

**NOTICE OF SEMI-MONTHLY COUNTY BOARD MEETING**

**And AUDIT/FINANCE MEETING**

PLEASE TAKE NOTICE that the Schoolcraft County Board of Commissioners will meet on **Thursday, April 23, 2026**, in the District Courtroom of the Schoolcraft County Building, Manistique, Michigan, commencing at **5:30 P.M.** The following is the proposed Agenda:

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Minutes: April 9, 2026, Board and Audit-Finance Meeting
5. Approval of agenda
6. Public Hearings: Brownfield Plan
7. Brief Public Comment:
8. Unfinished business:
9. New Business:
  - Brownfield Plan Resolution
  - Judge Gibson – Court updates
  - Resolution – Soil Conservation District Millage Renewal
10. Committee and department reports
11. Announcements and notices
12. Public Comment
13. Commissioner’s Comments
14. Communications
15. Audit Claims and Vouchers
16. Adjournment

And, to take up and consider any other matter which may lawfully come before the Board at this time.

*Paul Walker* \_\_\_\_\_

Paul Walker, Chairperson  
Schoolcraft County Board of Commissioners

*Daniel P. Hoholik* \_\_\_\_\_

Daniel P. Hoholik, Chairperson Audit-Finance  
Schoolcraft County Board of Commissioners

**Zoom viewing has been ended until further notice. Available only by request and/or invitation by contacting [clerk@schoolcraftcountv.us](mailto:clerk@schoolcraftcountv.us) in advance of scheduled meeting. Request must be made 24 hours prior to scheduled meeting.**

**SCHOOLCRAFT COUNTY BOARD OF COMMISSIONERS  
BOARD MEETING and AUDIT/FINANCE MEETING**

The Schoolcraft County Board of Commissioner's Board Meeting / Audit Finance Meeting met on Thursday, April 09, 2026, in the District Courtroom of the Schoolcraft County Building, City of Manistique, Michigan. Chairman Paul Walker called the meeting to order at 5:30 p.m. The roll was called with the following members present and/or absent:

Present:           Commissioner Craig Reiter  
                      Commissioner Bruce Birr  
                      Commissioner Paul Walker  
                      Schoolcraft County Deputy Clerk Michelle Nelson

Absent:            Commissioner Troy Bassett - excused  
                      Commissioner Daniel P. Hoholik - excused

Chairman Paul Walker led the Schoolcraft County Board of Commissioners and the members of the audience in the Pledge of Allegiance to the Flag of the United States of America.

It was moved by Commissioner Craig Reiter and was seconded by Commissioner Bruce Birr to approve the minutes of March 26, 2026, Board/Audit Meeting of the Schoolcraft County Board of Commissioners. The motion carried by unanimous aye vote of the Board members present. [Copies of minutes are available at the Office of the Schoolcraft County Clerk.]

Chairman Paul Walker asked if there were any additions, deletions, or corrections to the printed agenda. Commissioner Paul Walker asked to add materials management letters of interest, along with the appointment to the SMH board of directors. It was moved by Commissioner Bruce Birr and was seconded by Commissioner Craig Reiter to approve the amended agenda. The motion carried by a unanimous aye vote of the Board members present.

**Public Hearings:** None

**Public Comment:** Mike Powers addressed waste management and how important it is to have recycling.

Dixie Anderson thanked the board for moving forward with the advisory board for recycling.

Peter Hood addressed recycling and the appointment of Kimberly Hampton as a new member on the hospital's board of trustees.

Kimberly Hampton discussed recycling and thanked the board for their consideration for spot on board of trustees.

**Unfinished Business:** None

**New Business:**

An update from Commissioner Paul Walker was given on the Indian Lake/McDonald Lake/Gulliver Lake authorities. Commissioner Paul Walker said the hydrometer was installed on MacDonald Lake and working on getting the lake levels lowered. Equalization Director, Dulcee Atherton, gave the official equalization L-4024 report and explained what equalization is.

It was **moved** by Commissioner Craiger Reiter and was seconded by Commissioner Bruce Birr to approve the L-4024 report and authorize Chair and Clerk to sign. The motion carried by a majority aye vote of the Board members present.

