaluation of Building Performance & the Impact of Code Adoption and Enforcement
 Presenters: Daniel Bass, Thomas L. Smith, Bill Coulbourne
 90 mins

2018 IBC Essentials: Means of Egress & Fire Protection
 Presenter: John Gibson
 3 hours
 ICC

2018 IRC Essentials: Fire and Life Safety, Energy Conservation, Mechanical, Plumbing and Electrical Provisions
 Presenter: Steve Van Note
 3 hours
 ICC

Legal Aspects of Code Enforcement and Administration
 Presenter: Judith R. Dicine, JD
 3 hours

IEBC Essentials: Key Concepts of the Work Area Method
 Presenter: Bill Koffel
 3 hours
 ICC

2018 IFC Essentials: Fire & Life Safety (Chapters 7, 8, 9, 10)
 Presenter: Terrell Stripling
 3 hours
 ICC

What to Look for: Basic Site and Commercial Plan Review
 Presenter: Scott Adams
 90 mins
 Fire Membership Council

Fire Alarm Installation Seminar
 Presenter: Michael L. Savage, LLC
 90 mins

Best Practices: Lessons Learned from Building Departments
 Presenters: Chuck Ramani, Samuel Palmer
 90 mins
 IAS

IAS Special Inspections
 Presenters: Chuck Ramani, Samuel Palmer
 90 mins
 IAS

The Importance of "Grit" in Leadership
 Presenter: Ivan Joseph
 90 mins
 Sponsored by Past Presiding Officers

The Importance of "Grit" in Leadership
 Presenter: Ivan Joseph
 90 mins
 Sponsored by Past Presiding Officers

7 C's for Inspectors
 Presenters: Johnny Goetz, Ed Lisinski, Dan Dockery
 3 hours
 Building Official Membership Council

How Your Community Can Save Money While Saving the World
 Presenter: Hope Medina
 3 hours
 Sustainability Membership Council

The New Code Official: A Safety 2.0 Emerging Leader's Perspective
 Presenters: Jesse De Anda, John Hudgison
 90 mins
 Emerging Leaders Membership Council

Open

Building Inspection & Technology: Today's Trends, Big Data, and Tomorrow's Possibilities
 Presenter: Dan Foster
 90 mins
 General Code

Open

All Companions are encouraged to attend the Companions Orientation. You will receive important details regarding your schedules, meeting locations and tour information.

Presenter: Karla Higgs – ICC ▲TOP

Flood proofing Products and Systems

Presenter: Tom Little – Smart Vent ▲TOP

Roof Framing Requirements in the 2018 IRC

The requirements for wood roof framing were reorganized and re-written for the 2018 IRC. This class will review the reorganization and explain the prescriptive requirements for wood-framed roof framing.

Presenter: Randall (Randy) Shackelford, P.E. – Simpson Strong Tie ▲TOP

Preventing Fire Spread in External Cavities

The session will focus on how the spread of fire in external cavities can be prevented. Looking at traditional methods of doing this and the method of using intumescent materials, which improves the performance of the building envelope and a proven method of preventing fire spread.

Presenter: Mark Davies – TENMAT Ltd ▲TOP

General Code Presentation – TBD

▲TOP

Utilizing Federal Programs and Mutual Aid Assistance for Post-Disaster Code Enforcement

From search and rescue to debris removal, mutual aid assistance has been used for decades to assist communities in need of emergency response resources. Over the years, it has become apparent in the building compliance sector that the building assessments, which deem safety and code compliance, need to be recognized through the Emergency Management Assistance Compact (EMAC) system - which is the recognized, national mechanism for state-to-state mutual aid. This need was made very apparent in the aftermath of the devastating 2017 Atlantic Hurricane Season, when hundreds of affected communities had their municipal capabilities stretched well beyond capacity to address the damages caused to structures.

This presentation will demonstrate the tools, resources, and funding utilized by the U.S. Virgin Islands building department to obtain manpower from the United States mainland through EMAC, to overcome the enormous workload caused by Hurricanes Irma and Maria. Through this innovative use of federal disaster funds, USVI was ultimately able to strengthen their code enforcement capabilities, promote building code compliance, and realize safer and stronger rebuilding standards through updated building code adoption.

Presenters: John Ingargiola, EI, CBO, CFM – FEMA

Mike Rimoldi, MPA, CBO, CFM – FLASH

Shandy Heil, CFM – FEMA ▲TOP

Smart Smoke Alarms and new UL Testing Standard for Safety and Performance

This education session will give you an overview of the latest safety and performance requirements for new "smart" smoke alarms. You will learn how these changes will incorporate the latest technologies that are expected to be in the market place in 2019 and show how smart smoke alarms will enhance safety in residential occupancies.

UL has been a leader in facilitating the development of standards for performance of smoke alarms for more than four decades. UL collaborated with the National Institute of Standards and Technology (NIST) to develop the first Standard on smoke alarms (UL 217) which was first published in 1976. The current (8th) edition of UL 217, published in 2015, has been revised to reflect shifts in fire/smoke characteristics due to changes in home design, building techniques and furnishings and to reduce nuisance alarms that often lead to unintentional disabling of smoke alarms.

Presenter: Bruce Johnson – UL ▲TOP

Building High Performance Organizations, Leadership and Entrepreneurship for Small and Medium Size Businesses

Individuals working in the public sector dominate the code industry. However, more and more small private businesses are stepping up to offer their services as contractors to local government agencies or directly to homebuilders and developers. To be successful in the private sector, small businesses must think like big businesses including how they plan ahead in the short and long term, select and hire employees, market themselves to potential (and existing) clients, and motivate their team for individual and company success. This presentation will share several of the most innovative and successful strategies being implemented today by entrepreneurs across many business sectors to maximize profitability as well as the efficient use of time and resources to create "High Performance" organizations.

Presenter: Daran Wastchak – DRWAZ ▲TOP

Build Winning Code Professional Teams

Building Code professionals seek opportunities to develop their leadership skills and abilities. "Building Winning Code Professional Teams" will discuss the role of supervisors, managers and industry experts in today's workplace. This session will include managing daily processes, providing staff leadership and successful approaches to coaching individuals and teams, as well as the values of highly effective leaders.

Presenter: Wade Greene – SAFEBUILT ▲TOP

Seismic Design Provisions Updates by Building Seismic Safety Council

Established as a Council of the National Institute of Building Sciences in 1979, the Building Seismic Safety Council (BSSC) deals with the complex technical, regulatory, social and economic issues involved in developing and promulgating building earthquake risk mitigation provisions that are national in scope. BSSC develops and Federal Emergency Management Agency (FEMA) publishes the National Earthquake Hazards Reduction Program (NEHRP) Provisions that provide state-of-knowledge information to improve the current seismic design procedures in the national seismic design standards and model building codes. The 2015 NEHRP Provisions were adopted by ASCE/SEI 7-16, which were then adopted by IBC 2018. BSSC, under the support of FEMA, is in the process of developing 2020 NEHRP Provisions, which intends to be adopted by ASCE/SEI 2022 and IBC 2024.

This presentation will have a brief introduction of the development process of NEHRP Provisions, the related NEHRP Provisions publication, supporting materials, and training sessions, and discussion on the latest topics being investigated by the Provisions Update Committee (PUC) and Project 17 Committee (P17) under the 2020 cycle. A focus will be given on the joint effort by FEMA/BSSC and United States Geologic Survey (USGS) to update the basis for development of next-generation seismic design value map, looking at many fundamental issues such as acceptable risk, stabilizing map values, and redefining seismic design category.

Presenters: Jiqiu Yuan – NIBS

Philip Schneider – BSSC ▲TOP

Raising the Profile of Permit Technicians

This session will explore and emphasize the value of permit technicians and show how raising the profile, increasing the training and involvement of permit technicians will provide exceptional returns on investment. Taking advantage of the existing skills and knowledge will show how we can provide new opportunities from within the Building Department to find much needed mentees, plans examiners and inspection staff. We will also explore examples of how recognizing the permit technicians and involving them on committees and boards can lead to increased membership, increased success of both regional and local ICC Chapters and utilize exceptional talents across multiple generations. In leading, the efforts to involve permit technicians we can also fill the much-needed gap in available code officials across the country.

Presenter: Jack Applegate – Northwest Code Professionals ▲TOP

Water-Resistive Barriers, Air Barriers and Vapor Retarders

Water-resistive Barriers, air barriers and vapor retarders are all materials with are critical to the durability and energy efficiency of buildings. However, the functionality of these materials and how they are integrated together in building assemblies are often misunderstood. This presentation will define water-resistive barriers, air barrier and vapor retarders and review common materials used for these functional layers. Code requirements for water-resistive barriers will be reviewed. The presentation will also describe how these materials work together with wall assemblies.

Presenter: Theresa Weston – DUPONT ▲TOP

Copyright © 2018 International Code Council. All rights reserved. www.iccsafe.org (<http://www.iccsafe.org>)

[#BSDEXPO](http://twitter.com/search?q=%23BSDEXPO&src=typd) (<http://twitter.com/search?q=%23BSDEXPO&src=typd>)





**Cascade Charter Township
Seminar/Conference Attendance Request Form**

This form must be filled out if the employee is requesting Township payment or reimbursement for the employee's attendance to a seminar or conference.

Conditions:

1. Cascade Charter Township will reimburse employees for approved registration for work related seminars and conferences. Individual seminars and conferences must be related to the employee's current job duties or a foreseeable-future position in the organization in order to be eligible for educational assistance.
2. Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore not covered by this assistance policy.
3. Any request that requires an overnight stay or expenditure over \$200 requires Township Board approval before the seminar/conference is attended.
4. Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a conference or seminar prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: _____ Lisa Krieter (planning commission) _____

Application Date: _____ July 19, 2018 _____

Location of Seminar/Conference _____ Grand Rapids _____

Name of Proposed Seminar/Conference: _____ State Planning Conference _____

Description of Seminar/Conference: (may also be attached) _____

(over)

How will the Seminar/Conference benefit the employee and the township? Professional
development _____

Cost of the Seminar/Conference: (Registration) \$ 390

(Lodging) \$ _____ (Travel) \$ _____

Account #: 101721724

Your Signature: _____

Approvals:

Department Head:  _____ Date: 7.18.18

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file

1 copy to applicant

1 copy to Accounting



American Planning Association
Michigan Chapter

Member Login

Search our site...

Making Great Communities Happen

- Home
- Mission
- About MAP
- Conferences and Events
- Education and Resources for Officials
- Career Center

Conference at-a-Glance

Wednesday, September 19, 2018	
2:00 - 5:00 PM	Early Arrival Registration
7:30 - 10:00 PM	Pre-Conference Meet & Greet Mixer
Thursday, September 20, 2018	
8:00 AM - 6:30 PM	Registration
8:00 - 6:00 PM	Exhibit Hall Hours
9:00 - 10:30 AM	Opening General Session: Empowering Communities to Set Their Own Destinies
10:30 - 11:00 AM	Networking Break
11:00 AM - 12:15 PM	General Session: Townhall Live! Bridging the Gap Between Local and State Government
11:00 AM - 1:30 PM	MSU Extension Citizen Planner Session 1 Understanding the Planning and Zoning Context
11:00 AM - 4:45 PM	Michigan Green Communities Awards Lunch and Workshop
Noon - 1:45 PM	Principles to Establish Traditional Neighborhoods in Cities and Suburbs
12:30 - 1:45 PM	Optional Lunch Session
	Lunch on Your Own

Quick Links

[Register Now for Planning Michigan](#)

[Thank you Corporate Members](#)

[MAP Policies](#)

Upcoming Events

Thu Jul 19, 2018
[Evidence Matters An Afternoon with Scott Bernstein](#)
 Category: MAP Events

Tue Jul 31, 2018
[MAP West BBB in Holland](#)
 Category: MAP BBB

Thu Aug 9, 2018
[Safe Routes to School Workshop](#)
 Category: Partner Events

Thu Aug 16, 2018
[Safe Routes to School Workshop](#)
 Category: Partner Events

[View Full Calendar](#)

12:30 - 2:00 PM	League Board of Trustees Meeting
1:45 - 3:15 PM	HR up in Smoke: The Intersection between Marijuana Legalization and Employment Law
1:45 - 4:15 PM	MSU Extension Citizen Planner Session 2 Planning for the Future of Your Community
2:00 - 3:15 PM	Amazon: Michigan's Wake Up Call or the Beginning of the End?
	Complete Streets + Green Infrastructure = Vital Streets!
	Domicology: Re-Imagining the Built Environment
	Hit Them with Your Best Shot: Attracting Businesses and Developers
	Open Meetings Act and Freedom of Information Act: Back to the Basics
	RFPs: Finding the Perfect Fit
2:00 - 5:00 PM	All Around Downtown, Uptown, Eastown
	New Urbanism in Practice
	Envision Ada – Transforming a Suburban Strip Commercial Center into an Integral Part of an Historic Village
	“Heartside Hops”
	Unleash the Power of Small-Scale Manufacturing
	Viva la Avenida: Planning for a Cultural Corridor
3:30 - 4:45 PM	Creating Sustainable Retail Districts
	Look what you can do with GIS!
	Michigan Municipal League’s Community Excellence Award Presentations
4:30 - 5:30 PM	MSU Extension Citizen Planner Session 3 Implementing the Plan with Zoning
5:30 - 8:30 PM	Meet Us at the Market – Urban Metro Mayors and Managers invite you to the Host Cities Reception
7:00 - 8:30 PM	PlanningMI Trivia Extravaganza
Friday, September 21, 2018	
7:30 AM - 5:30 PM	Registration
7:30 - 8:45 AM	Tactical Innovation for Small and Rural Towns Breakfast (and MAP Annual Meeting)

7:45 - 8:45 AM	Michigan Association of Mayors Annual Meeting/Breakfast
	Michigan Women in Municipal Government Meeting/Breakfast
	Michigan Black Caucus of Local Elected Officials Meeting/Breakfast
8:30 - 10:00 AM	MSU Extension Citizen Planner Session 3 Implementing the Plan with Zoning - Part 2
9:00 - 10:15 AM	Infrastructure, Natural Resources, and the Blue Economy
	Leading Change vs Managing Change
	Ten Ways a Zoning Ordinance Discourages Quality Development, Part Two
	What Matters in Michigan (State of the Cities, etc.)
9:00 - 10:30 AM	Mobility, the Community Conversation
9:00 AM - Noon	CNU Rules for Great Places: The Project for Code Reform
	Explore: ArtPrize10
	Fostering an Inclusive Community Environment hosted by MBC-LEO
	From Grand Rapids' Downtown to Your Town: Idea Tour for Building Reuse
	Game of Floods
	Vital Streets in Action Bike Tour
	The Modern Orchard Bus and Walking Tour
10:15 - Noon	MSU Extension Citizen Planner Session 4 Making Zoning Decisions
10:45 AM - Noon	Help! Can We Really Afford What We Want to Build?
	Master Planning: The Critical Role of Elected Leaders and the Planning Commission
	Perceptions of Planning: Insights from Local Leaders
	Redevelopment Ready Communities (RRC) Office Hours
	Social Media Pitfalls and Upsides for Communities
	We Need More Parking! (but do we really?)
Noon - 2:00 PM	Keynote Luncheon: The New Localism: Utilizing Public, Private, and Civic Partnerships to Become a Change Engine
2:00 - 2:45 PM	MSU Extension Citizen Planner Session 4 Making Zoning Decisions - Part 2
2:00 - 5:00 PM	Site Plan Review
	Frederik Meijer Gardens

Terra Square and the Seeds of a New Downtown

Under, Over, and All Around

2:15 - 3:30
PM

Improving the Tone and Quality of our Civic Discourse

From Bills to the Ballot Box - Legislative Insights from the League's Lobbying Team

New Localism Follow Up

Smart, Accessible, Connected

The Keys to Putting Ethics into Action

2:15 - 3:45 PM

Planners and City Managers

The Power of the Wind: A Michigan Story

3:00 - 5:30 PM

MSU Extension Citizen Planner Session 5 | Using Innovative Planning and Zoning

3:30 - 5:30 PM

Bridge Street Brews Mobile Tour

3:45 - 5:00
PM

Michigan Municipal League Annual Business Meeting

The Sky's the Limit: Big Data, Drones, and the Internet of Things

Trail Towns

5:00 - 6:00 PM

Elected Officials Academy Board Meeting

6:00 - 8:00
PM

Michigan Municipal League Foundation Reception

Planning Excellence Awards Banquet

Saturday, September 22, 2018

8:30 - 10:30
AM

Registration

9:00 - 10:15
AM

Approaches to Resilience in Michigan: A New Way Forward

Elected Officials Academy 101

It's Budget Time. Do you Know Where Your Revenue Is?

Short Term Rentals: Trends, Impacts & Options

9:00 AM -
Noon

Farmers Markets and Food Halls as Catalysts for Business and Real Estate Development

MSU Extension Citizen Planner Session 6 | Successfully Fulfilling Your Role

Restoring the Rapids: A Tour of Grand River Restoration Efforts

10:30 AM - Noon	Closing General Session: Civic Engagement Strategy: Inclusivity for the Win
--------------------	---

[Register for the Planning Michigan Conference](#)

© Copyright 2018 Michigan Association Of Planning

[Back to top](#) 

powered by  **MemberClicks**



**Cascade Charter Township
Seminar/Conference Attendance Request Form**

This form must be filled out if the employee is requesting Township payment or reimbursement for the employee's attendance to a seminar or conference.

Conditions:

1. Cascade Charter Township will reimburse employees for approved registration for work related seminars and conferences. Individual seminars and conferences must be related to the employee's current job duties or a foreseeable-future position in the organization in order to be eligible for educational assistance.
2. Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore not covered by this assistance policy.
3. Any request that requires an overnight stay or expenditure over \$200 requires Township Board approval before the seminar/conference is attended.
4. Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a conference or seminar prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: _____ Steve Peterson _____

Application Date: _____ July 19, 2018 _____

Location of Seminar/Conference _____ Grand Rapids _____

Name of Proposed Seminar/Conference: _____ State Planning Conference _____

Description of Seminar/Conference: (may also be attached) _____

(over)

How will the Seminar/Conference benefit the employee and the township? Professional
development _____

Cost of the Seminar/Conference: (Registration) \$ 390

(Lodging) \$ _____ (Travel) \$ _____

Account #: 101721724

Your Signature: _____

Approvals:

Department Head:  _____ Date: 7.18.18

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file

1 copy to applicant

1 copy to Accounting



American Planning Association
Michigan Chapter

Member Login

Search our site...



Making Great Communities Happen

- Home
- Mission
- About MAP
- Conferences and Events
- Education and Resources for Officials
- Career Center

Conference at-a-Glance

Wednesday, September 19, 2018	
2:00 - 5:00 PM	Early Arrival Registration
7:30 - 10:00 PM	Pre-Conference Meet & Greet Mixer
Thursday, September 20, 2018	
8:00 AM - 6:30 PM	Registration
8:00 - 6:00 PM	Exhibit Hall Hours
9:00 - 10:30 AM	Opening General Session: Empowering Communities to Set Their Own Destinies
10:30 - 11:00 AM	Networking Break
11:00 AM - 12:15 PM	General Session: Townhall Live! Bridging the Gap Between Local and State Government
11:00 AM - 1:30 PM	MSU Extension Citizen Planner Session 1 Understanding the Planning and Zoning Context
11:00 AM - 4:45 PM	Michigan Green Communities Awards Lunch and Workshop
Noon - 1:45 PM	Principles to Establish Traditional Neighborhoods in Cities and Suburbs
12:30 - 1:45 PM	Optional Lunch Session
	Lunch on Your Own

Quick Links

- [Register Now for Planning Michigan](#)
- [Thank you Corporate Members](#)
- [MAP Policies](#)

Upcoming Events

- Thu Jul 19, 2018

[Evidence Matters An Afternoon with Scott Bernstein](#)

Category: MAP Events
- Tue Jul 31, 2018

[MAP West BBB in Holland](#)

Category: MAP BBB
- Thu Aug 9, 2018

[Safe Routes to School Workshop](#)

Category: Partner Events
- Thu Aug 16, 2018

[Safe Routes to School Workshop](#)

Category: Partner Events

[View Full Calendar](#)

12:30 - 2:00 PM	League Board of Trustees Meeting
1:45 - 3:15 PM	HR up in Smoke: The Intersection between Marijuana Legalization and Employment Law
1:45 - 4:15 PM	MSU Extension Citizen Planner Session 2 Planning for the Future of Your Community
2:00 - 3:15 PM	Amazon: Michigan's Wake Up Call or the Beginning of the End?
	Complete Streets + Green Infrastructure = Vital Streets!
	Domicology: Re-Imagining the Built Environment
	Hit Them with Your Best Shot: Attracting Businesses and Developers
	Open Meetings Act and Freedom of Information Act: Back to the Basics
	RFPs: Finding the Perfect Fit
2:00 - 5:00 PM	All Around Downtown, Uptown, Eastown
	New Urbanism in Practice
	Envision Ada – Transforming a Suburban Strip Commercial Center into an Integral Part of an Historic Village
	"Heartside Hops"
	Unleash the Power of Small-Scale Manufacturing
	Viva la Avenida: Planning for a Cultural Corridor
3:30 - 4:45 PM	Creating Sustainable Retail Districts
	Look what you can do with GIS!
	Michigan Municipal League's Community Excellence Award Presentations
4:30 - 5:30 PM	MSU Extension Citizen Planner Session 3 Implementing the Plan with Zoning
5:30 - 8:30 PM	Meet Us at the Market – Urban Metro Mayors and Managers invite you to the Host Cities Reception
7:00 - 8:30 PM	PlanningMI Trivia Extravaganza
Friday, September 21, 2018	
7:30 AM - 5:30 PM	Registration
7:30 - 8:45 AM	Tactical Innovation for Small and Rural Towns Breakfast (and MAP Annual Meeting)

7:45 - 8:45 AM	Michigan Association of Mayors Annual Meeting/Breakfast
	Michigan Women in Municipal Government Meeting/Breakfast
	Michigan Black Caucus of Local Elected Officials Meeting/Breakfast
8:30 - 10:00 AM	MSU Extension Citizen Planner Session 3 Implementing the Plan with Zoning - Part 2
9:00 - 10:15 AM	Infrastructure, Natural Resources, and the Blue Economy
	Leading Change vs Managing Change
	Ten Ways a Zoning Ordinance Discourages Quality Development, Part Two
	What Matters in Michigan (State of the Cities, etc.)
9:00 - 10:30 AM	Mobility, the Community Conversation
9:00 AM - Noon	CNU Rules for Great Places: The Project for Code Reform
	Explore: ArtPrize10
	Fostering an Inclusive Community Environment hosted by MBC-LEO
	From Grand Rapids' Downtown to Your Town: Idea Tour for Building Reuse
	Game of Floods
	Vital Streets in Action Bike Tour
	The Modern Orchard Bus and Walking Tour
10:15 - Noon	MSU Extension Citizen Planner Session 4 Making Zoning Decisions
10:45 AM - Noon	Help! Can We Really Afford What We Want to Build?
	Master Planning: The Critical Role of Elected Leaders and the Planning Commission
	Perceptions of Planning: Insights from Local Leaders
	Redevelopment Ready Communities (RRC) Office Hours
	Social Media Pitfalls and Upsides for Communities
	We Need More Parking! (but do we really?)
Noon - 2:00 PM	Keynote Luncheon: The New Localism: Utilizing Public, Private, and Civic Partnerships to Become a Change Engine
2:00 - 2:45 PM	MSU Extension Citizen Planner Session 4 Making Zoning Decisions - Part 2
2:00 - 5:00 PM	Site Plan Review
	Frederik Meijer Gardens

Terra Square and the Seeds of a New Downtown

Under, Over, and All Around

2:15 - 3:30
PM

- Improving the Tone and Quality of our Civic Discourse
- From Bills to the Ballot Box - Legislative Insights from the League's Lobbying Team
- New Localism Follow Up
- Smart, Accessible, Connected
- The Keys to Putting Ethics into Action

2:15 - 3:45 PM

- Planners and City Managers
- The Power of the Wind: A Michigan Story

3:00 - 5:30 PM

- MSU Extension Citizen Planner Session 5 | Using Innovative Planning and Zoning

3:30 - 5:30 PM

- Bridge Street Brews Mobile Tour

3:45 - 5:00
PM

- Michigan Municipal League Annual Business Meeting
- The Sky's the Limit: Big Data, Drones, and the Internet of Things
- Trail Towns

5:00 - 6:00 PM

- Elected Officials Academy Board Meeting

6:00 - 8:00
PM

- Michigan Municipal League Foundation Reception
- Planning Excellence Awards Banquet

Saturday, September 22, 2018

8:30 - 10:30
AM

- Registration

9:00 - 10:15
AM

- Approaches to Resilience in Michigan: A New Way Forward
- Elected Officials Academy 101
- It's Budget Time. Do you Know Where Your Revenue Is?
- Short Term Rentals: Trends, Impacts & Options

9:00 AM -
Noon


- Farmers Markets and Food Halls as Catalysts for Business and Real Estate Development
- MSU Extension Citizen Planner Session 6 | Successfully Fulfilling Your Role
- Restoring the Rapids: A Tour of Grand River Restoration Efforts

10:30 AM -
Noon

Closing General Session: Civic Engagement Strategy: Inclusivity for the Win

[Register for the Planning Michigan Conference](#)

© Copyright 2018 Michigan Association Of Planning

[Back to top](#) 

powered by  **MemberClicks**



**Cascade Charter Township
Seminar/Conference Attendance Request Form**

This form must be filled out if the employee is requesting Township payment or reimbursement for the employee's attendance to a seminar or conference.

Conditions:

1. Cascade Charter Township will reimburse employees for approved registration for work related seminars and conferences. Individual seminars and conferences must be related to the employee's current job duties or a foreseeable-future position in the organization in order to be eligible for educational assistance.
2. Some seminars/conferences that an employee may attend may be unrelated to their particular job or government in general, and are therefore not covered by this assistance policy.
3. Any request that requires an overnight stay or expenditure over \$200 requires Township Board approval before the seminar/conference is attended.
4. Under extenuating circumstances, the Township Manager may approve an overnight stay or expenditure over \$200 for a conference or seminar prior to Township Board approval. The request must be made before attendance to a seminar/conference. The Township Board will be informed of request at their next scheduled meeting.

This form must be completed by the employee and approved by the Township Manager and/or Township Board before the seminar/conference is attended.

Name: _____ Stephanie Fast _____

Application Date: _____ July 19, 2018 _____

Location of Seminar/Conference _____ Grand Rapids _____

Name of Proposed Seminar/Conference: _____ State Planing Conference _____

Description of Seminar/Conference: (may also be attached) _____

(over)

How will the Seminar/Conference benefit the employee and the township? Professional
development _____

Cost of the Seminar/Conference: (Registration) \$ 390

(Lodging) \$ _____ (Travel) \$ _____

Account #: 101721724

Your Signature: 

Approvals:

Department Head:  Date: 7.18.18

Township Manager: _____ Date: _____

Clerk's Signature: _____ Date: _____

(Showing Township Board approval)

Original to personnel file

1 copy to applicant

1 copy to Accounting



American Planning Association
Michigan Chapter

Member Login

Search our site...

Making Great Communities Happen

- Home
- Mission
- About MAP
- Conferences and Events
- Education and Resources for Officials
- Career Center

Conference at-a-Glance

Wednesday, September 19, 2018	
2:00 - 5:00 PM	Early Arrival Registration
7:30 - 10:00 PM	Pre-Conference Meet & Greet Mixer
Thursday, September 20, 2018	
8:00 AM - 6:30 PM	Registration
8:00 - 6:00 PM	Exhibit Hall Hours
9:00 - 10:30 AM	Opening General Session: Empowering Communities to Set Their Own Destinies
10:30 - 11:00 AM	Networking Break
11:00 AM - 12:15 PM	General Session: Townhall Live! Bridging the Gap Between Local and State Government
11:00 AM - 1:30 PM	MSU Extension Citizen Planner Session 1 Understanding the Planning and Zoning Context
11:00 AM - 4:45 PM	Michigan Green Communities Awards Lunch and Workshop
Noon - 1:45 PM	Principles to Establish Traditional Neighborhoods in Cities and Suburbs
12:30 - 1:45 PM	Optional Lunch Session
	Lunch on Your Own

Quick Links

- [Register Now for Planning Michigan](#)
- [Thank you Corporate Members](#)
- [MAP Policies](#)

Upcoming Events

- Thu Jul 19, 2018
[Evidence Matters An Afternoon with Scott Bernstein](#)
Category: MAP Events
- Tue Jul 31, 2018
[MAP West BBB in Holland](#)
Category: MAP BBB
- Thu Aug 9, 2018
[Safe Routes to School Workshop](#)
Category: Partner Events
- Thu Aug 16, 2018
[Safe Routes to School Workshop](#)
Category: Partner Events

[View Full Calendar](#)

12:30 - 2:00 PM	League Board of Trustees Meeting
1:45 - 3:15 PM	HR up in Smoke: The Intersection between Marijuana Legalization and Employment Law
1:45 - 4:15 PM	MSU Extension Citizen Planner Session 2 Planning for the Future of Your Community
2:00 - 3:15 PM	Amazon: Michigan's Wake Up Call or the Beginning of the End?
	Complete Streets + Green Infrastructure = Vital Streets!
	Domicology: Re-Imagining the Built Environment
	Hit Them with Your Best Shot: Attracting Businesses and Developers
	Open Meetings Act and Freedom of Information Act: Back to the Basics
	RFPs: Finding the Perfect Fit
2:00 - 5:00 PM	All Around Downtown, Uptown, Eastown
	New Urbanism in Practice
	Envision Ada – Transforming a Suburban Strip Commercial Center into an Integral Part of an Historic Village
	“Heartside Hops”
	Unleash the Power of Small-Scale Manufacturing
	Viva la Avenida: Planning for a Cultural Corridor
3:30 - 4:45 PM	Creating Sustainable Retail Districts
	Look what you can do with GIS!
	Michigan Municipal League’s Community Excellence Award Presentations
4:30 - 5:30 PM	MSU Extension Citizen Planner Session 3 Implementing the Plan with Zoning
5:30 - 8:30 PM	Meet Us at the Market – Urban Metro Mayors and Managers invite you to the Host Cities Reception
7:00 - 8:30 PM	PlanningMI Trivia Extravaganza
Friday, September 21, 2018	
7:30 AM - 5:30 PM	Registration
7:30 - 8:45 AM	Tactical Innovation for Small and Rural Towns Breakfast (and MAP Annual Meeting)

7:45 - 8:45 AM	Michigan Association of Mayors Annual Meeting/Breakfast
	Michigan Women in Municipal Government Meeting/Breakfast
	Michigan Black Caucus of Local Elected Officials Meeting/Breakfast
8:30 - 10:00 AM	MSU Extension Citizen Planner Session 3 Implementing the Plan with Zoning - Part 2
9:00 - 10:15 AM	Infrastructure, Natural Resources, and the Blue Economy
	Leading Change vs Managing Change
	Ten Ways a Zoning Ordinance Discourages Quality Development, Part Two
	What Matters in Michigan (State of the Cities, etc.)
9:00 - 10:30 AM	Mobility, the Community Conversation
9:00 AM - Noon	CNU Rules for Great Places: The Project for Code Reform
	Explore: ArtPrize10
	Fostering an Inclusive Community Environment hosted by MBC-LEO
	From Grand Rapids' Downtown to Your Town: Idea Tour for Building Reuse
	Game of Floods
	Vital Streets in Action Bike Tour
	The Modern Orchard Bus and Walking Tour
10:15 - Noon	MSU Extension Citizen Planner Session 4 Making Zoning Decisions
10:45 AM - Noon	Help! Can We Really Afford What We Want to Build?
	Master Planning: The Critical Role of Elected Leaders and the Planning Commission
	Perceptions of Planning: Insights from Local Leaders
	Redevelopment Ready Communities (RRC) Office Hours
	Social Media Pitfalls and Upsides for Communities
	We Need More Parking! (but do we really?)
Noon - 2:00 PM	Keynote Luncheon: The New Localism: Utilizing Public, Private, and Civic Partnerships to Become a Change Engine
2:00 - 2:45 PM	MSU Extension Citizen Planner Session 4 Making Zoning Decisions - Part 2
2:00 - 5:00 PM	Site Plan Review
	Frederik Meijer Gardens

Terra Square and the Seeds of a New Downtown

Under, Over, and All Around

- 2:15 - 3:30 PM Improving the Tone and Quality of our Civic Discourse
- From Bills to the Ballot Box - Legislative Insights from the League's Lobbying Team
- New Localism Follow Up
- Smart, Accessible, Connected
- The Keys to Putting Ethics into Action
- 2:15 - 3:45 PM Planners and City Managers
- The Power of the Wind: A Michigan Story
- 3:00 - 5:30 PM MSU Extension Citizen Planner Session 5 | Using Innovative Planning and Zoning
- 3:30 - 5:30 PM Bridge Street Brews Mobile Tour
- 3:45 - 5:00 PM Michigan Municipal League Annual Business Meeting
- The Sky's the Limit: Big Data, Drones, and the Internet of Things
- Trail Towns
- 5:00 - 6:00 PM Elected Officials Academy Board Meeting
- 6:00 - 8:00 PM Michigan Municipal League Foundation Reception
- Planning Excellence Awards Banquet


Saturday, September 22, 2018

- 8:30 - 10:30 AM Registration
- 9:00 - 10:15 AM Approaches to Resilience in Michigan: A New Way Forward
- Elected Officials Academy 101
- It's Budget Time. Do you Know Where Your Revenue Is?
- Short Term Rentals: Trends, Impacts & Options
- 9:00 AM - Noon Farmers Markets and Food Halls as Catalysts for Business and Real Estate Development
- MSU Extension Citizen Planner Session 6 | Successfully Fulfilling Your Role
- Restoring the Rapids: A Tour of Grand River Restoration Efforts

10:30 AM - Noon	Closing General Session: Civic Engagement Strategy: Inclusivity for the Win
-----------------	---

[Register for the Planning Michigan Conference](#)

© Copyright 2018 Michigan Association Of Planning

[Back to top](#) 

powered by  **MemberClicks**



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: July 25, 2018
To: Supervisor Beahan and Township Board Members
From: Ben Swayze, Township Manager
Subject: Resolution to put the Pathway Maintenance and Construction Millage Renewal on the November General Election Ballot

FACTS:

Currently Cascade Township levies 0.3985 mills (rolled back from 0.4000 mills) for the purpose of acquiring, constructing, installing and maintaining public pedestrian pathways. The millage was originally approved by the residents of Cascade in 1998 and has been levied for the past 20 years. 2017 was the last year of collection for the current millage. The millage was utilized to construct and maintain the Cascade pedestrian pathway system, which covers approximately 17 miles in the Township.

In 2017 a Cascade Citizen Pathway Committee was formed to determine the “next steps” for the Cascade Pathway system. The committee conducted a survey of the Cascade citizenry (approximately 668 responses) to gauge the interest in possible expansion of the system. In general, the survey found:

- A strong ratification (94% of respondents) that the Township community values the pathway system, and that it should be thoughtfully expanded (90% of residents)
- Safety and intra-community connections are very important considerations
- An affirmation of the Pathway Committee’s recommendations of prioritized pathway additions.

After receiving the committee report, the Infrastructure Committee and Personnel and Finance Committee were tasked with making a recommendation to the Township Board regarding expansion and maintenance of the pathway system as well as placing a millage renewal on the ballot. An analysis of their discussion and recommendations is in the next section.

Attached for your review are:

- Citizens Pathway Committee Report
- Proposed Resolution Authorizing Pathway Millage Renewal on the November 2018 ballot
- Projected 10-year Budget for Pathway Fund

ANALYSIS & CONCLUSIONS:

Earlier this year the Infrastructure Committee had the opportunity to review the recommendations from the Citizens Pathway Committee. After reviewing the survey results and recommendations, the Infrastructure Committee recommended that the Township Board consider

building the sections of pathway recommended by the committee, as well as develop a long-term solution for ongoing maintenance of the existing and future pathways. The committee also recommended exploring the constructability of the pathway recommended on Thornapple River Drive between Thornhills and Cascade Road. As part of the exploration process, the Township engineers did a preliminary design plan for this section of pathway. However, due to geographical constraints, the pathway would require significant cooperation from several homeowners on this section of proposed pathway. After meeting several times with those homeowners, we have determined that participation from them is unlikely, and that this section of pathway should not be included in those proposed to be built should the millage pass. Instead, staff is recommending the construction of an alternate pathway that would stretch from Burger to Thornhills on Thornapple River Drive.

The Personnel and Finance Committee was tasked with review the potential funding options for construction and maintenance of the pathways as recommended by the Infrastructure Committee. The committee reviewed several different options including:

- Use of existing revenues and fund balance.
- Pathway Millage Renewal
 - 10 years
 - 20 years

It was determined early in the process that the use of existing funds was not a viable option, and the balance remaining in the Pathway funds would not cover the pathways recommended to be constructed. Additionally, utilizing those funds would deplete the monies needed for ongoing maintenance for the system should a millage renewal not be pursued or approved.