It was **moved** by Commissioner Craig Reiter and was seconded by Commissioner Bruce Birr to accept the Veteran's Affairs Millage Language and authorize the Clerk and Chair to sign. The motion carried by a unanimous aye vote of the Board members present.

Commissioner Paul Walker discussed how important the millage is for the Veterans in this county.

It was **moved** by Commissioner Bruce Birr and was seconded by Commissioner Craig Reiter to approve the Library Services Millage Language and have the Chair and Clerk sign. The motion carried by a unanimous aye vote of the Board members present.

Commissioner Paul Walker stated that the Library is important to the county and they offer many services.

It was **moved** by Commissioner Craig Reiter and was seconded by Commissioner Bruce Birr to approve the MSU Extension Millage Language and have the Clerk and Chair sign. The motion carried by a unanimous aye vote of the Board members present.

Commissioner Craig Reiter spoke about the need for MSU services and that the millage would help fund these services.

Jill Connin spoke of the need for MSU services and the need for a full time employee.

It was **moved** by Commissioner Bruce Birr and was seconded by Commissioner Craig Reiter to approve advertising for Letters of Interest for the Materials Management Advisory Board. The motion carried by a unanimous aye vote of the Board members present.

It was **moved** by Commissioner Bruce Birr and was seconded by Commissioner Craig Reiter to approve the appointment of Kimberly Hampton to the SMH board of trustees. The motion carried by a unanimous aye vote of the Board members present.

**Under Committee and Department Reports, the following matters were heard:**

**Commissioner Craig Reiter :** attended the LMAS meeting.

**Commissioner Paul Walker:** attended the EDC/Brownfield, Hospital Board, and Road Commission meetings.

**Commissioner Bruce Birr:** attended Industrial Park Committee, Pipeline Safety seminar, LMAS, and the Transit Authority meetings.

**Commissioner Daniel P. Hoholik:** excused.

**Commissioner Troy Bassett:** excused.

Jan Hooker addressed the Opioid Committee

Mike Perilloux stated nothing new to report at the City.

Justin Schlabach addressed new cameras being installed at the jail and that they currently have 8 inmates.

Ashley Reitter gave update on soil conservation. They now have a certified national shoreline planner. Also provided information about Earth Day and tree sales coming up, and spoke highly of the planning commission meeting she attended.

Heather LaLonde gave update for the Treasurer's office on foreclosures and that they will have 9 parcels listed for auction.

Jill Connin talked about the MSU Extension's baseball and softball season approaching.

Kimberly Hampton, tribal District 4 representative, discussed Data Centers. Tribal Center recently passed a moratorium on data centers indefinitely on trust lands.

Robert Mach addressed SMH stating insurance company will be coming out next week to evaluate damage that was done due to winter storm and announced the Gala will be held at the end of the month.

**Announcements and Notices:** None

**Public Comment:** Dixie Anderson spoke again about the importance of the environment and thanked the board for moving forward.

Mike Powers wondered if board knew how they were going to move forward on the advisory group and gave his input.

Lisa Busch introduced Spencer Epps to talk about new project being instituted.

Spencer Epps spoke about a new community garden he's hoping to establish in Gulliver called Gulliver Garden.

Susan King agreed with Mike Powers comments and wondered on a timeline of when advisory group would be established.

Dixie Anderson questioned again when board would appoint people for the advisory group.

**Commissioner's Comment:** Commissioner Craig Reiter likes to see the way people are responding to the Data Centers.

**Communications:** None.

At 6:27 p.m. Commissioner Paul Walker moved on to Audit claims and vouchers.

**It was moved** by Commissioner Craig Reiter and was seconded by Commissioner Bruce Birr to approve the claims and vouchers numbered **5199 through 5340**, inclusive. The motion carried by unanimous aye vote of the Board members present..

**It was moved** by Commissioner Bruce Birr and was seconded by Commissioner Craig Reiter to adjourn. The motion carried by a unanimous aye vote of the Board members present.