The Personnel and Finance Committee then reviewed possible millage scenarios utilizing a 10 year and 20 year budgeting forecast model. Expenditures included in the budget forecast were:

- Debt service on bonds for the construction of the pathways.
- Staff (1 Buildings and Grounds FTE) for the maintenance of the pathways
- Long term maintenance/reconstruction expenditures (\$100,000 in year 1, 3% annual increase)

After considering several models, the committee has recommended a 10-year millage at 0.3500 mills. This represents a 0.0500 mill reduction over what was authorized by the Cascade residents in 1998 and a 0.0485 reduction over the pathway millage that was levied in 2017. The budget forecast model that was utilized by the Personnel and Finance Committee to make their recommendation is attached for your review. Should it be ultimately approved by the residents of Cascade, the millage would raise approximately \$535,500 in the first year of the millage (2018). For a Cascade homeowner with a house valued at \$300,000, the millage would cost \$52.50 in the first year.

FINANCIAL CONSIDERATIONS:

At the end of FY2018 – the last year for collection of the current millage – the Pathways fund is estimated to have a fund balance of \$1,620,954. This was done by design to ensure there are monies available for the long-term maintenance of the pathway system should the millage not be renewed.

Should the millage be renewed by the residents of Cascade, the millage was sized to once again ensure long-term maintenance monies are available should the millage not be renewed in the future. If approved, the millage will generate approximately \$535,500 in the first year of collection.

RECOMMENDED ACTION:

To approve the Resolution to Submit a Renewal for a Public Pathways Construction and Maintenance Ballot Proposal to the Electors at the November 2018 General Election.

**CASCADE CHARTER TOWNSHIP
KENT COUNTY, MICHIGAN**

RESOLUTION ___ of 2018

**RESOLUTION TO SUBMIT A RENEWAL FOR A PUBLIC PATHWAYS
CONSTRUCTION AND MAINTENANCE BALLOT PROPOSAL TO THE ELECTORS
AT THE NOVEMBER 2018 GENERAL ELECTION**

Minutes of a regular meeting of the Township Board of Cascade charter Township, County of Kent, State of Michigan, held at the Wisner Center in said Township on July 25, 2018 at 7:00 o'clock p.m., Eastern Daylight Time

PRESENT: Members _____

ABSENT: Members _____

The following preamble and resolution were offered by Board Member _____ and supported by Board Member _____.

WHEREAS, Section 27 of the Charter Township Act, Act 90 of the Public Acts of Michigan of 1976, as amended, authorizes the electors of a charter township, such as Cascade Charter Township, to increase the real and personal property tax levy in said township to up to 10 mills for a period of not to exceed 20 years at one time; and

WHEREAS, after study and analysis by a committee of the Township Board of the present and future public pathway construction and maintenance needs of Township residents and the resources available to provide those needs, the committee has recommended that a ballot proposal for continued funding of the construction and maintenance needs of the Cascade Public Pathways System be submitted to the electors of the Township at the November 2018 election; and

WHEREAS, the Township Board accepts the recommendation to submit the ballot proposal to the electors subject to the provisions of this resolution.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. That the Township Clerk is directed to request the Kent County Election Commission to place the hereinafter set forth a public pathways construction and maintenance ballot proposal on the November 6, 2018 general election.

2. That the following ballot proposal shall be submitted to the electors:

Shall the previously voted increase in the constitutional tax rate limitation of general ad valorem taxes within Township of Cascade of 0.4000 mills, reduced to 0.3985 mills (39.85 cents per \$1,000 of taxable value) by required millage rollbacks, be renewed at 0.3500 mills for a period of ten (10) years, 2018 through 2027, inclusive, for the purpose of continuation of funding of the Construction and Maintenance of the Cascade Township Public Pathway System.

This millage renewal would raise an estimated \$535,500 in the first year of the levy. To the extent required by law, a small portion of the tax levy revenues (approximately \$19,997 in the first year) will be captured and disbursed to the Township's Downtown Development Authority for its use.

3. That all resolutions or parts of resolutions in conflict herewith shall be and the same are hereby rescinded to the extent of any such conflict.

YEAS: Board members _____

NAYS: Board members _____

ABSTAIN: Board members _____

ABSENT: Board members _____

(Certification on Next Page)

RESOLUTION DECLARED ADOPTED

Susan B. Slater, Township Clerk

I HEREBY CERTIFY that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Cascade Charter Township, County of Kent, Michigan, at a regular meeting held on July 25, 2018, 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, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Dated: _____

Susan B. Slater, Township Clerk

MEMORANDUM

To: Cascade Charter Township Board
From: Daniel Waugh, Citizen Pathway Committee spokesperson
Subject: Pathway Recommendations
Meeting Date: November 1, 2017

The Citizen Pathway Committee was formed with township resident volunteers in April of this year. The committee was challenged with providing an informed recommendation to the Township Board regarding interest, if any, in expanding the Township pathway system.

The Committee has developed recommendations for your consideration. In order to provide these recommendations, the committee first developed a mission statement and a framework of guiding principles for that mission statement that would guide our thinking.

The Committee, rather quickly, developed a point of view that additional trails were desired by the Township populace. The focus then turned to gathering data and studying Township maps as well as surrounding community's pathway maps. Plans and timelines for surrounding community pathway projects were factored into Committee thinking when discussing possible pathway additions. A candidate list was developed and a local engineering firm FTC&H, was engaged for feasibility and conceptual cost estimates for each segment.

Other fiscal factors, DDA funding and Road Commission contribution were also considered. The list was finalized and included in an online survey (attached).

The survey, developed by the Committee and advertised on social media, experienced an exceptionally high level of participation from Township residents. Key takeaways from the survey were:

- A strong ratification (94% of respondents) that the Township community values the pathway system, and that it should be thoughtfully expanded (90% of respondents).
- Safety and intra-Township community connections are very important considerations (these attributes were key guiding principles for the Committee's mission statement).
- An affirmation of the Pathway Committee's recommendations of prioritized pathway additions.

Following the survey, an open house was held at the Wisner Center. It was well attended by the community. Committee members were there to answer questions. In general, the open house feedback provided further validation of the survey results.

The following table shows the proposed pathways as they appeared in the survey questions; followed by our recommendations on whether these new pathways should be considered by the Township board.

Potential Arguments for/against	Survey Rank	Comments/Justification/Recommendation
<p>1. Cascade Road 36th Street to Whitneyville</p> <p>\$585,650 estimate</p>	High	<ul style="list-style-type: none"> • High desire score in survey • Provides connections to several neighborhoods • Improves safety • appears to be feasible to construct • <i>Recommend to construct</i>
<p>2. Cascade Road Watermark Dr to Hall (South/West side of road)</p> <p>\$614,575 estimate</p>	High	<ul style="list-style-type: none"> • Provides connection to Watermark neighborhood as well as businesses between Hall and Watermark. • Improves safety • Appears to be feasible to construct • Duplicate path • <i>Recommend to construct</i>
<p>3. Patterson Ave 28th Street to Broadmoor</p> <p>\$2,124,525 estimate</p>	Low	<ul style="list-style-type: none"> • Lowest desire scores in survey • Low desire for connections to south • Low desire for connections to business area • <i>Recommend that it NOT be constructed</i>
<p>4. 28th Street Buttrick Ave to Snow Ave</p> <p>\$1,820,975 estimate</p>	Low	<ul style="list-style-type: none"> • Low desire scores in survey • No planned pathway connections in Lowell • Low density area • <i>Recommend that it NOT be constructed</i>
<p>5. Cascade Road Whitneyville Ave to Snow Ave</p> <p>\$2,101,450 estimate</p>	Low	<ul style="list-style-type: none"> • Low desire scores in survey • No planned pathway connections in Lowell • Low density area • <i>Recommend that it NOT be constructed</i>
<p>6. Cascade Road Burton to 28th st (South/West side of road)</p> <p>\$280,000 estimate less partnering with DDA</p>	High	<ul style="list-style-type: none"> • High desire score in survey • Partner with DDA • Improves connection to Caravelle village without crossing Cascade Rd • Improves safety in area • <i>Recommend to construct</i>

Potential Segment with Cost Estimate	Survey Rank	Committee Comments and Recommendation
<p>7. Thornapple River Dr From Cascade Rd to Thornhills</p> <p>\$2,836,113 estimate</p>	High	<ul style="list-style-type: none"> • Highest desire score in survey • Improves safety in the area • Provides indirect connection from village area to multiple subdivision south off Burger Dr. • Expensive • May require alternative design to fit in or may not be viable • Consideration will need to be given in design to maintain safety with any alternative design • Recommend to construct
<p>8. Burton Street Spaulding to Patterson</p> <p>\$2,132,000 estimate, less Road Commission funding (tbd)</p>	High	<ul style="list-style-type: none"> • Med-High desire score in survey • Kent County Road Commission has agreed to apply for significant grant funding to assist in funding. • Provides connection between pathway system in Cascade and sidewalk system in City of Kentwood. • Provide connection through I-96 • Recommend to Construct
<p>9. Thornapple River Dr Burger to Thornhills</p> <p>\$300,000 estimate</p>	High	<ul style="list-style-type: none"> • High desire score in survey • Provides limited connection to multiple subdivisions off Burger • No connection to village area • Recommend to construct if #7 is not viable.

To summarize, the Committee recommends moving forward with five of the nine segments listed; with number 9 as an alternative to number 7, in the event that number 7 is not viable due to constraints of the terrain.

The above recommendations best reflect the Committee's and by extension, the Township community's priority point of view. Based on feedback from the write-in portion of the survey the Committee also suggests that the Township Board may consider providing connections to Pine Ridge and Thornapple Elementary schools as well as an expanded sidewalk on Hall Street from Forest Hills High School to Ballybunion. While these two additions are secondary in priority to the Table of recommendations, the committee felt that these would assist in meeting the safety and connection goals of the mission

statement. However, the Committee has not pursued conceptual cost estimates on these write-in requests and is not suggesting that the Board must include these in the go-forward plan. Rather, we view this as at the discretion of the Board.

The Committee also recommends that any funding for new pathways be adequate to not only construct the new pathways, but to also provide adequate labor and equipment to maintain any additional pathways without sacrificing the quality and user experience of the existing pathway system.

Looking to the future and the potential for population swings, the Committee recommends a review in 3-5 years of the Northeast and South areas of the Township that are currently less densely populated, and are less served by the pathway system today.

In closing, the Citizen Pathway Committee feels that this Pathway Recommendation has strong support from the community to enhance safety and well-being; and to improve pedestrian connections within our township. We would like to thank Steve Peterson for his guidance and support; and for the Township Boards consideration and support of this opportunity for our Cascade community.

Attachments

Mission Statement

Public survey results

FTC&H Conceptual Costs

2017

Citizen pathway committee

Mission statement

The Citizen pathway committee will provide a recommendation to the Township Board regarding the interest, if any, in constructing more pathways in the Township.

The Committee has determined that the following issues will provide the framework for that recommendation.

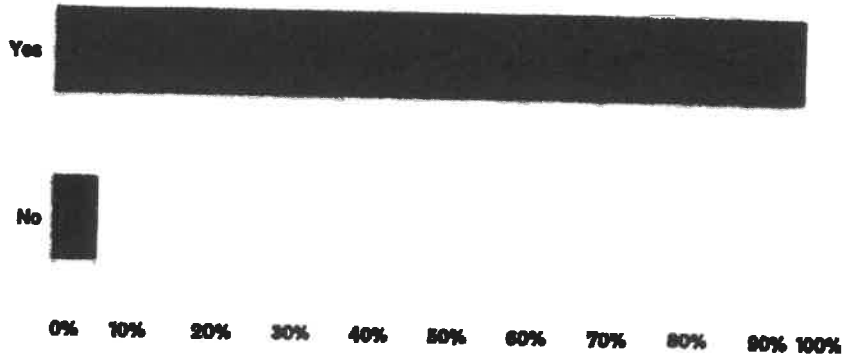
- **Providing a healthy lifestyle in the Township.**
- **Increase the safety of non-motorized mode of transportation.**
- **Provide links to other trails uses such as parks, neighboring trail systems, schools, commercial areas, etc.**
- **Following the recommendations of other Township Planning Documents such as the Master plan, the Parks plan and the DDA plan.**
- **Providing pedestrian connections to connect cascade neighborhoods.**
- **Feasibility to construct any new pathways**
- **Ability to maintain any new/existing pathways**

Citizen Pathway Committee members:

Cheryl Timyan Tom Grias, Joel Goldberg, Kris Taylor, Kathy Taylor, Denise Mazur, Tom Richardson, Daniel Waugh

Q1 Do you believe more pathways benefit the community?

Answered: 663 Skipped: 5



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

94.27%

5.73%

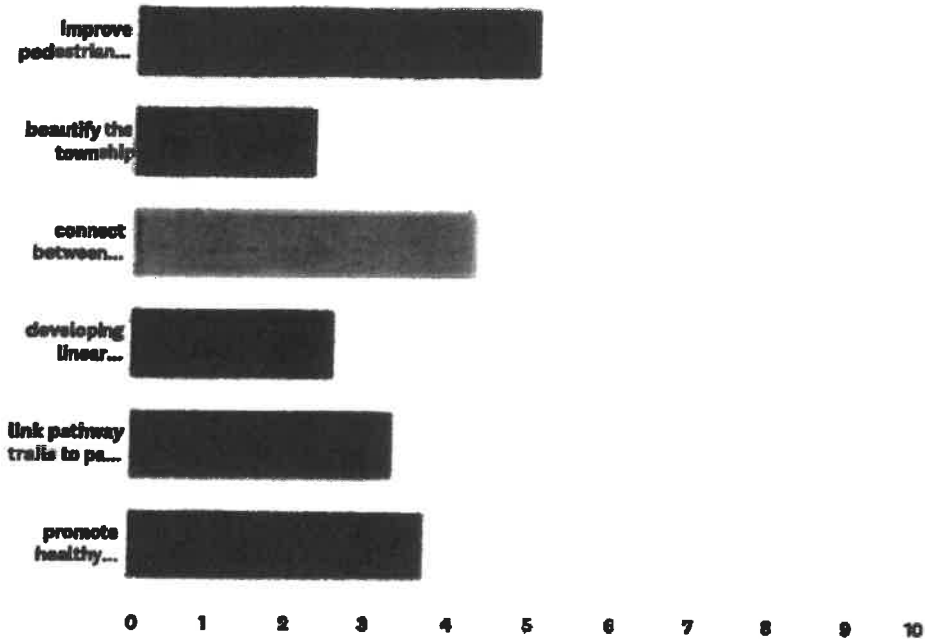
625

38

663

Q2 Which is the highest priority regarding the pathway trails? Please rank in order of your priority (with 1 being the highest priority and 6 the lowest).

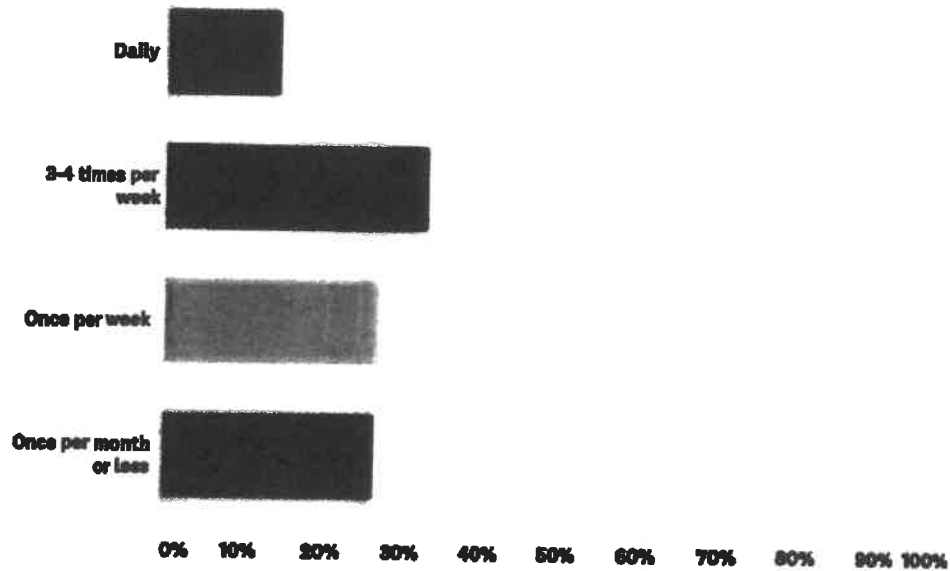
Answered: 659 Skipped: 9



	1	2	3	4	5	6	TOTAL	SCORE
improve pedestrian safety	58.40% 365	14.24% 89	11.52% 72	6.72% 42	6.06% 38	3.04% 19	625	5.03
beautify the township	1.52% 9	5.07% 30	12.16% 72	19.93% 118	26.18% 155	35.14% 208	582	2.30
connect between schools, trails and shops	18.08% 110	34.87% 212	21.88% 133	14.14% 88	8.06% 49	2.96% 18	608	4.32
developing linear recreational parks	3.78% 23	8.06% 49	13.62% 84	18.26% 111	27.63% 168	28.45% 173	608	2.57
link pathway trails to paths of other communities	8.90% 55	15.37% 85	22.33% 138	21.04% 130	17.48% 108	14.89% 82	618	3.33
promote healthy lifestyle	13.97% 89	23.38% 149	19.94% 127	18.52% 118	12.40% 79	11.77% 75	637	3.73

Q3 How often do you use the trail system?

Answered: 661 Skipped: 7



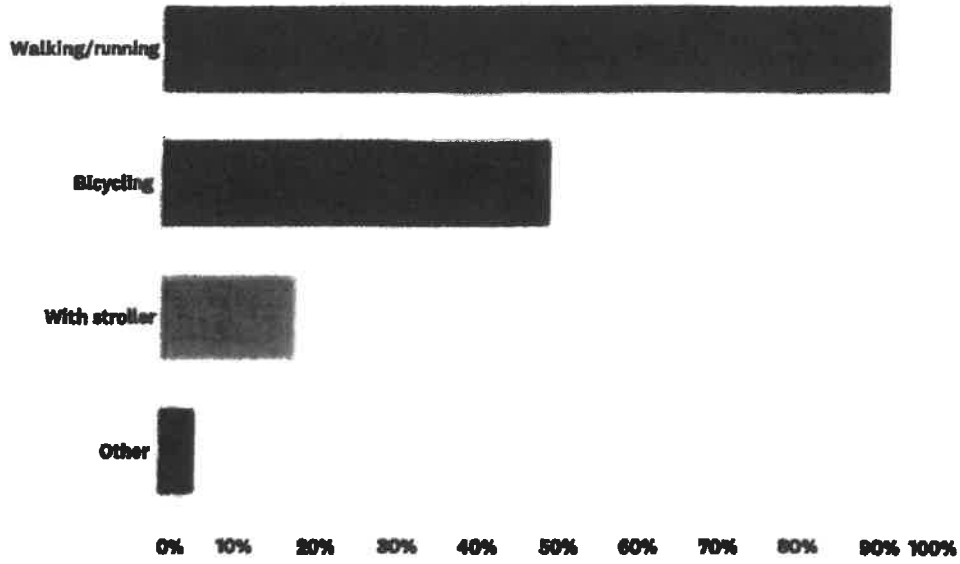
ANSWER CHOICES

RESPONSES

Daily	14.07%	83
3-4 times per week	32.83%	217
Once per week	26.78%	177
Once per month or less	26.32%	174
TOTAL		661

Q4 How do you use the trail system? (check all that apply)

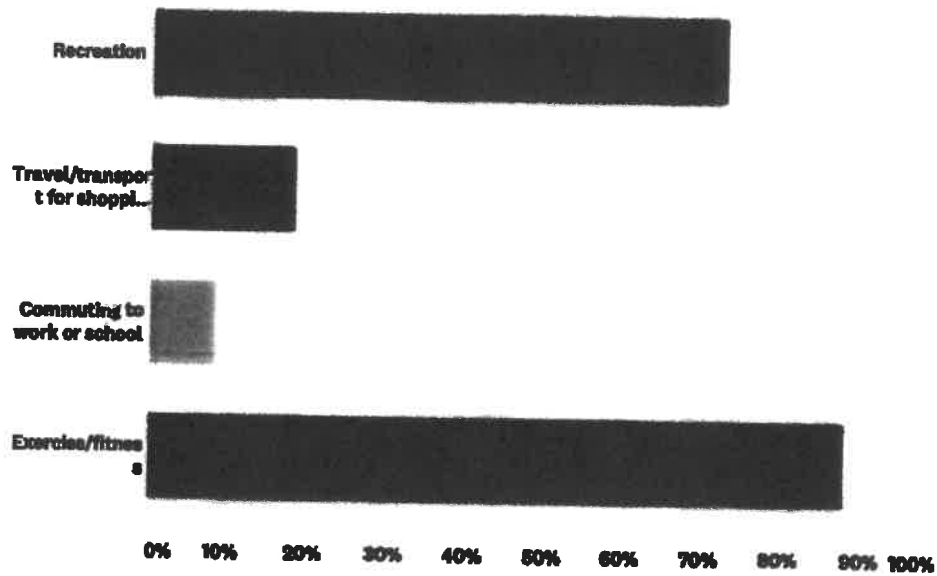
Answered: 660 Skipped: 8



ANSWER CHOICES	RESPONSES	
Walking/running	90.81%	598
Bicycling	48.33%	319
With stroller	17.12%	113
Other	4.70%	31
Total Respondents: 660		

Q5 For what do you use the trail system? (check all that apply)

Answered: 655 Skipped: 13



ANSWER CHOICES

Recreation

Travel/transport for shopping, errands

Commuting to work or school

Exercise/fitness

Total Respondents: 655

RESPONSES

72.87%

18.47%

8.55%

87.94%

476

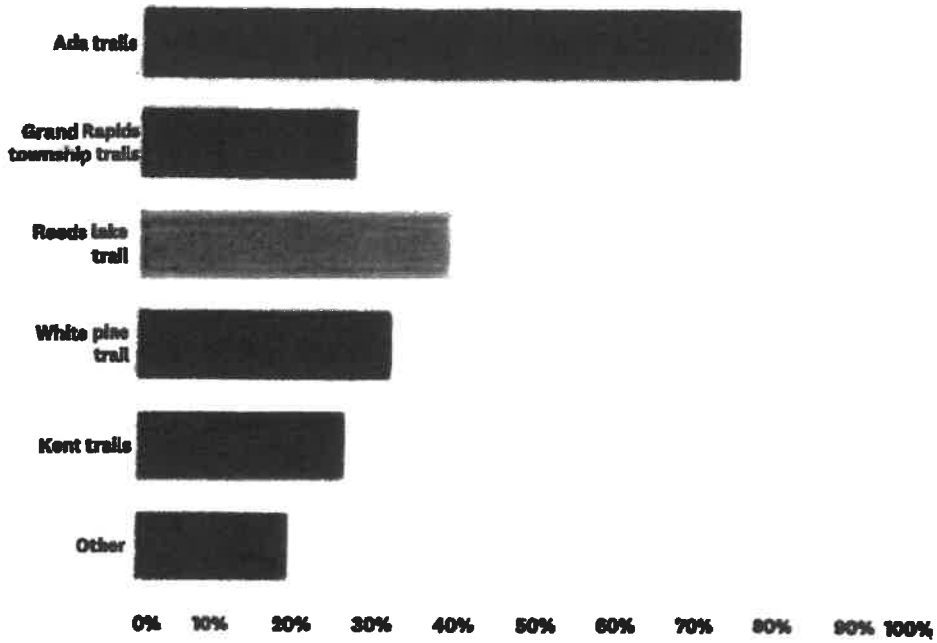
121

56

576

Q6 What other local trails do you use?

Answered: 620 Skipped: 48



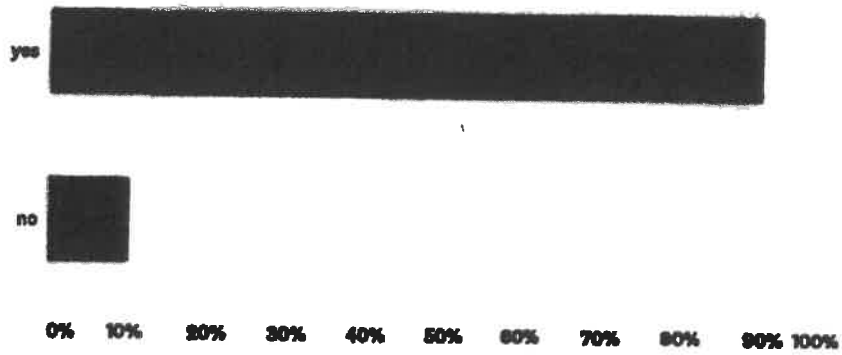
ANSWER CHOICES

RESPONSES

Ada trails	74.65%	463
Grand Rapids township trails	27.10%	168
Reeds lake trail	38.87%	241
White pine trail	31.77%	197
Kent trails	28.45%	164
Other	19.35%	120
Total Respondents: 620		

Q7 Should additional pathways be added to the current system?

Answered: 657 Skipped: 11



ANSWER CHOICES

yes

no

TOTAL

RESPONSES

89.65%

10.35%

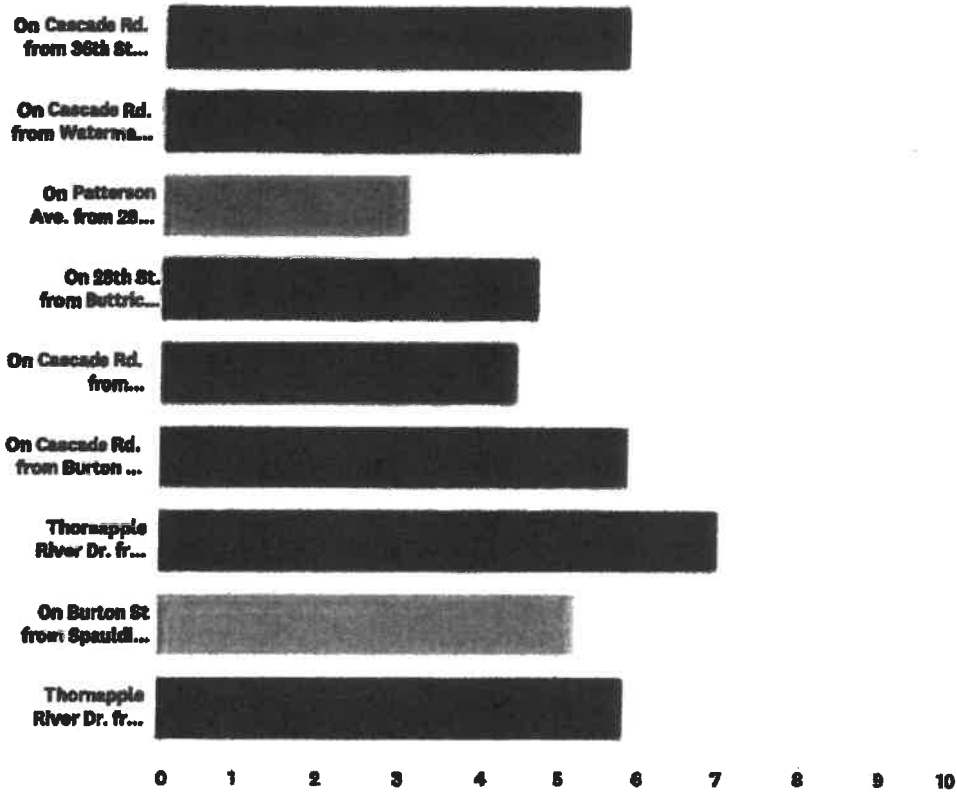
600

68

657

Q8 The Pathways Committee identified the following potential new pathway trails. Please rank them in order of your priority (with 1 being the highest priority and 9 the lowest).

Answered: 638 Skipped: 32



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
On Cascade Rd. from 38th St to Whitneyville Rd.	28.16% 145	6.60% 34	10.68% 55	11.26% 58	7.77% 40	10.10% 52	9.32% 48	6.60% 34	9.51% 49	515	5.78
On Cascade Rd. from Watermark to Hall	11.59% 59	9.63% 49	12.38% 63	11.59% 59	15.13% 77	8.43% 48	12.38% 63	10.81% 55	7.07% 36	509	5.17
On Patterson Ave. from 28th St to Broadmoor	0.84% 4	3.14% 15	4.81% 23	5.65% 27	8.58% 41	12.76% 81	15.69% 75	16.11% 77	32.43% 155	478	3.06
On 28th St. from Buttrick Ave. to Snow Ave.	15.29% 78	4.90% 25	6.67% 34	8.63% 44	10.00% 51	14.31% 73	12.94% 66	18.04% 82	9.22% 47	510	4.67
On Cascade Rd. from Whitneyville Ave. To Snow Ave.	2.82% 14	11.90% 59	10.28% 51	8.87% 44	11.90% 59	12.90% 64	15.32% 78	12.30% 61	13.71% 68	496	4.41

Cascade Township citizen pathway committee

SurveyMonkey

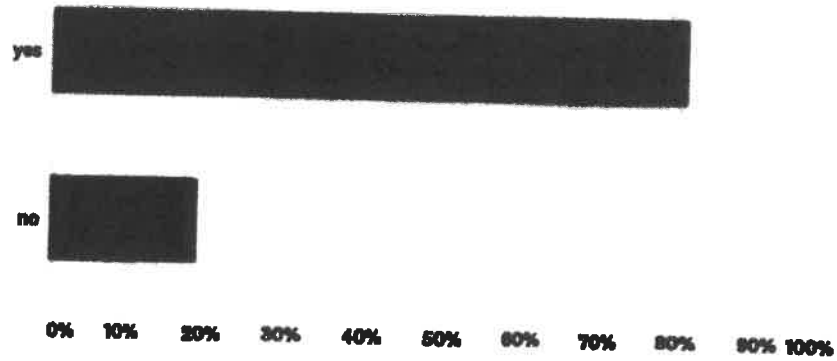
On Cascade Rd. from Burton to 28th St.	11.73% 81	15.77% 82	18.65% 97	13.65% 71	10.98% 57	10.18% 53	9.23% 48	6.35% 33	3.46% 18	520	5.84
Thornapple River Dr. from Cascade Rd. to Thornhills	30.28% 172	19.89% 113	16.02% 91	12.15% 69	8.27% 47	4.58% 26	4.93% 28	2.99% 17	0.88% 5	568	6.98
On Burton St from Spaulding to Patterson	11.56% 60	10.79% 56	12.72% 68	13.10% 68	11.75% 61	11.18% 58	7.71% 40	13.10% 68	8.08% 42	519	5.19
Thornapple River Dr. from Burger to Thornhills	5.79% 32	28.21% 156	12.84% 71	14.29% 79	11.03% 61	8.86% 49	5.42% 30	5.24% 29	8.32% 46	553	5.79

Q9 Is there an additional location where you would like to see a pathway built?

Answered: 372 Skipped: 296

Q10 As mentioned above the current pathway millage expires in 2018. Should the Township seek a new millage to pay for new pathway trails?

Answered: 648 Skipped: 20



ANSWER CHOICES

yes

no

TOTAL

RESPONSES

80.71%

19.29%

523

125

648

Q9 Is there an additional location where you would like to see a pathway built?

Answered: 372 Skipped: 286

#	RESPONSES	DATE
1	No	10/17/2017 9:19 AM
2	No	10/17/2017 6:27 AM
3	No	10/16/2017 10:34 PM
4	No	10/16/2017 10:15 PM
5	No	10/16/2017 7:24 PM
6	Whitneyville Road (from Cascade to 52nd Street - natural beauty Road)	10/16/2017 5:45 PM
7	None	10/16/2017 1:05 PM
8	No	10/16/2017 12:19 PM
9	Pettis	10/16/2017 10:04 AM
10	No	10/16/2017 8:52 AM
11	No	10/16/2017 8:49 AM
12	No	10/16/2017 6:31 AM
13	Complete the path along the river behind Ada Moorings	10/15/2017 10:43 PM
14	No	10/15/2017 10:28 PM
15	Forest Hills rd at the overpass	10/15/2017 7:11 PM
16	On cascade Rd. West side.	10/15/2017 6:06 PM
17	No	10/15/2017 5:56 PM
18	No	10/15/2017 4:30 PM
19	No	10/15/2017 3:45 PM
20	On Whitneyville. From Cascade to 48th st	10/15/2017 9:16 AM
21	Along whitneyville to 48th st	10/14/2017 6:27 PM
22	Forest hill across 96	10/14/2017 2:30 PM
23	Snow between 28th and Grand River	10/14/2017 12:30 PM
24	No. Stop spending money that isn't yours. It's ridiculous how you feel the NEED to spend tax payers dollars. Here's a thought, reduce taxes and leave our community alone.	10/14/2017 12:12 PM
25	Ada Dr to thornapple river Dr	10/14/2017 9:31 AM
26	No	10/14/2017 9:27 AM
27	From thornapple to 36th street. Where thornhills and thornapple meet to the park	10/14/2017 8:51 AM
28	Pathway near covered bridge in Ada - unsafe to cross	10/14/2017 7:44 AM
29	On Cascade from Spaulding to Watermark on the SOUTH side of Cascade	10/14/2017 7:17 AM
30	Connect fully to pathways in Ada via Fulton	10/13/2017 9:40 PM
31	No	10/13/2017 7:45 PM
32	Thornapple/Thornhills to 36th	10/13/2017 7:02 PM
33	Buttrick from Whitneyville to 36th Street	10/13/2017 5:09 PM

Cascade Township citizen pathway committee

SurveyMonkey

34	No	10/13/2017 3:52 PM
35	Alta Dale from Ada Drive to Central Woodlands	10/13/2017 2:53 PM
36	On Thomapple River Drive between Nik Kik and Thornhills.	10/13/2017 2:04 PM
37	N/a	10/13/2017 1:24 PM
38	not at this time	10/13/2017 9:31 AM
39	Further north on honey creek, north of Knapp.	10/13/2017 7:38 AM
40	no	10/13/2017 2:40 AM
41	Kraft, 36th to Burton;	10/13/2017 12:39 AM
42	Anywhere south of 48 th street	10/12/2017 8:50 PM
43	Maintain existing trails in premium condition.	10/12/2017 8:43 PM
44	Thornapple /buttrick to covered bridge	10/12/2017 7:05 PM
45	36th street to Quiggle	10/12/2017 2:27 PM
46	Snow Ave from Grand River to Cascade	10/12/2017 11:05 AM
47	Grand river drive	10/12/2017 8:15 AM
48	no	10/12/2017 12:21 AM
49	Grand river to cascade on snow	10/11/2017 11:37 PM
50	Need pathway on Cascade Road from 36th Street to Whitneyville	10/11/2017 9:19 PM
51	A way to connect Buttrick to Grand River via 28th for a safe loop!	10/11/2017 7:06 PM
52	28th between Snow & Buttrick is a huge safety issue with a trail	10/11/2017 8:43 PM
53	no	10/11/2017 6:24 PM
54	No	10/11/2017 8:22 PM
55	Mandate bicycle usage where trails are present	10/11/2017 5:06 PM
56	No. Some listed above are not needed. I would rather see a smaller mileage, more likely to pass.	10/11/2017 1:40 PM
57	28th Street to Cascade Township Park	10/11/2017 12:07 PM
58	No	10/11/2017 11:18 AM
59	No	10/11/2017 10:23 AM
60	no	10/11/2017 10:06 AM
61	No	10/11/2017 9:15 AM
62	36th St from Patterson to Thornhills	10/11/2017 1:37 AM
63	Alta Dale Ave. between schools	10/10/2017 8:44 PM
64	Grand river dr.	10/10/2017 2:55 PM
65	Improve the safety for pedestrians & bikers at the Cascade-28th St. Intersection. Very dangerous as it is now!	10/10/2017 1:10 PM
66	On Buttrick between 36th and Cascade Rd. The road is hilly and cars go flying down the road barely missing pedestrians almost daily.	10/10/2017 10:45 AM
67	along burger dr	10/10/2017 9:26 AM
68	no	10/10/2017 7:58 AM
69	No	10/10/2017 7:47 AM
70	Along Spaulding between cascade and Fulton and along Alta dale	10/10/2017 7:42 AM
71	No	10/10/2017 7:30 AM
72	Into Ada - could have signage pointing folks to the bridge - but then should have path into Ada.	10/9/2017 11:06 PM

Cascade Township citizen pathway committee

SurveyMonkey

73	Alta Dale from Central Woodlands to Ada Dr.	10/9/2017 6:41 PM
74	No	10/9/2017 6:14 PM
75	Buttrick from 36th to Cascade Rd.	10/9/2017 3:38 PM
76	No	10/9/2017 3:05 PM
77	Just want parks and schools connected	10/9/2017 2:49 PM
78	none	10/9/2017 1:35 PM
79	No	10/9/2017 1:25 PM
80	?	10/9/2017 1:15 PM
81	From Buttrick, down 28th street, north on Snow to Grand River. Connects to Peace park	10/9/2017 12:58 PM
82	On Buttrick from 36th to Whitneyville Road	10/9/2017 12:03 PM
83	yes, on Buttrick between 36th and Whitneyville; also on Whitneyville from Cascade Rd to 48th St.; it does not make sense for many of the suggested new paths that already have sidewalks (3) or bikepaths on the other side of the street (6 & 2). Last month I was almost killed when my mountain bike wiped out on the dangerously soft shoulder on Burton on the SE side of the I-96 overpass. I'm an experienced mountain biker.	10/9/2017 11:45 AM
84	No	10/9/2017 9:52 AM
85	Buttrick and 48th to a trail	10/9/2017 9:51 AM
86	No	10/9/2017 8:06 AM
87	Nothing specific	10/9/2017 7:51 AM
88	Any places without sidewalks next to major roads	10/9/2017 7:00 AM
89	The more the better. But these recommendations are good.	10/8/2017 11:25 PM
90	No	10/8/2017 9:41 PM
91	No	10/8/2017 9:13 PM
92	No	10/8/2017 9:01 PM
93	Better connectivity to Kent wood and reeds lake	10/8/2017 8:36 PM
94	No	10/8/2017 11:20 AM
95	No	10/8/2017 8:19 AM
96	nope	10/8/2017 12:59 AM
97	No	10/7/2017 11:58 PM
98	from Cascade to 36th on Buttrick	10/7/2017 9:39 PM
99	No	10/7/2017 8:14 PM
100	No	10/7/2017 6:43 PM
101	No	10/7/2017 1:35 PM
102	no	10/7/2017 1:17 PM
103	No	10/7/2017 12:11 PM
104	No	10/7/2017 12:09 PM
105	From 52 and Whitneyville to cascade road	10/7/2017 11:55 AM
106	48th St SE, between Whitneyville and 36th	10/7/2017 11:37 AM
107	Just to stress the importance of a path along Thornapple River Drive between Thornhills and Cascade. People use this regularly and it is dangerous not to have one!	10/7/2017 8:10 AM
108	Better access to downtown Ada from the trail system (dangerous crossing at the ball fields to covered bridge and that neighborhood	10/7/2017 7:03 AM
109	Cascade road from old 28th street to whitneyville	10/6/2017 11:24 PM