**Chairman Paul Walker** adjourned the Board and Audit Finance Meeting at 6:27 p.m.

\_\_\_\_\_  
Michelle Nelson, Deputy Clerk

Approved: \_\_\_\_\_

DRAFT

NOTICE OF PUBLIC HEARING - SCHOOLCRAFT COUNTY, MICHIGAN

ON THE ADOPTION OF A BROWNFIELD PLAN, PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

PLEASE TAKE NOTICE that a Public Hearing shall be held before the Schoolcraft County Board of Commissioners on April 23, 2026 at 5:30 pm in the District Courtroom of the Schoolcraft County Courthouse, 300 Walnut Street, Manistique, Michigan, 49854, on the adoption of a Brownfield Plan for the redevelopment of properties located at 6596 W. US Highway 2 in Manistique Township.

The Brownfield Plan outlines the proposed development of five parcels which includes a former hotel as well as several adjoining and contiguous parcels and vacant lots at 6596 W. US Highway 2. The parcel IDs included in the development are: 77-005-008-012-50, 77-005-525-006-00, 77-005-008-015-00, 77-005-008-012-00, and 77-005-525-005-00. The current property owner, Beachcomber Properties, LLC will develop the property into a mixed-use building which will include both commercial and residential space as well as an adjoining campground and recreational area. The property is an eligible property under Act 381 both because it has been determined to be blighted and because it will be developed with housing.

If approved, the Brownfield Plan would reimburse the developer for eligible costs incurred to prepare the property for redevelopment. Eligible expenses include demolition, lead, asbestos and mold surveys and abatement, Brownfield plan/Work plan preparation, contingency, Brownfield Authority administrative expenses and contributions to the Brownfield Authority's local revolving fund.

A Brownfield Plan has been approved by the Schoolcraft County Brownfield Redevelopment Authority and will be presented to the Manistique Township Board of Trustees on April 15, 2026. The plan will be considered for approval by the Schoolcraft County Board of Commissioners following the public hearing on April 23, 2026.

The Brownfield Plan is available for public inspection at the Schoolcraft County Clerk's Office – 300 Walnut Street, Manistique, MI 49854 or by emailing Victoria George at [vgeorge@stc906.com](mailto:vgeorge@stc906.com) or 906-341-5010. All aspects of the Brownfield Plan are open for discussion at the public hearing.

**SCHOOLCRAFT COUNTY, MICHIGAN**

**RESOLUTION APPROVING A BROWNFIELD PLAN  
BY THE COUNTY OF SCHOOLCRAFT  
PURSUANT TO AND IN ACCORDANCE WITH  
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS  
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Commissioners of Schoolcraft County, Michigan, held in the District Court Room of the Schoolcraft County Courthouse, 300 Walnut Street, Manistique, Michigan, on the 23<sup>rd</sup> day of April, 2025 at 5:30 P.M.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the Schoolcraft County Board of Commissioners, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), have formally resolved to participate in the Brownfield Redevelopment Authority (BRA) of Schoolcraft County (the "Authority") and have designated that all related activities shall proceed through the BRA; and

WHEREAS, the Authority, pursuant to and in accordance with Sections 13 and 14 of the Act, has reviewed, adopted and recommended for approval by the Schoolcraft County Board of Commissioners, the Brownfield plan (the "Plan") attached hereto, to be carried out within the Manistique Township, relating to the redevelopment project on the property located at 6596 W. US Highway 2, Manistique Township, Michigan, (the "Site"), as more particularly described and shown in Figure 1 and Figure 2 contained within the attached Plan; and

WHEREAS, the Schoolcraft County Board of Commissioners have reviewed the Plan, and have been provided a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14 of the Act; and

WHEREAS, the Schoolcraft County Board of Commissioners have noticed and held a public hearing in accordance with Section 14 (Subsections 1, 2, 3, 4, and 5) of the Act, and

WHEREAS, the Manistique Township Board of Trustees has passed a motion approving adoption of the Plan;

WHEREAS, the Schoolcraft County Board of Commissioners have made the following determinations and findings:

- A. The Plan constitutes a public purpose under the Act;
- B. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
- C. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
- D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
- E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Schoolcraft County Board of Commissioners concur with approval of the Plan.