Cascade Township citizen pathway committee

SurveyMonkey

110	No	10/6/2017 11:02 PM
111	On cascade road over the bridge needs to be made safer for the pedestrians. There is not enough room between cars and pedestrians on that bridge	10/6/2017 10:44 PM
112	?	10/6/2017 10:29 PM
113	Thornapple River Drive from Cascade to Peace	10/6/2017 9:01 PM
114	No	10/6/2017 8:51 PM
115	No	10/6/2017 7:56 PM
116	I would love to see improved, safer pathways crossing over the highway on Burton and on Forest Hills	10/6/2017 6:22 PM
117	no	10/6/2017 4:53 PM
118	A better path on a section of Buttrick from Ada Park to Thornapple River Dr.	10/6/2017 3:03 PM
119	Carry the path on Laraway Lake all the way to Cascade Rd.	10/6/2017 1:50 PM
120	I would like to see NO MORE pathways.	10/6/2017 12:56 PM
121	none	10/6/2017 12:21 PM
122	Hall and Fox Hollow out to Ada Dr	10/6/2017 11:52 AM
123	No	10/6/2017 11:23 AM
124	Speulding from Fulton to cascade	10/6/2017 11:12 AM
125	Grand River from Peace Park to Ada Park	10/6/2017 11:06 AM
126	No Im tired of paying taxes on something that isnt even by me !!!!!!!!!	10/6/2017 10:36 AM
127	Please 28th between Buttrick and Snow	10/6/2017 10:32 AM
128	Grand River Avenue east of Buttrick	10/6/2017 9:28 AM
129	Cascade to buccaner	10/6/2017 8:48 AM
130	Cascade by the thornapple river	10/6/2017 8:47 AM
131	Grand River Rd., Ada Park to Peace Park. Bicycles, jogging & walking are abundant	10/6/2017 8:07 AM
132	Whitneyville from 52nd St. to Cascade Rd.	10/6/2017 7:51 AM
133	No	10/6/2017 7:10 AM
134	Yes, kraft between chatham woods and Burton. My girls will not allow me to cross Kraft by Meljer as traffic is awful even for cars. If you refuse a stop light, with traffic to MVP..all the hotels including a new one and an auto shop...at least give us a sidewalk on our side of Kraft. Also to 28th street on our side of Kraft from Chatam woods.	10/6/2017 12:24 AM
135	Along the Grand River.	10/5/2017 10:02 PM
136	Cascade springs!	10/5/2017 9:58 PM
137	No	10/5/2017 9:48 PM
138	Burton over the highway	10/5/2017 9:48 PM
139	36th beyond Buttrick	10/5/2017 9:26 PM
140	N/A	10/5/2017 9:10 PM
141	Nope	10/5/2017 9:07 PM
142	No	10/5/2017 8:46 PM
143	n/a	10/5/2017 8:29 PM
144	from Peace Park to new road off 28th Street before Snow.	10/5/2017 8:23 PM
145	No	10/5/2017 6:30 PM
146	No	10/5/2017 5:52 PM

Cascade Township citizen pathway committee**SurveyMonkey**

147	No	10/5/2017 4:55 PM
148	Ridgemon to Thornapple	10/5/2017 3:16 PM
149	Not off hand	10/5/2017 2:37 PM
150	Grand River Dr from Ada Park toward Lowell	10/5/2017 2:34 PM
151	You didnt ask the right questions...#2 none important..we use for dog walking only and occasional biking,and no space for comments were left!	10/5/2017 2:15 PM
152	No	10/5/2017 1:52 PM
153	No	10/5/2017 1:43 PM
154	no	10/5/2017 1:19 PM
155	Grand River between Buttrick and Bolt	10/5/2017 1:14 PM
156	Fix the mess on Spaulding from cascade road to burton. It's awful.	10/5/2017 12:45 PM
157	No	10/5/2017 12:36 PM
158	10 miles (even out and back) of relatively flat trail would be perfect.	10/5/2017 12:32 PM
159	Thornapple River Dr. from Brookhills to Cascade Park	10/5/2017 11:42 AM
160	No	10/5/2017 11:10 AM
161	Thornapple River Dr. from Cascade township park to burger	10/5/2017 9:29 AM
162	No	10/5/2017 8:29 AM
163	No	10/5/2017 7:56 AM
164	Connecting to Grand River Nature Area and Seldman Park.	10/5/2017 7:48 AM
165	No	10/5/2017 7:34 AM
166	Forest Hills Ave.	10/5/2017 7:21 AM
167	No	10/5/2017 7:18 AM
168	No	10/5/2017 7:16 AM
169	No	10/5/2017 7:04 AM
170	No	10/5/2017 6:20 AM
171	Na	10/5/2017 6:06 AM
172	no	10/5/2017 4:58 AM
173	Grand River Dr from Buttrick to Snow	10/5/2017 12:02 AM
174	No	10/4/2017 10:24 PM
175	No just 28th, Buttrick to Snow. Cars are rude and about run me and my neighbor over on our morning walks	10/4/2017 10:24 PM
176	No	10/4/2017 10:18 PM
177	Burger from Thornapple to cascade	10/4/2017 10:10 PM
178	No	10/4/2017 10:06 PM
179	no	10/4/2017 9:45 PM
180	No	10/4/2017 9:22 PM
181	Kraft , Burton-28th	10/4/2017 8:18 PM
182	No	10/4/2017 9:10 PM
183	No	10/4/2017 8:36 PM
184	No	10/4/2017 8:31 PM
185	Grand River	10/4/2017 8:00 PM

Cascade Township citizen pathway committee

SurveyMonkey

186	Need a way to cross 96 that isn't 28th. To many businesses that people pull in and out to be safe to ride on	10/4/2017 7:40 PM
187	until a use by RESIDENTS is known, think we should wait	10/4/2017 7:40 PM
188	Cascade road from thornapple river to thorncrest	10/4/2017 7:39 PM
189	48th street to thornapple river drive to the CascAde Park	10/4/2017 7:35 PM
190	Buttrick between cascade and 36th	10/4/2017 6:00 PM
191	none	10/4/2017 5:46 PM
192	No	10/4/2017 5:43 PM
193	no	10/4/2017 5:40 PM
194	No	10/4/2017 6:37 PM
195	Hall St To Ada Drive Along Fox Hollow	10/4/2017 4:58 PM
196	Not at this time	10/4/2017 4:41 PM
197	bolt drive	10/4/2017 4:15 PM
198	Forest hill from cascade to burton	10/4/2017 3:56 PM
199	No	10/4/2017 3:44 PM
200	From Crahen, on Bradford to Frederick Meljer Gardens	10/4/2017 2:41 PM
201	On Burger from Thornapple River Drive to Goodwood	10/4/2017 2:23 PM
202	No	10/4/2017 2:14 PM
203	NA	10/4/2017 1:44 PM
204	Thornapple River Road from Thornhills to Cascade Park	10/4/2017 1:29 PM
205	No	10/4/2017 1:14 PM
206	From Burger at Thornapple River drive to Tuscany.	10/4/2017 1:06 PM
207	Kraft	10/4/2017 1:00 PM
208	From Cascade Rd to Thornhills to Cascade Park	10/4/2017 12:43 PM
209	Thornapple River Drive/Thornhills is the most important one for my family.	10/4/2017 12:42 PM
210	Thornapple River near the entrance to the park	10/4/2017 12:05 PM
211	No	10/4/2017 11:40 AM
212	Forest Hill Ave. Fill in between Burton and Cascade Rd.	10/4/2017 11:37 AM
213	No. Lets improve roads first.	10/4/2017 11:26 AM
214	No	10/4/2017 11:25 AM
215	No	10/4/2017 11:17 AM
216	Only Thornapple because danger to people walking and riding	10/4/2017 11:15 AM
217	no, Cascade road (36th to Whitneyville) is very dangerous and needs a pathway. Our small children have almost been hit multiple times. These are heavy populated family neighborhoods that need access to the safe pathways at 36th and Cascade.	10/4/2017 11:03 AM
218	Kraft and 28th to Patterson and 28th	10/4/2017 10:52 AM
219	thornapple river drive between cascade and thornhills	10/4/2017 9:35 AM
220	I'm satisfied with the proposed additions	10/4/2017 9:30 AM
221	No	10/4/2017 9:29 AM
222	no	10/4/2017 8:47 AM
223	Only Thornapple River Drive is needed, no other area is dangerous. If a mileage is required it should only be a portion, 10% to 15%, of the last mileage.	10/4/2017 8:45 AM

Cascade Township citizen pathway committee

SurveyMonkey

224	No	10/4/2017 8:43 AM
225	Connect 48th between Whitneyville & Thornhills to the Cascade Trail System	10/4/2017 8:28 AM
226	Would like to see bike lanes marked on the roads	10/4/2017 8:20 AM
227	Please consider crushed stone vs all asphalt	10/4/2017 8:02 AM
228	Buttrick to 36th street	10/4/2017 7:57 AM
229	No	10/4/2017 7:54 AM
230	Cascade to Thornhills on Thomapple River Dr.	10/4/2017 7:51 AM
231	I know the path on Laraway Lake to Cascade is complete. However, the end near Cascade: Can we do something to move it UP or further in so that you are not really just walking on the shoulder of the road. NOT as safe as I would expect. This type of pathway anywhere in the system should be avoided. The money should be spent to secure the easements and right-of-way to complete.	10/4/2017 7:42 AM
232	no	10/4/2017 7:42 AM
233	Thornapple River to Cascade to 30th	10/4/2017 7:41 AM
234	N/A	10/4/2017 7:31 AM
235	no	10/4/2017 7:31 AM
236	On 36th St from Thomapple River Drive to Kraft and down Kraft to 28th St	10/4/2017 7:30 AM
237	No	10/4/2017 7:17 AM
238	no	10/4/2017 7:15 AM
239	No	10/4/2017 6:49 AM
240	On the south side of Laraway Lake Road coming up the hill from Cascade Road.	10/4/2017 6:38 AM
241	Buttrick Grand River to Thomapple River Drive	10/4/2017 6:31 AM
242	I would love to see sidewalks built in my neighborhood Hidden Hills	10/4/2017 5:27 AM
243	No	10/4/2017 4:34 AM
244	No	10/4/2017 2:20 AM
245	Hall Street to Fox Hollow to Ada Drive	10/4/2017 12:23 AM
246	Patterson to east along south side of airport	10/3/2017 11:58 PM
247	Whitneyville to 52	10/3/2017 11:19 PM
248	36th st to cherry lane	10/3/2017 10:41 PM
249	No	10/3/2017 10:37 PM
250	Burton from Spaulding to Patterson	10/3/2017 10:26 PM
251	Along Thomapple from Buttrick to Ada Drive	10/3/2017 10:16 PM
252	No	10/3/2017 10:08 PM
253	Better path along Laraway	10/3/2017 10:03 PM
254	no	10/3/2017 10:00 PM
255	no	10/3/2017 9:34 PM
256	Yes, the overpass on Forest Hills Ave., over I-96.	10/3/2017 9:22 PM
257	no	10/3/2017 8:51 PM
258	Ada. Along thornapple river drive or around fase street,	10/3/2017 8:45 PM
259	Forest Hills Ave	10/3/2017 8:41 PM
260	36th from Buttrick to Snow and along Grand River from Buttrick to Snow	10/3/2017 8:18 PM
261	Anywhere to improve safety	10/3/2017 8:09 PM
262	Leyton between cascade and Redford dr (pine ridge)	10/3/2017 7:59 PM

Cascade Township citizen pathway committee

SurveyMonkey

263	Thornhills out Thornapple River Drive past the Airport or 44th to Whitneyville Road	10/3/2017 7:37 PM
264	Really a path from Spaulding to Patterson on Burton would be huge!	10/3/2017 7:35 PM
265	No	10/3/2017 7:31 PM
266	Burton/I-96 to access the YMCA, forest hills/I-96 for school children	10/3/2017 6:23 PM
267	On Burton over I96 and Forest Hill Ave over I96	10/3/2017 6:12 PM
268	My first choice would be connecting the constructed path on Thirnapple driver drive with cascade township park.	10/3/2017 5:40 PM
269	No	10/3/2017 5:30 PM
270	Buttrick to Fase St. to Thomapple.	10/3/2017 5:30 PM
271	No	10/3/2017 6:28 PM
272	No	10/3/2017 5:07 PM
273	Snow from 28th to Cascade	10/3/2017 5:06 PM
274	No	10/3/2017 4:52 PM
275	No	10/3/2017 4:45 PM
276	no	10/3/2017 4:20 PM
277	36th street extending past Buttrick	10/3/2017 4:16 PM
278	From Forest Hill Ave across to Crahen section w/ no path before railroad bridge	10/3/2017 4:08 PM
279	Ada drive, hall and spaulding	10/3/2017 3:53 PM
280	no	10/3/2017 3:37 PM
281	No	10/3/2017 3:31 PM
282	No	10/3/2017 3:25 PM
283	Additional cross walks and safe landings at 36th and Cascade Road	10/3/2017 3:23 PM
284	no	10/3/2017 3:16 PM
285	Bolt drive to. Buttrick	10/3/2017 3:13 PM
286	Anywhere near downtown Cascade	10/3/2017 3:01 PM
287	NO	10/3/2017 2:57 PM
288	no	10/3/2017 2:54 PM
289	Thornhills to Rac Park, snow from Grand River to 36th to Buttrick	10/3/2017 2:53 PM
290	No	10/3/2017 2:45 PM
291	Path from airport area to Cascade / Whitneyville (possibly on 36th St.). Paths on 28th street itself. Connect business to residential.	10/3/2017 2:44 PM
292	Grand River: Buttrick Rd. to Peace Park	10/3/2017 2:38 PM
293	no	10/3/2017 2:37 PM
294	Along Thomapple river drive from cascade to peace	10/3/2017 2:34 PM
295	Bicycles should be banned on roadways that have pathways such as Buttrick.	10/3/2017 2:28 PM
296	Connect the path on cascade from Wycliffe to the river. Widen path on bridge over river.	10/3/2017 2:19 PM
297	no	10/3/2017 2:16 PM
298	Cascade road - all the way from 28th to Whitneyville	10/3/2017 2:14 PM
299	Cascade Springs DR. to 30th	10/3/2017 2:09 PM
300	No	10/3/2017 2:02 PM
301	No.	10/3/2017 1:35 PM

Cascade Township citizen pathway committee

SurveyMonkey

302	No	10/3/2017 1:27 PM
303	no	10/3/2017 1:24 PM
304	Buld in pedestrian walk way with railing with more safety crossing thornapple river on cascade rd near thornapple river drive.	10/3/2017 1:14 PM
305	No	10/3/2017 12:44 PM
306	Grand River Ave to Snow	10/3/2017 12:44 PM
307	No at this time	10/3/2017 12:41 PM
308	no	10/3/2017 12:13 PM
309	Anywhere along a road that's 45 mph+ that doesn't have at least a sidewalk and where there's lots of pedestrian/cycling traffic	10/3/2017 11:20 AM
310	no	10/3/2017 10:55 AM
311	On Bridgewater from Thornapple River Dr. to Thornapple Elementary	10/3/2017 10:53 AM
312	no	10/3/2017 10:39 AM
313	NA	10/3/2017 10:29 AM
314	connection to the elementary schools	10/3/2017 9:57 AM
315	no	10/3/2017 9:48 AM
316	Not at this time	10/3/2017 8:56 AM
317	Along Cascade from Whitneyville to Snow	10/3/2017 8:22 AM
318	thornhills connecting 28th street to cascade twp park near 96	10/3/2017 7:52 AM
319	No, this is a great start	10/3/2017 7:04 AM
320	No	10/3/2017 6:38 AM
321	No	10/3/2017 6:16 AM
322	No. But cascade road from 38th to Whitneyville should be priority. Safety is a major concern.	10/3/2017 5:44 AM
323	No	10/3/2017 5:08 AM
324	No	10/2/2017 10:38 PM
325	No	10/2/2017 10:29 PM
326	Any extension off cascade	10/2/2017 10:26 PM
327	no	10/2/2017 10:22 PM
328	no.	10/2/2017 10:13 PM
329	No. Just Cascade from 36th to Whitneyville. And Thornapple from Cascade to thornhills. These are very dangerous roads that children travel daily!!!	10/2/2017 10:04 PM
330	Alta Dale	10/2/2017 9:42 PM
331	No	10/2/2017 9:30 PM
332	No	10/2/2017 9:20 PM
333	No	10/2/2017 9:16 PM
334	As far along cascade as you can go and back	10/2/2017 8:58 PM
335	Hall to Spaulding or Cascade at Spaulding to Ada Dr/Spaulding	10/2/2017 8:43 PM
336	Burton from Patterson to Spaulding	10/2/2017 7:37 PM
337	No	10/2/2017 6:56 PM
338	No	10/2/2017 6:53 PM
339	No	10/2/2017 6:53 PM

Cascade Township citizen pathway committee

SurveyMonkey

340	Connect from the dam up cascade to the south so people who live south of the damn can get to the shops without walking in the street on cascade.	10/2/2017 6:41 PM
341	?	10/2/2017 6:14 PM
342	Nope	10/2/2017 5:57 PM
343	36th street between Thornapple and Kraft/Patterson	10/2/2017 4:59 PM
344	The Thornapple River Drive from Cascade to Thornhills would be a huge benefit to my family.	10/2/2017 4:53 PM
345	Snow to 28th to 36th, Snow to 36th to Buttrick	10/2/2017 4:28 PM
346	Whitneyville to Cascade. Many bikers pass through	10/2/2017 4:18 PM
347	No	10/2/2017 4:12 PM
348	Not that I know of. I currently live just past where the path ends by Cascade and 36th. With two little kids I would use it a lot more if I could safely access it.	10/2/2017 4:08 PM
349	no, re-eval as needed	10/2/2017 4:06 PM
350	no	10/2/2017 4:01 PM
351	No	10/2/2017 3:53 PM
352	No	10/2/2017 3:49 PM
353	no	10/2/2017 3:34 PM
354	The Forgotten Zone, aka, the portion of the township south of 96. This section IOS consistently forgotten/ignored by the township. My suggestions would be south on Thornapple and Whitneyville to 60th, and across 48th St, all very high traffic routes. Even though we pay for all of the paths, you didn't even consider putting one in our neighborhood.	10/2/2017 2:18 PM
355	No	10/2/2017 2:17 PM
356	No, the one from 36th to Ehitneyville is the most important to me as my children would regularly use it.	10/2/2017 1:51 PM
357	Desperately would love to have a connection for my son and I to safely cross the street (Cascade past 36th)	10/2/2017 1:46 PM
358	Laraway lake between cascade rd & tameron	10/2/2017 1:39 PM
359	No	10/2/2017 1:26 PM
360	I would rather pay for sidewalks along Hall Rd all the way up to Ada Dr. We live across from FHC High School and yet have to walk on the very fast Hall Rd with no sidewalks to get to the schools.	10/2/2017 1:18 PM
361	No	10/2/2017 1:13 PM
362	No	10/2/2017 12:59 PM
363	Yes connect the trail on Thornapple River Drive to Cascade Township Park.	10/2/2017 12:05 PM
364	Kraft (28th - 36th); 36th (Kraft - Patterson); Burton (36th - Cascade); Whitneyville (Cascade - 60th)	10/2/2017 12:05 PM
365	No	10/2/2017 11:59 AM
366	No	10/2/2017 11:54 AM
367	48th St. from Whitneyville to the airport	10/2/2017 11:30 AM
368	no	10/2/2017 11:19 AM
369	no	10/2/2017 11:03 AM
370	From the dead end of Beard Rd to Thornapple elementary	10/2/2017 10:34 AM
371	Leyton from Cascade Rd to Pine Ridge Elementary	10/2/2017 10:33 AM
372	No	10/2/2017 10:27 AM

Summary of written surveys from public open house. 16 surveys turned in. Not all questions answered.

1. Do you believe more pathways benefit the community?

Yes – 14 93.3%
No – 1 6.6%

2. Which is the highest priority regarding the pathway trails? Please rank in order of your priority (with 1 being the highest priority and 6 the lowest).

(a) 1.68 improve pedestrian safety
(b) 4 beautify the township
(c) 2.93 connect between schools, trails and shops
(d) 4.87 developing linear recreational parks
(e) 3.75 link pathway trails to paths of other communities
(f) 4 promote healthy lifestyle

3. How often do you use the trail system?

(a) Daily 6
(b) 3-4 times per week 3
(c) Once per week 4
(d) Once per month or less 3

4. How do you use the trail system? (check all that apply)

(a) Walking/running 13
(b) Bicycling 9
(c) With stroller 7
(d) Other 2

5. For what do you use the trail system? (check all that apply)

(a) Recreation 10
(b) Travel/transport for shopping, errands 2
(c) Commuting to work or school 4
(d) Exercise/fitness 14

6. What other local trails do you use?

(a) Ada trails 9
(b) Grand Rapids township trails 5
(c) Reeds lake trail 7
(d) White pine trail 4
(e) Kent trails 3
(f) Other 3

7. Should additional pathways be added to the current system?

Yes - 14

No - 1

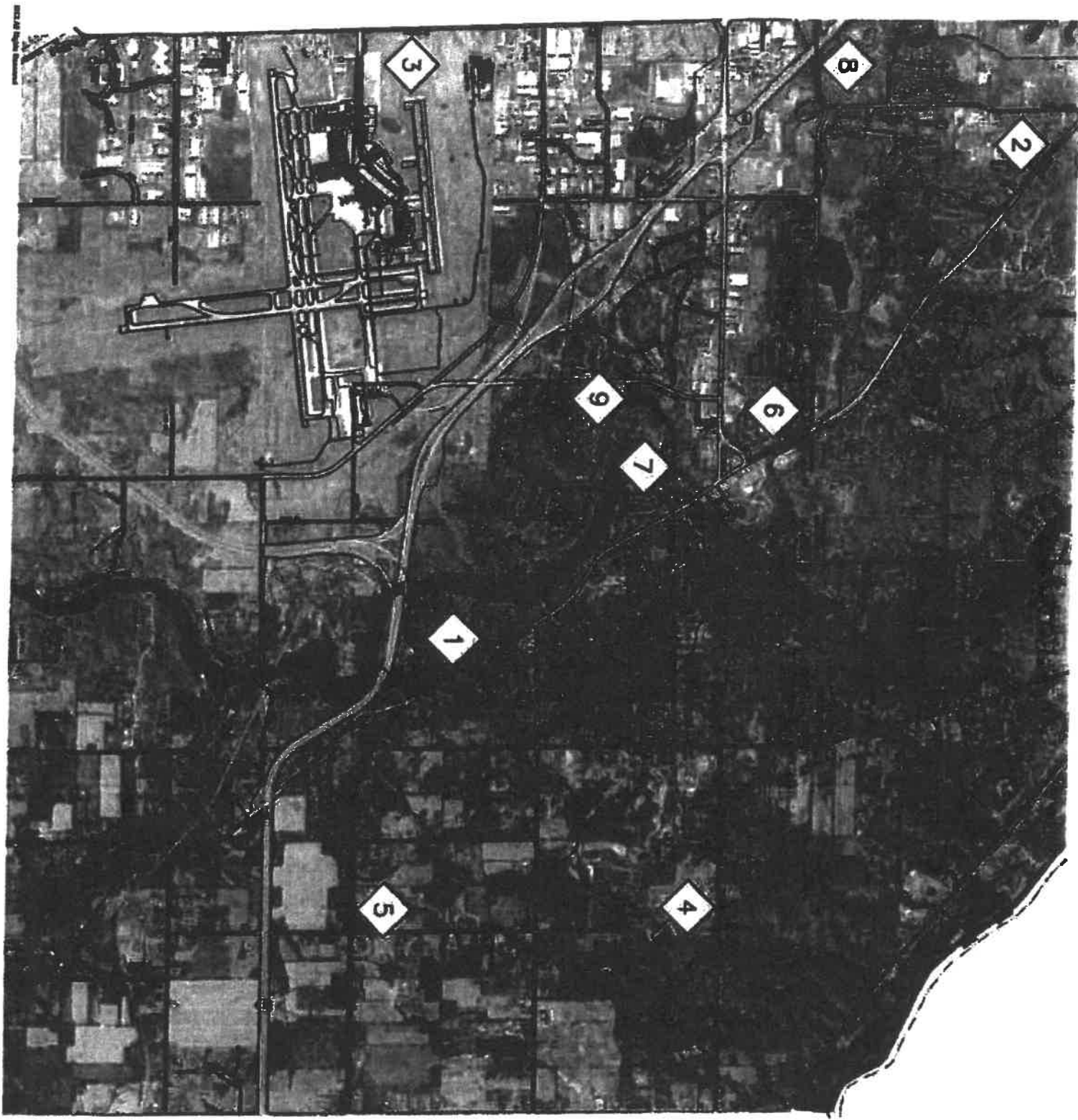
8. The Pathways Committee identified the following potential new pathway trails. Please rank them in order of your priority (with 1 being the highest priority and 9 the lowest). (Not scored the same as survey monkey. The lower the score the higher the priority)

- (a) 4.35 ___ On Cascade Rd. from 36th St to Whitneyville Rd.
- (b) 5.46 ___ On Cascade Rd. from Watermark to Hall
- (c) 6.26 ___ On Patterson Ave. from 28th St to Broadmoor
- (d) 4.86 ___ On 28th St. from Butterick Ave. to Snow Ave.
- (e) 5.86 ___ On Cascade Rd. from Whitneyville Ave. To Snow Ave.
- (f) 4.06 ___ On Cascade Rd. from Burton to 28th St.
- (g) 3.35 ___ Thornapple River Dr. extension from Cascade Rd. to Thornhills
- (h) 5.66 ___ On Burton St from Spaulding to Patterson
- (i) 5.07 ___ Thornapple River Dr. from Burger to Thornhills

9. Is there an additional location where you would like to see a pathway built?

10. As mentioned above the current pathway millage expires in 2018. Should the Township seek a new millage to pay for new pathway trails?

Yes - 11	78.5%
No- 3	21.4%



Opinion of Probable Project Cost

Fishbeck, Thompson, Carr & Huber, Inc.

1515 Arboretum Drive S.E., Grand Rapids, MI 49546

Telephone: (616) 575-3824 FAX: (616) 464-3993

CASCADE TOWNSHIP - PATHWAY CONCEPTUAL ESTIMATES (08/01/17)

Location #1 - Cascade Road (36th St to Whineyville Ave)

Total Length 4500 ft

- West side of road assumed to be best location

Item	Length	Price	Unit	Item Cost
Base Pathway	4500	\$75	LF	\$337,500
Large Tree Clearing	1500	\$10	LF	\$15,000
Storm Sewer (replace ditch)	400	\$50	LF	\$20,000
Retaining Wall (< 6 ft)	200	\$390	LF	\$78,000
Construction Cost				\$450,500
Engineering and Contingency (30%)				\$135,150
Conceptual Project Cost Estimate				\$585,650

Location #2 - Cascade Road (Watermark Dr to Hall St)

Total Length 3550 ft

- Southwest side of road assumed

Item	Length	Price	Unit	Item Cost
Base Pathway	3550	\$75	LF	\$266,250
Heavy Grading (cut/fill)	500	\$20	LF	\$10,000
Large Tree Clearing	500	\$10	LF	\$5,000
Storm Sewer (replace ditch)	50	\$50	LF	\$2,500
Retaining Wall (< 6 ft)	300	\$390	LF	\$117,000
Retaining Wall (> 6 ft)	100	\$720	LF	\$72,000
Construction Cost				\$472,750
Engineering and Contingency (30%)				\$141,825
Conceptual Project Cost Estimate				\$614,575

Location #3 - Patterson Avenue (28th St to Broadmoor Ave)

Total Length 19430 ft

- East side pathway since west side is Kentwood

Item	Length	Price	Unit	Item Cost
Base Pathway	19430	\$75	LF	\$1,457,250
Large Tree Clearing	1000	\$10	LF	\$10,000
Storm Sewer (replace ditch)	1000	\$50	LF	\$50,000
Retaining Wall (< 6 ft)	300	\$390	LF	\$117,000
Construction Cost				\$1,634,250
Engineering and Contingency (30%)				\$490,275
Conceptual Project Cost Estimate				\$2,124,525

Location #4 - Whitneyville Avenue (Cascade Road to Township Limits)

Total Length 13700 ft

- West side of road

Item	Length	Price	Unit	Item Cost
Base Pathway	13700	\$75	LF	\$1,027,500
Storm Sewer (replace ditch)	3000	\$50	LF	\$150,000
Retaining Wall (< 6 ft)	900	\$390	LF	\$351,000
Retaining Wall (> 6 ft)	300	\$720	LF	\$216,000
Pedestrian Bridge over I-96	1	\$1,500,000	EA	\$1,500,000
Short Boardwalk (< 6 ft)	500	\$350	LF	\$175,000
Construction Cost				\$3,419,500
Engineering and Contingency (30%)				\$1,025,850
Conceptual Project Cost Estimate				\$4,445,350

Location #5 - 28th Street (Buttrick Avenue to Township Limits)

Total Length 10650 ft

- assumed South side of road

Item	Length	Price	Unit	Item Cost
Base Pathway	10650	\$75	LF	\$798,750
Heavy Grading (cut/fill)	2000	\$20	LF	\$40,000
Large Tree Clearing	2000	\$10	LF	\$20,000
Retaining Wall (< 6 ft)	300	\$390	LF	\$117,000
Short Boardwalk (< 6 ft)	500	\$350	LF	\$175,000
Tall Boardwalk (> 6 ft)	500	\$500	LF	\$250,000
Construction Cost				\$1,400,750
Engineering and Contingency (30%)				\$420,225
Conceptual Project Cost Estimate				\$1,820,975

Location #6 - Cascade Road (Whitneyville Avenue to Township Limits)

Total Length 12400 ft

- assumed South side of road

Item	Length	Price	Unit	Item Cost
Base Pathway	12400	\$75	LF	\$930,000
Large Tree Clearing	8000	\$10	LF	\$80,000
Storm Sewer (replace ditch)	650	\$50	LF	\$32,500
Retaining Wall (> 6 ft)	700	\$720	LF	\$504,000
Short Boardwalk (< 6 ft)	200	\$350	LF	\$70,000
Construction Cost				\$1,616,500
Engineering and Contingency (30%)				\$484,950
Conceptual Project Cost Estimate				\$2,101,450

Location #7 - Cascade Road (Burton Street to 28th Street)

Total Length 2200 ft

- assumed South West side of road

Item	Length	Price	Unit	Item Cost
Base Pathway	2200	\$75	LF	\$165,000
Large Tree Clearing	200	\$10	LF	\$2,000
Storm Sewer (replace ditch)	200	\$50	LF	\$10,000
Retaining Wall (< 6 ft)	100	\$390	LF	\$39,000
Construction Cost				\$216,000
Engineering and Contingency (30%)				\$64,800
Conceptual Project Cost Estimate				\$280,800

Location #8 - Thornapple River Drive (Cascade Road to Thornhills Avenue)

Total Length 4355 ft

- NW side of road probably best, less utility poles

Item	Length	Price	Unit	Item Cost
Base Pathway	4355	\$75	LF	\$326,625
Heavy Grading (cut/fill)	3000	\$20	LF	\$60,000
Large Tree Clearing	3000	\$10	LF	\$30,000
Storm Sewer (replace ditch)	2000	\$50	LF	\$100,000
Retaining Wall (< 6 ft)	1500	\$390	LF	\$585,000
Retaining Wall (> 6 ft)	1500	\$720	LF	\$1,080,000
Construction Cost				\$2,181,625
Engineering and Contingency (30%)				\$654,488
Conceptual Project Cost Estimate				\$2,836,113

Location #9 - Burton Street (Patterson Avenue to Spaulding Avenue)

Total Length 1800 ft

Item	Length	Price	Unit	Item Cost
Base Pathway	1800	\$75	LF	\$135,000
Large Tree Clearing	500	\$10	LF	\$5,000
Pedestrian Bridge over I-96	1	\$1,500,000	EA	\$1,500,000
Construction Cost				\$1,640,000
Engineering and Contingency (30%)				\$492,000
Conceptual Project Cost Estimate				\$2,132,000

Location #10 - Thornapple River Drive (Thornhills Avenue to Burger Drive)

Total Length

500 ft

- South side

Item	Length	Price	Unit	Item Cost
Base Pathway	500	\$75	LF	\$37,500
Heavy Grading (cut/fill)	150	\$20	LF	\$3,000
Large Tree Clearing	180	\$10	LF	\$1,800
Utility Pole Relocation	2	\$5,000	EA	\$10,000
Retaining Wall (< 6 ft)	200	\$390	LF	\$78,000
Construction Cost				\$130,300
Engineering and Contingency (30%)				\$39,090
Conceptual Project Cost Estimate				\$169,390



CASCADE CHARTER TOWNSHIP

2865 Thornhills SE Grand Rapids, Michigan 49546-7140

Date: July 25, 2018
To: Supervisor Beahan and Township Board Members
From: Ben Swayze, Township Manager
Subject: Financial Support for the Escanaba vs. Menards “Dark Store Theory” Tax Tribunal Case

FACTS:

The City of Escanaba Michigan, located in the Upper Peninsula, is currently fighting a Tax Tribunal case against Menard Inc that could have far reaching implications for assessments and taxable values across Michigan and the United States. Like many “Big Box” stores across the state, Menards is appealing the valuation of their store in Escanaba utilizing the faulty “Dark Store Theory.” In essence, the “Dark Store Theory” is a valuation method that utilizes comparable sales from closed, deed restricted facilities to artificially lower the value of an active store. The “Dark Store Theory” has already been utilized to lower the value of big box retail stores across Michigan, either through tax tribunal cases or settlements in reaction to similar cases. “Dark Store Theory” has begun to be used in other property valuation cases as well.

The City of Escanaba vs. Menards case was a typical big-box retail tax tribunal case. Menards had a typical “dark store” appraisal that utilized deed restricted sales and obsolete properties that did not represent a true “highest and best use” of their property. The Tribunal initially accepted Menards appraisal and rejected the City’s valuation. However, the City of Escanaba appealed the Tribunal decision to the Court of Appeals, which overturned the Tribunal decision and sent the case back to the Tribunal for a new hearing on the issue of deed restrictions and utilization of “Dark Store Theory” in valuations.

The City of Escanaba is requesting financial assistance from other Michigan jurisdictions for this case due to the wide spread implications of a decision. The City is attempting to raise \$200,000 to cover the cost of the case, and to date has raised approximately \$30,000. In addition to requesting funds from other municipalities, Escanaba is requesting assistance from other Escanaba taxing jurisdictions, as well as the Michigan Municipal League, Michigan Township Association and Michigan Association of Counties.

Attached for your review are:

- Financial Assistance Request Letter from City of Escanaba
- Memo from Township Assessor Roger McCarty on impacts of Escanaba vs. Menards case
- *The Mining Journal* (local newspaper) article on request
- Presentation on Escanaba vs. Menards case

ANALYSIS & CONCLUSIONS:

It is clear that the result of the Menards Michigan Tax Tribunal case will have far reaching implications across Michigan, including Cascade Township. Cascade has several big box retailers whose valuation could be significantly affected should the "Dark Store Theory" be confirmed. A reduction in \$1,000,000 of value can have a total tax implication of \$25,000 per year.

Escanaba has provided several caveats in their request, including that no funds will be spent until they are sure they have enough funds to proceed with the case, any unused funds will be refunded pro-rata to the entities that contributed and if the case is settled they will return all funds to the entities that contributed.

The Personnel and Finance Committee considered the request from Escanaba at their July committee meeting. After discussing several options, as well as the potential impact of the case, the Personnel and Finance Committee is recommending the Township Board contribute \$10,000 to assist the City of Escanaba in their Michigan Tax Tribunal case with Menards. The source of the contributions is to be the administration fee, which the Township utilizes to staff the Assessing and Treasurer's departments, including the defense of assessments. The Township has budgeted for \$560,000 in administration fees in FY2018

FINANCIAL CONSIDERATIONS:

The recommendation has been made to provide \$10,000 in assistance. With the source of funds to be the administration fee. From a budget consideration, the \$10,000 will come from the legal fees line-item. This line item may need a budget amendment before the end of the year dependent on our usage of legal services throughout the year.