**NOW, THEREFORE, BE IT RESOLVED THAT:**

- 1. **Plan Approved.** Pursuant to the authority vested in the Schoolcraft County Board of Commissioners, by the Act, the Plan is hereby approved in the form attached to this Resolution.
- 2. **Severability.** Should any section, clause or phrase of this Resolution be declared by the courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.
- 3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

**RESOLUTION DECLARED ADOPTED.**

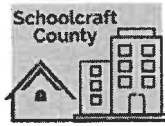
STATE OF MICHIGAN            )  
  ) ss:  
COUNTY OF SCHOOLCRAFT    )

I, the undersigned, the fully qualified Clerk of Schoolcraft County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the County Board of Commissioners of Schoolcraft County at a regular meeting held on the 23rd day of April, 2026, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 23rd day of April, 2026.

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Beth A. Edwards, Schoolcraft County Clerk



**Brownfield  
Redevelopment  
Authority**

Website: [www.schoolcraftcounty.net](http://www.schoolcraftcounty.net) | 300 Walnut Street, Manistique, MI 49854 | Email: [vgeorge@stc906.com](mailto:vgeorge@stc906.com)

DATE: April 2, 2026  
TO: Schoolcraft County Board of Commissioners  
FROM: Schoolcraft County Brownfield Authority  
RE: Beachcomber Properties, LLC Brownfield Plan

The Schoolcraft County Brownfield Redevelopment Authority (SCBRA) has reviewed and recommended approval of a Brownfield Plan for the developer, Beachcomber Properties, LLC. The Manistique Township Board of Trustees concurs with this recommendation to the Schoolcraft County Board of Commissioners to approve the Brownfield Plan.

The Brownfield Plan addresses the subject property located at 6596 W. US Highway 2 in Manistique Township, Michigan. The site is comprised of five separate parcels, all adjoining and contiguous and is owned by Beachcomber Properties, LLC. One of the parcels was previously utilized as a hotel, while the adjoining parcel has been developed into a campground, and the two waterfront parcels remain vacant. The proposed development includes selective demolition and renovation of the remainder of the building creating a commercial space and residential units. The development is expected to occur in three phases over the next 11 years.

The Brownfield plan helps offset the cost gap associated with the development of this site, by utilizing the tax increment created by the development to reimburse the developer for eligible expenses. Eligible expenses include demolition, lead, asbestos and mold surveys and abatement, Brownfield plan/Work plan preparation, contingency, Brownfield Authority administrative expenses and contributions to the Brownfield Authority's local revolving fund. The site qualifies for these incentives because it meets the Act 381 definition of "blighted" as well as "housing property."

The developer will fund and complete all the eligible brownfield activities. Once completed and confirmed by the SCBRA, as taxes are paid on the new, improved property, the tax increment from all taxing jurisdictions will be captured over time to reimburse the developer.

**Brownfield Plan Summary:**

- **Anticipated Private Investment – Phase 1 \$1.6 million, Phase 2 \$4.1 million, Phase 3 \$8 million.**
- **Estimated Developer Eligible Costs Reimbursed through the plan- \$1,111,485**
- **Estimated Local Brownfield Revolving Fund - \$85,563**
- **Estimated County taxes captured by plan - \$364,185**
  - **County taxes that will continue to be collected at the end of plan – \$28,949/year**
- **Estimated other local taxes captured by plan - \$163,847**
- **Estimated state taxes captured by plan - \$820,329**
- **Estimated length of Plan–21 years**

# **ACT 381 Brownfield Plan**

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Beachcomber Properties, LLC  
6596 West US Highway 2  
Schoolcraft County  
Manistique, Michigan 49854

Prepared for:

**Ms. Jill Hoffman**  
**Beachcomber Properties, LLC**  
**1201 South 495 East**  
**LaGrange, Indiana 46761**

Date: March 25, 2026  
TriMedia Project Number 2026-0580

**Recommended for Adoption by the Brownfield Redevelopment Authority on April 1, 2026.**

**Supported by the Manistique Township Board of Trustees on April 15, 2026.**

**Adopted by the Schoolcraft County Board of Commissioners on April 23, 2026.**

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**ATTACHMENTS**

<b>ATTACHMENT A</b>	<b>BROWNFIELD PLAN RESOLUTION(S)</b>
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<b>ATTACHMENT F</b>	<b>MSHDA PARTNERSHIP B DATA DOCUMENT</b>