RECOMMENDED ACTION:

To approve \$10,000 in financial assistance to the City of Escanaba in support of their Michigan Tax Tribunal case with Menards.

June 29, 2018

Dear Michigan Municipal Leaders:

Two months ago, I requested that you join the City of Escanaba's fight to permanently change the State of Michigan's acceptance of the "Dark Store Theory."

The Court of Appeals' decision *Menard Inc. v City of Escanaba*, 315 Mich App 512 (2016), questioned the Tax Tribunal's adoption of the "dark store theory," which reduces the assessed values of "big box" stores in Michigan far below any assessed values elsewhere in the in the United States or Canada. Indeed, the City of Escanaba's current assessment is within the range of *settlements* that Menard is reaching in other states.

Although the Court of Appeals reversed the Tribunal's *Menard* decision, the Court asked the Tribunal to provide a thorough analysis of the market dynamics underlying the "dark store theory," which the parties may establish using studies, valuation reports, and a nearly unlimited assembly of data and testimony. Recognizing the importance of this case, the Tribunal designated *three* Tribunal members (judges) to hear the evidence and determine, once and for all, the treatment of big box appeals in Michigan. The hearing is an opportunity that will likely never reoccur for any local unit litigating against a big box or similar property.

National retailers have been waiting and preparing for the *Menard* remand hearing due to its long-term implications. We are aware of one retailer study that analyzed over 200 sales of big box stores nationwide to demonstrate that deed-restrictions do not affect the sale price. Responding to that study (and likely others like it) will require access to expensive databases and significant expert research and analysis. Escanaba is aware that it cannot simply "show up" for this critical hearing. It must provide what the Tribunal and the Court of Appeals are looking for: a comprehensive study of the Dark Store Theory. Because of this, the issues on remand far exceed the scope and detail of a typical valuation disclosure in a Tribunal case. The City appreciates that it is fighting on behalf of all other taxing units in the state.

The Michigan Department of Treasury recognizes the magnitude of the work involved and has agreed to share some of the City's expenses for expert work; however, the State's assistance is less than half of the anticipated expert witness expenses. Townships, cities, and two counties have also contributed to the City's expenses, and the City is encouraged by their support. But the potential costs are daunting and may eclipse funding sources. The City estimates that it will need to raise \$200,000 from sources outside the City to ensure that the City and its local cost-sharing units can cover litigation through the conclusion of the hearing. To date, the City has received \$30,000 in assistance from other local units. The City will need additional funds quickly because extensive evidence must be compiled and submitted to the Tribunal in early August.

Mission Statement:



Enhancing the enjoyment and livability of our community by providing quality municipal services to our citizens.
The City of Escanaba is an equal opportunity employer and provider.

Rest assured, local units are authorized to support litigation of statewide significance, even if the local unit is not a party. See MCL 211.43; *Hess v. Cannon and Grattan Townships*, 265 Mich. App. 582, 696 N.W.2d 742 (2005). Alternatively, local units can make a donation to the legal defense funds of the MTA or the MML, or directly to MAC. These groups have agreed to collect and remit the contributions to aid in fighting the *Menard* case. The City has agreed not to spend those contributions until it has received enough funding to wage the fight. If the funds collected exceed the City's costs, the City will refund the excess pro-rata to those local units that joined this fight.

As the *Menard* case proceeds, the City may be approached with settlement offers from the taxpayer. The City is mindful that if it were to settle, all local units in this state would lose a unique opportunity to end the dark store war once and for all. Other local units would then be forced to litigate the meaning of the *Menard* decision without the benefit of precedent *in the Tribunal* that the forthcoming remand hearing could have established. **Because of the impact of a settlement on other local units, the City will refund all contributions if it settles the case.**

This fight is a fight for all local units and not Escanaba's fight alone, as no single local unit can afford the challenge alone. The MTA, MML and MAC are pleased to support the local units' position in this matter and have been actively engaged in seeking support, answering questions, working with the State, and assisting with the unique legal issues that this important case presents. Feel free to contact us or those organizations if you have questions.

Sincerely,



Patrick S. Jordan
City Manager, City of Escanaba
(906) 786-9402

Memo

To: Ben Swayze, Manager
From: Roger Mc Carty, Assessor
CC:
Date: 7/16/2018
Re: Menards v City of Escanaba - Remand by Court of Appeals back to MTT for rehearing

You have asked for a short discussion of the implications of the Menards case on Cascade Township. The case involves the "Dark Store Theory" being used by the big box retailers and others to reduce their assessments. It has also been used in appeals of other smaller single tenant property types. The case has implications nationwide. Menards will conduct a vigorous case. Escanaba has requested that other jurisdictions assist them in defending this appeal at the Michigan Tax Tribunal.

This case comes from an appeal by Menards of the assessment Escanaba placed on their store. Menard's had a typical dark store appraisal. It used deed restricted sales and obsolete properties that would not be considered by a big box retailer. The Tribunal accepted Menards appraisal and rejected the City's valuation. Escanaba appealed to the Court of Appeals.

The Court of Appeals overturned the MTT decision and sent the case back to the Tribunal for a new hearing on the issues of the impact of deed restrictions and a re-examination of the cost approach to valuation. The Tribunal has established a three judge panel to hear the remand case and it is anticipated the case will be heard later this year.

Cascade Township has several big box retailers. Meijer, Walmart, Target, Costco and Dicks Sporting Goods have stores in Cascade Township. Dark Store Theory or elements of it have been used to reduce valuation of other smaller single tenant retail buildings. We currently have a Tribunal case involving a branch bank where the petitioner's appraiser is using some dark store methodology.

The financial implications of a big box appeal can be significant. A reduction of \$1,000,000 in the value of a property translates into a reduction of the assessment of \$500,000 and a tax loss of approximately \$25,000 per year. The cost of fighting an appeal all the way through a tribunal hearing can be \$50,000 to \$60,000. There would be extensive involvement by legal counsel and we would have to hire an appraiser to do the appraisal and testify at hearing. The alternative is to negotiate a lower valuation based on what we expect the existing dark store decisions would indicate or set the initial assessments at that lower value and hopefully avoid an appeal.

If Escanaba does not prevail in the rehearing, the best opportunity to reverse the acceptance of Dark Store Theory in Michigan will have been lost. For good or bad this case will set the standard for valuation of big box properties. If Escanaba does not prevail, it is likely we will see appeals of our already "conservative" values as the big box owners react to the new standard.

THE MINING Journal

Marquette County, others offer support to Escanaba in dark store battle

MARQUETTE — Marquette County and other local governmental units are contributing to Escanaba’s fight against dark stores — active big box retail stores that are assessed as if they stand empty and vacant, substantially reducing their taxable value.

Escanaba is seeking \$200,000 from other municipalities to aid with a Michigan Tax Tribunal hearing that will “*determine, once and for all, the treatment of big box appeals in Michigan,*” a letter from Escanaba City Manager Patrick S. Jordan to all Michigan municipalities states.

The municipality is seeking support from others because costs associated with the hearing are significant, the letter says, as successful preparation will “*require access to expensive database and significant expert research and analysis.*”

The upcoming Tax Tribunal hearing is “*an opportunity that will likely never reoccur for any local unit litigating against a big box or similar property,*” the letter states, noting the “*city appreciates that it is fighting on behalf of all other taxing units in the state.*”

Marquette County Board Chairman Gerald Corkin said Marquette County is contributing \$10,000 to Escanaba’s fight, as he feels the matter is of major importance. Losses have been substantial at home, as well as across the state, he said.

“It’s really hurt,” he said. “I know in the state it’s probably approaching 100 million dollars already that’s been lost throughout Michigan.”

The Upper Peninsula has been hit particularly hard by the issue due to the generally smaller tax bases, Corkin says.

He estimates Marquette County has lost *“in excess of a half-million dollars”* from the dark store issue.

A cost not included in this figure, Corkin says, is the money spent challenging the big box store appeals to the Michigan Tax Tribunal when the stores are seeking a decrease in valuation — as well as the money lost when a municipality enters into a stipulation, making a mutual agreement with a store to reduce the store’s taxable value.

“(The local units) don’t want to challenge some of these appeals and they just stipulate them out between the two parties,” he said, noting *“it’s another factor that is driving down the tax base.”*

He says he’s been disappointed to see legislation addressing the issue stall — a bill was passed in the Michigan House of Representatives by a large majority, but has not moved out of the Senate Committee on Finance since September.

The dark store valuation theory is based on the specialized buildings that house big box stores — the theory suggests the stores should be assessed as vacant properties because they generally can’t be used for other retail purposes after they are vacant.

However, the reason the buildings can’t be reused for retail purposes after they’re vacated is largely due to deed restrictions imposed by companies that own the big box stores — many of these deed restrictions prohibit the building from being used by other big box retailers.

The dark store valuation theory has been used for many successful appeals of valuation to the Michigan Tax Tribunal, leading to major decreases in taxable value for big box stores across the state.

In the case of Menards in Escanaba, Menards won an appeal through the tax tribunal in 2014, which resulted in a three-year adjustment to Menards' property value for the 166,196-square-foot building — the 2012 value dropped from \$48.43 to \$20 per square foot; the 2013 value from \$49.54 to \$21; and the 2014 value from \$50.88 to \$22, a May 14 Escanaba Daily Press article states.

However, the tribunal's decision in Menards v. Escanaba was reversed by the Michigan Court of Appeals, which questioned the dark store theory.

Menards attempted to appeal this decision in the Michigan Supreme Court, but in October, the court declined to hear the case.

The Michigan Tax Tribunal has been ordered to hold a remand hearing, which *“must make a new determination of value after the parties are allowed to present additional evidence,”* a Michigan Supreme Court summary of Menards, Inc. v. City of Escanaba states.

The case is now headed to a Michigan Tax Tribunal hearing, where both sides will present additional evidence on deed restrictions, as well as the cost-less-depreciation-approach, a method used to determine property value.

According to Jordan's letter, the city of Escanaba must provide a *“comprehensive study of the Dark Store Theory”* and extensive evidence for the hearing — which makes the preparation for this hearing much more complex, time-consuming and costly than a typical tribunal case.

With the costs and large-scale implications of the case for other units across the state, many have contributed.

“There's a good response from the counties to step forward and do what they can do to help,” Corkin said. *“I think it's well over 50 grand that will be coming in from counties just here in U.P.”*

The letter from Jordan states Escanaba is carefully considering what the implications for contributing local units might be if a settlement is offered.

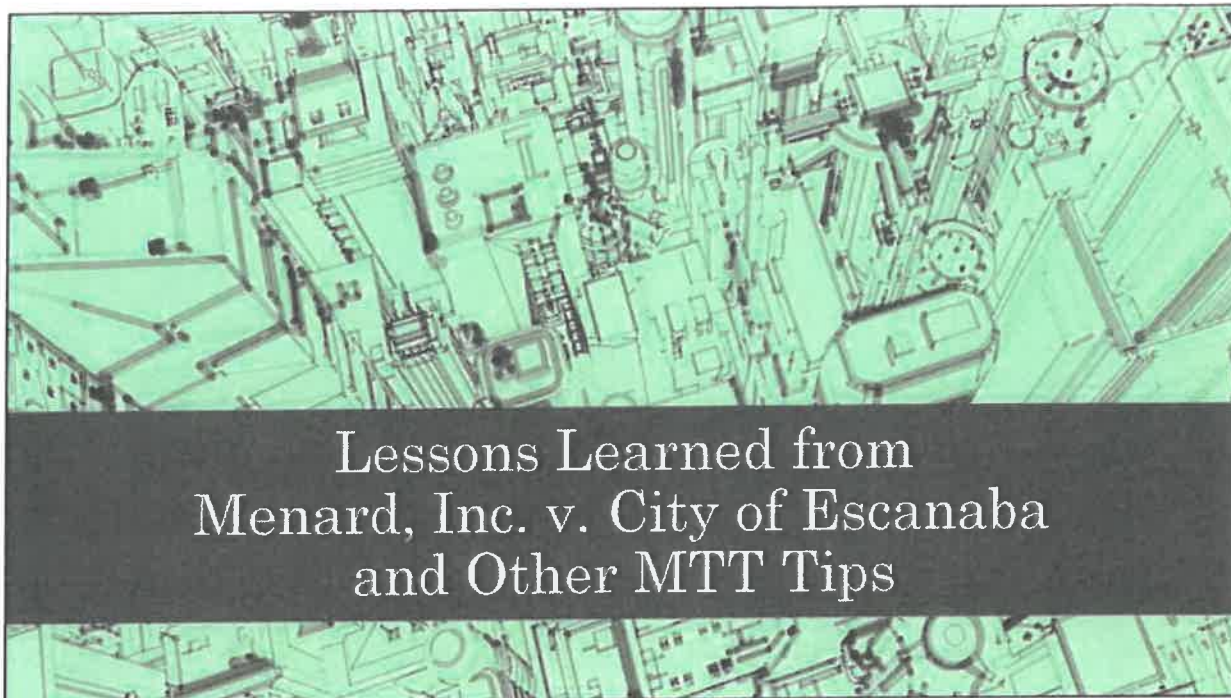
“Other local units would then be forced to litigate the meaning of the Menards decision without the benefit of precedent in the tribunal that the forthcoming remand hearing could have established,” the letter states. “Because of the impact of a settlement on other local units, the city will refund all contributions if it settles this case.”

Corkin says Marquette County won't give up — if the hearing doesn't have the desired outcome, he says it will keep working toward resolving the issue.

“We'll just keep after it until it gets resolved because it's not going to go away and it's something that needs to be corrected,” he said. “When something's wrong, you don't just give it up, you keep after it until it gets resolved.”

Jordan could not be reached for comment before press time.

Cecilia Brown can be reached at 906-228-2500, ext. 248. Her email address is cbrown@miningjournal.net.



Lessons Learned from Menard, Inc. v. City of Escanaba and Other MTT Tips

Introduction:

- Andrea D. Crumback

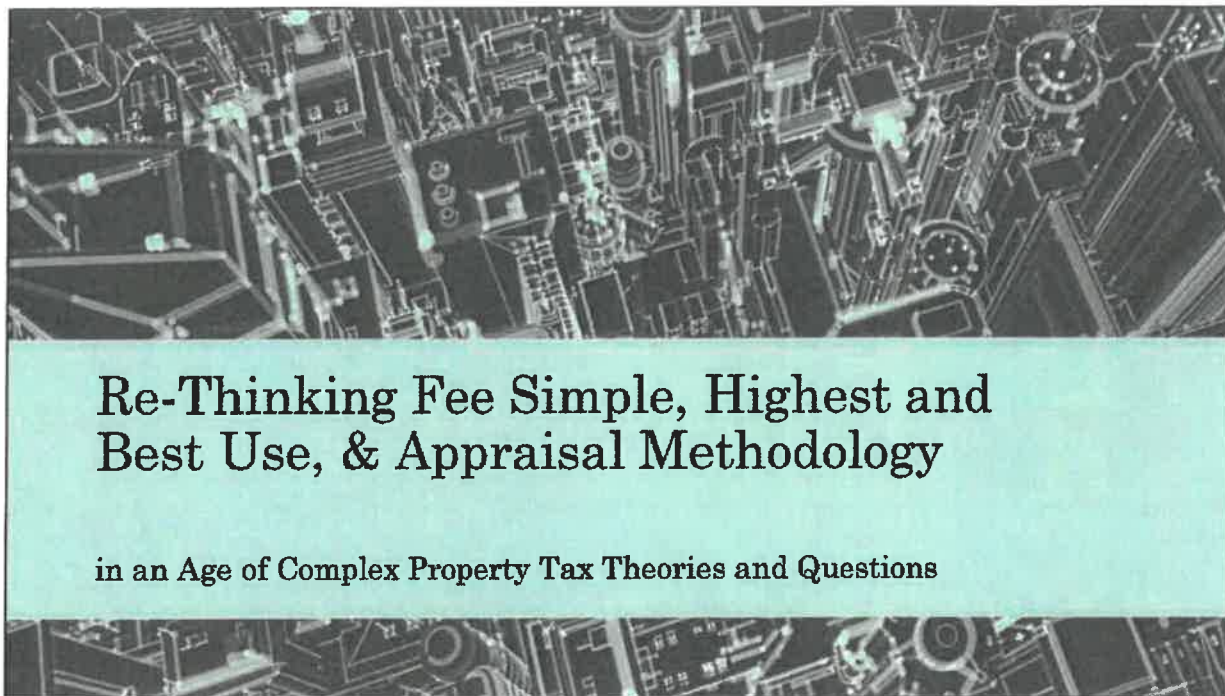
Mika Megrets
616.632.5051



- Jack Van Coevering

Factor Swift
616.726.2221





Big Box Properties – the “Dark Store” theory

White Papers:

- IAAO
- Appraisal Symposium Draft White Paper - Revisits the definition of “fee simple”

Court decisions:

- *Menard's v Escanaba* – “[t]he tribunal committed an error of law requiring reversal when it rejected the cost-less-depreciation approach and adopted a sales-comparison approach that failed to fully account for the effect on the market of the deed restrictions in those comparables . . . [O]n remand, the tribunal shall take additional evidence with regard to the market effect of the deed restrictions. If the data is insufficient to reliably adjust the value of the comparable properties if sold for the subject property’s [highest and best use], the comparables should not be used. The tribunal shall also allow the parties to submit additional evidence as to the cost-less-depreciation approach.”
- *Petoskey Duplicate Bridge v Township of Resort*
- *Lowe's Home Centers, Inc. Et Al., v Washington County Bd of Revision.*

The "Dark Store" theory: What is it and What are the Implications.

- The Theory: Fee Simple requires big box stores to be valued as vacant property.
 - The property must be *unencumbered* by a lease
- The Theory: Only second-generation big box stores can used.
 - Owner-occupied or built-to-suit leases improperly reflect the value to the first-generation owner or lessee.
- The Implication: Cost approach should not be used.
 - Buyers and Sellers do not use the Cost Approach. Comparable sales of second-generation stores show the functional obsolescence of owner-specific improvements.
 - Standard assessment methodology, using the cost approach is improper "value-in-use."
- The Implication: Sale-leaseback or built-to-suit rent reflect functional obsolescence or the user-specific financing.

Menard Inc. Holdings

- When the market is dominated by former properties containing anti-competitive deed restrictions, use of the sales comparison approach alone is unreliable and the cost-less-depreciation approach must be considered.
- *Meijer v City of Midland*, 240 Mich App 1 (2000), *Thrifty Royal Oak v City of Royal Oak*, 130 Mich App 207 (1984). If sales data is speculative or limited, the cost approach and other approaches must be considered.
- Comparable sales must reflect the highest and best use of the subject property. Cost-less-depreciation method is appropriate when the highest and best use of the subject property is the existing use and there is no market for the property at its highest and best use or the property is a built-to-suit property.

Tribunal holdings were upheld.

- Big Box stores are a unique commercial use.
- The highest and best use of a new big box store is a first-generation big box store that is similarly comparable to the subject.
- Big box retailers routinely place anti-competitive deed restrictions on their former big box stores.

In Response: The Court of Appeals Holdings:

- Anti-competitive deed restrictions of big box properties have an effect on the market by limiting potential buyers and requiring a conversion cost.
- The Cost Approach is a reliable method for limited market properties or special purpose properties.
- Second-generation use is not the highest and best use for a new first-generation big box store.

What did Menard Inc. Resolve?

- Valuation under MCL 211.27 is a form of “as is” valuation, that *presumes* a market exists for the highest and best use of the subject property. *Clark Equipment*.
 - All three approaches to value must be used. *Meadowlanes*.
 - Rejection of the rationale that excludes a valuation approach based on the purported treatment by buyers.
- The Cost Approach is not a “Value-in Use.” *Huron Ridge LLP*.
- Criticism of non-independent use of methods of value.
 - Ex. Functional obsolescence exists because it is revealed in the discounted sale prices of second-generation stores.

What was not Resolved?

- The meaning of “fee simple” for appraisal and property tax appeals.
- The sales approach: adjustments to deed-restricted comparable sales.
- The income approach
 - Sale-leaseback, built-to-suit rent.
 - IAAO White Paper
 - Potentially better data?
- The cost approach:
 - Proving functional obsolescence.
 - Proving economic obsolescence.

Menard Aftermath

- Menard Rehearing: late fall/winter of 2018/2019.
- *Petoskey Duplicate Bridge v Township of Resort*
- Appraisal Institute: Fee Simple
 - Property Rights Symposium Discussion Paper
- IAAO: Income Approach; Economic Obsolescence
 - Commercial Big-Box Retail: A Guide to Market-Based Valuation.
- *Lowe's Home Centers, Inc., v Washington County Bd of Revision.*

Petoskey Duplicate Bridge v Township of Resort

Petoskey Duplicate Bridge v Township of Resort—“We conclude that *Clark Equip* and *Menard* stand for the proposition that when determining the true cash value of a property with a limited market, a sales-comparison approach may have to give way to a cost-less-depreciation approach in order to more accurately assess the property's value.”

Other significant point due to progress in *Menard* appeal:

Property record card used by assessor and taxpayer complained about using Assessor's Manual.

- Because the property record card included the value calculations (calc. shown), the Court said, “MCL 211.19c
- provides that “[a]ll assessing officials . . . shall use only the official assessor's manual or any
- manual approved by the state tax commission, consistent with the official assessor's manual, with
- their latest supplements, as prepared or approved by the state tax commission as a guide in
- preparing assessments.”

Appraisal Institute: Property Rights Symposium Discussion Paper

- Does “fee simple” means vacant and available for lease or occupancy?
- What are the considerations for market analysis and highest and best use analysis if comparable sale must reflect highest and best use of the subject?
- Are fee simple sales involving vacant properties appropriate comparable sales? Can cap rates be derived from sale-leaseback transactions?

Appraisal Institute: Property Rights Symposium Discussion Paper: Proposal

- *Fee simple estate. The highest estate allowed by law. An inheritable ownership interest of indefinite duration.*
- *Recommendation: “the valuation profession discontinue use of the terms leased fee and leased fee estate.”*

Appraisal Institute: Property Rights Symposium Discussion Paper

- Dictionary of Real Estate Appraisal diverged from long-standing legal definitions of “fee simple.”
- “The terms *fee, fee simple*...had to do solely with whether the estate was perpetual and freely inheritable. They did not have anything to do with which “sticks in the bundle or rights” were being conveyed or whether there were other claims encumbering the estate.over time the valuation profession began to define the terms with respect to the types of interests associated with the estate, not the character of the estate itself. ...the notion that the fee simple interest implies a lack of encumbrances apparently is not used in the legal profession.”

Appraisal Institute: Property Rights Symposium Discussion Paper

- The Problem: once the focus became the encumbrances or lack thereof, a confusion resulted as to what was being valued, i.e. as though vacant and available to be leased or occupied.
- “[A]n occupied, performing property would need to be compared to supposedly ‘comparable’ sales of vacant, potentially functionally obsolete properties because those would be the only sales in the market without leases in place.”
- Conclusion: “What is valued is the estate subject to specified interests” (“rights which can burden the property and affect the value”).

The Law, Appraisal and the Jurisdictional Exception: Fee Simple

Meijer Stores LP v Franklin County Bd of Rev., 122 Ohio St 3d 447 (2009)

“The distinction between “fee simple” and “leased fee” is one drawn in the context of appraisal practice. ...The distinction is not one recognized by the law, however. A “fee simple” may be absolute, conditional, or subject to defeasance, but the mere existence of encumbrances does not affect its status as fee simple.” Blacks Law Dictionary (8th Ed. 2004) 648-649.”

The Law, Appraisal and the Jurisdictional Exception: Fee Simple

Michigan case law defines “fee simple” in Michigan signifies the duration and quantity of the greatest “estate” in property for the purpose of disposition and inheritance. *Rathbun v State*, 284 Mich 521 (1938).

NOT a term of occupancy

NOT a term of value

The Law, Appraisal and the Jurisdictional Exception: True Cash Value

- “As is” Valuation Standard
 - MCL 211.27 (1) “the usual selling price at the place where the property to which the term is applied is at the time of assessment, being the price that could be obtained for the property at a private sale.”
- Case law requires all three standard approaches to value.
- Case law requires highest and best use. Market in Michigan includes many leased-income properties.

IAAO Commercial Big-Box Retail: A Guide to Market-Based Valuation

- Two year project included assessors, appraisers and attorneys.
- Draft White Paper reaches similar conclusions to the Appraisal Institute but provides detailed discussion regarding the approaches to value and summarizes national big box cases.
- Fee Simple Valuation for Ad Valorem Taxation
- Grading Highest and Best Use
- Applying the Highest and Best Use to Valuation Methods

IAAO Commercial Big-Box Retail: Fee Simple for Ad Valorem Property Tax Purposes

- Agreement with AI:
 - Fee simple does NOT mean that the property is unencumbered by other interests, that is, has no lease or is vacant.
 - Fee simple determination must be based on the *law* in that jurisdiction.
 - "Leased fee" does not exist legally but only in the appraisal provision to value the *interest* in a leasehold. If the lease is at market rent, then the leased fee value reflect market value.
 - Lease creates no ownership interest and does not affect the owner's right to dispose of the property.
- Clarification of "As-Is" Value
 - Generally the market value as the property currently exists on the tax date. This is consistent with highest and best use.
 - "As-Is" presumes a hypothetical sale on the tax date.
 - And ASSUMES there is a market for the sale of the subject property and that the Buyers and Sellers are hypothetical and must be described.

IAAO Commercial Big-Box Retail: Fee Simple for Ad Valorem Property Tax Purposes

- Implications:
 - Build-to-suit sales and leases, sale leasebacks, and private sales cannot be rejected out of hand.
 - Menard: If they are in the market, the issue is whether they can be adjusted to reflect the value.
 - Sale Leasebacks and Financing may provide information regarding the property's highest and best use. What are the comparable big box properties.

IAAO Commercial Big-Box Retail: Grading Highest and Best Use

- Perceived worth (maximally productive value) of a retail property is related to:
 - Age
 - Condition
 - Size
 - Access and proximity to traffic interchanges and traffic counts
 - Concentration Cluster of Surrounding Properties
 - Population Size and Purchasing Power
 - Proximity to employment centers
 - Sales per square foot
- Investment Grades
 - Investment Class A, B, C and D.

IAAO Commercial Big-Box Retail: Grading Highest and Best Use

- Investment Class A
 - First generation user occupies the space
 - Investors are typically REITs, Insurance Co.
 - Creditworthy national or regional retail chain under a long term lease
 - Located in areas of high retail sales per square foot
 - Closer proximity to higher income customers.
 - Great visibility, i.e. corner lot and greater traffic counts, etc.
 - New occupant or long term lease remaining.

IAAO Commercial Big-Box Retail: Grading Highest and Best Use

- Investment Class B
 - First generation user occupies the space
 - Slightly older properties that sell in a mid-range of price and capitalization rates.
 - Retail sales are average for the retailers
 - Good location but not as well located as Class A.
 - Great visibility, i.e. corner lot and greater traffic counts, etc.
 - Lease term will exceed 10 years.

IAAO Commercial Big-Box Retail: Grading Highest and Best Use

- Investment Class C
 - Nearing the end of economic life for first-generation use and may be second-generation use.
 - Does not meet minimum requirements for a new improvement of the same use or has been renovated by a first-generation user.
 - Below the retailers national or regional average sales per square foot.
 - Current use is an interim use.
 - Remaining lease terms are short.

IAAO Commercial Big-Box Retail: Grading Highest and Best Use

- Investment Class D
 - The end of economic life selling at bargain basement prices and leased at high cap rates.
 - Often vacant or soon to be vacant.
 - Some may be ready for redevelopment as a different use.
 - Highest and Best use is second-generation use.
 - Original market demand has moved to more desirable retail locations.
 - Original design is no longer valuable.

IAAO Commercial Big-Box Retail: Applying the Highest and Best Use to Valuation Methods

- Cost Approach: Reaffirms the analytical value of the underlying principles with a realistic view of its limitations and benefits. Consistent with Menard
- Comparable land sales: should reflect the same highest and best use of the property; comparable market demographics, visibility, traffic, size
- Strengths: values fee simple without encumbrances, owner neutral, identifies and minimizes functional obsolescence, provides a test of reasonableness to other methods
- Weaknesses: estimating effective age, remaining economic life, and entrepreneurial profit.

IAAO Commercial Big-Box Retail: Applying the Highest and Best Use to Valuation Methods

- Sales Approach: Influenced by economics and requires a straightforward approach of the market's treatment of property comparable economically. Consistent with Menard
 - Property should be compared with properties of similar investment grade: access, visibility, market corridor, proximity to employment centers, concentration cluster, traffic counts, age and condition.
 - Deed restricted property should not be used as comparable sales.
 - Vacant property should not be used if has a different highest and best use.
 - If highest and best use is not definitive, the comparable sales are likely less reliable.
 - Leases and sale-leaseback must be evaluated as to whether they reflect market value.
 - Sales approach should also be used with the income approach evaluating rents and cap rates.

IAAO Commercial Big-Box Retail: Applying the Highest and Best Use to Valuation Methods

- Income Approach: Influenced by economics and investment class and whether the leases and cap rates, however derived, are reflective of the subject property.
 - Lease of comparable property must be entered prior to the tax date but need not be from the same market if they reflect the same market demographics and investment grade.
 - First-generation space should be valued by Investment Class A or B properties. Investment Class C or D should be used for second-generation space
 - First Generation Space: "a building or space designed to be functionally and economically efficient for the original tenant or a similar class of tenants over a period of time during which the space retains its original utility and desirability." Dictionary of Real Estate Appraisal p 210.
 - Second Generation Space: "a building or space whose design is no longer functionally and/or economically efficient for the original tenant or a similar class of tenants. The space may no longer retain its original utility and/or desirability for the original tenant but may be used by a tenant other than the original or similar class of tenant." IAAO

IAAO Commercial Big-Box Retail: Applying the Highest and Best Use to Valuation Methods

- Income Approach:
 - Rent Adjustments: finding rents which limit adjustments, but adjusting for time, market, concessions, rent escalations, expense stops, improvement allowances, as required in the market.
 - Vacancy and collection loss: minimal likelihood for national or regional single-tenant big box retailers.
 - Market derived cap rates should reflect verified sales of properties with comparable utility and investment grade from the same or reasonably comparable market with the same highest and best use.
 - Leased fee is an appraisal term. Market rents eliminate the need for leased fee valuation.
 - Investor surveys are not reliable without making adjustments for what the surveys actually measure. The surveys are likely not market specific and reflect investor expectations, not market transactions.
 - As an average the investor survey will:
 - Overstate the cap rate for Investment Class A and B properties.
 - Understate the cap rate for Investment Class C and D properties.

Lowe's Home Centers Inc. v Washington Co. Bd. of Revision, Slip Opinion No. 2018-Ohio-1947 (May 22, 2018, Ohio Supreme Court).

- Owner-built and occupied. 142,446 sq ft. home improvement store
- 2013 Tax year
 - County Value: as assessed \$9,595,570; \$8,800,000 as appraised; sales (5 sales w/lease) and income approaches; HBU: existing use.
 - Lowes Appraisal: \$5,700,000; sales (6 vacant; 3 leased) and income approaches; HBU: as improved-continued retail; as vacant-permitted retail.
- Board of Tax Appeals (BTA): For County
 - Inclusion of 1st Gen stores and built-to-suit with leases in place; valued as a regional hub
 - Rejects Lowes: 2nd Gen stores, argument that comps must be unencumbered.

Lowé's Home Centers Inc. v Washington Co. Bd. of Revision,
Slip Opinion No. 2018-Ohio-1947 (May 22, 2018, Ohio Supreme Court).

- OSCt: Ohio law (RC 5713.03) requires valuation of the "fee simple estate, as if unencumbered." means: lease-encumbered property must be adjusted to the market.
 - That is, the law requires what is valued NOT how (the selection of sales that are "comparable") it is valued.
 - "when a lease affects the sales price and value, the leased-fee comparable ought to be adjusted when the subject property has no lease."
- Co. Appraiser: 1) was the comparable property's rent market rent; 2) how the rent for the comparable property compared to what the subject property could generate.
 - BTA found the method of appropriate but did not evaluate the method based on new OSCt cases. Dissent: whether new OSCt cases were cited was irrelevant since BTA complied.
- BTA Valuation of Present Use was not a Value-In-Use. Present use can be an important non-controlling factor to determine HBU. Here BTA considered economic market position.



Highest & Best Use

Knowing which comps to and not to use

Menard's Court of Appeals Case

Cost approach rules

- For properties for which there is a limited market and which also have a unique design, special construction materials, or a layout that restricts its utility to the use for which it was built.
- Examples seen by the Michigan Tax Tribunal:
 - Detroit Lions Practice Facility
 - Power Plants
 - Petoskey Bridge



What's in a name? That which
we call a rose by any other name
would smell as sweet.

William Shakespeare

BrainyQuote

VALUE IN USE

VALUE IN
EXCHANGE

Value-in-use means the value a specific property has for a specific use.

In stark contrast to market value and fair value, use value is the value a specific property has for a specific use. In estimating use value, an appraiser focuses on the value the real estate contributes to the enterprise of which it is a part or the use to which it is devoted, without regard to the highest and best use of the property or the monetary amount that might be realized from its sale. Real property has both a use value and a market value, which may be the same or different depending on the property and the market.

Value in Use -- Value to the Owner

- What aspects of the property's existence are based on the market?
- What market economics exist?
- What support is there for the property's highest and best use?
- Is conversion or demolition of the property as improved financially feasible?
- Have alternative uses been demonstrated to be financially feasible?
- Are there other potential owners –competitors– like the current owner?
- Do owner-specific costs, purchases, income, also reflect the market? If not, can they be reliably adjusted?



Special Purpose Properties

Power Plants

Sales exist

Exchanged for Income

Costs are market

Unique Resort Properties

Bayview



CASCADE CHARTER TOWNSHIP PATHWAYS FUND

10-YEAR FORECAST (2019 - 2028)

03/01/2018

2018 Millage = 0.3985 (1.49B TV)
2019 Millage = 0.3500 (1.53B TV)

GL NUMBER	DESCRIPTION	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	NOTES
REVENUES														
216-000-401-402	TAX LEVY	531,250	535,500	546,210	557,134	568,277	579,642	591,235	603,060	615,121	627,424	639,972		0 Assumes 2% Annual Increase
216-000-401-410	PERSONAL PROPERTY TAX	39,150												0 Combined w/Real Property
216-000-401-412	DELINQUENT TAX LEVY	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000		0 Flat
216-000-401-437	ABATEMENT TAXES-LEVY	4,250	4,335	4,422	4,510	4,600	4,692	4,786	4,882	4,980	5,079	5,181		0 Assumes 2% Annual Increase
216-000-401-445	PENALTIES & INTEREST ON TAX	100	100	100	100	100	100	100	100	100	100	100		0 Flat
216-000-401-441	COMMUNITY STABLIZATION SHARE	14,545	14,836	15,133	15,435	15,744	16,059	16,380	16,708	17,042	17,383	17,730		0 Assumes 2% Annual Increase
216-000-665-000	INTEREST REVENUE	18,600	12,157	13,210	13,953	14,749	15,582	16,474	17,430	18,432	19,485	20,593	21,779	0.75% Return on Fund Balance
TOTAL REVENUES		610,895	569,928	582,075	594,133	606,470	619,076	631,976	645,179	658,675	672,471	686,576	21,779	
EXPENDITURES														
216-758-706-000	Employee (Salary & Benefits)	0	58,000	59,450	60,936	62,460	64,021	65,622	67,262	68,944	70,667	72,434	74,245	Assumes 2.5% Annual Increase
216-758-728-000	OPERATING SUPPLIES	8,000	8,160	8,323	8,490	8,659	8,833	9,009	9,189	9,373	9,561	9,752	9,947	Assumes 2% Annual Increase
216-758-821-100	ENGINEERING	30,000	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572	20,159	Assumes 3% Annual Increase
216-758-931-000	MAINT & REPAIR	70,000	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677	130,477	134,392	Assumes 3% Annual Increase
216-758-950-000	PROPERTY TAX REFUNDS	200	200	200	200	200	200	200	200	200	200	200	200	Flat Amount
216-990-992-XXX	BOND PRINCIPAL		182,500	205,000	212,500	222,500	230,000	237,500	247,500	257,500	267,500	275,000	287,500	Per Amoritization Schedule
216-990-996-XXX	BOND INTEREST		65,625	91,593	83,906	75,937	67,594	58,968	50,062	40,781	31,125	21,093	10,781	Per Amoritization Schedule
TOTAL Expenditures		108,200	429,485	483,016	488,036	495,420	500,081	504,615	511,530	518,234	524,732	528,528	537,223	
NET OF REVENUES/APPROPRIATIONS		502,695	140,443	99,059	106,097	111,051	118,995	127,360	133,649	140,441	147,739	158,049	(515,445)	
BEGINNING FUND BALANCE		1,118,259	1,620,954	1,761,397	1,860,456	1,966,553	2,077,604	2,196,598	2,323,959	2,457,608	2,598,049	2,745,788	2,903,837	
ENDING FUND BALANCE		1,620,954	1,761,397	1,860,456	1,966,553	2,077,604	2,196,598	2,323,959	2,457,608	2,598,049	2,745,788	2,903,837	2,388,392	
FUND BAL. AS % BDGT		1498.11%	410.12%	385.17%	402.95%	419.36%	439.25%	460.54%	480.44%	501.33%	523.27%	549.42%	444.58%	