## 1.0 INTRODUCTION

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### 1.1 PROPOSED REDEVELOPMENT AND FUTURE USE FOR EACH ELIGIBLE PROPERTY

The proposed redevelopment by Beachcomber Properties, LLC consists of five (5) parcels of land totaling 36.64± acres in Manistique Township, Schoolcraft County, Michigan. The project will involve a phased approach for the redevelopment of the site for mixed-use, including short and/or long-term housing, an event center with bar/restaurant, and campground complex situated on 13.26 acres with adjoining undeveloped 21.83-acre forested properties and 1.55-acre Lake Michigan beachfront properties. The property contains a vacant building on Parcel No. 005-008-012-00, which was formerly the Bayside Motel & Restaurant with an adjoining campground. The Bayside Motel & Restaurant has been closed since 2010.

Beachcomber Properties, LLC redevelopment involves three (3) phases which will commence as financing allows. The plan is for redesigning the existing building into short-term/long-term rental suites or condos and additional common spaces, including an event center and bar facility for public and private events for food, beverage, and merchandise sales. Planned improvements to the campgrounds include adding additional structures and amenities, including eco domes, a bathhouse, and an event pavilion. Nature trails would also be developed with interpretative amenities. The project will involve preparing the site, partial building demolition and remediation, and installing the infrastructure needed for the development of the suites/condos, event center, and campground facilities. Once completed this project will create approximately 12 jobs in the community.

Phase 1 of the project will consist of design and construction of the campground amenities, event pavilion, and existing building planning. An asbestos and lead paint survey completed in November of 2022 identified areas of asbestos and lead paint requiring abatement in the existing building.

Phase 2 will involve the planning and designing of the old pool, lobby, and bar and restaurant areas, along with the old offices. A Phase I Environmental Site Assessment (ESA) will be completed as required along with a mold survey. Based on the surveys, asbestos and lead paint abatement along with mold abatement will be conducted. A pre-demolition survey and partial building demolition will be conducted along with partial removal of abandoned utilities.

Phase 3 of the plan is associated with the old hotel section of the building. An Act 381 Work Plan will be completed for review of the planned work. Mold and pre-demolition surveys will be conducted to determine mold abatement and the necessary demolition activities.

The total capital investment on the project is expected to be approximately \$13,000,000.00. Phase 1 of the project is planned to begin in the Summer of 2026 and is estimated to be completed by Fall of 2027. Phase 2 is planned for 2029 through 2030 and Phase 3 from 2034 through 2035.

## 1.2 ELIGIBLE PROPERTY INFORMATION AND BASIS FOR ELIGIBILITY

The property consists of the former Bayside Motel & Restaurant located at 6596 West U.S. Highway 2 and the adjoining vacant parcels in Manistique, Michigan. The property located north of U.S. Highway 2 is zoned commercial, with the two beachfront parcels along Lake Michigan zoned residential.

The property qualifies as an eligible property under the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended (“Public Act 381” or “Act 381”) on the basis of meeting the definition of a “Housing Property.” According to Section 2(o)(ii), the Housing Property must be “located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan.”

### 1. Located in a community with a specific housing need:

The Schoolcraft County Master Plan, specifically *Chapter 7.0 Housing*, indicates only 63.2% of housing units in Schoolcraft County were occupied, much lower than the State’s housing unit occupancy rate of 88.8%. A strong majority of the vacant units are designated as seasonal, recreational, or occasional use. Of the 5,987 households in the County, 2,648 homes were built before 1970. Older homes are prone to rapid deterioration if not maintained and may not be suitable for elderly residents or offer the amenities desired by young families. Household size has also increased from 2.4 persons to 2.7 persons in Manistique Township. Manistique Township has a need to address the housing shortage for residents while ensuring equity and affordability. The Michigan Statewide Housing Plan was developed to provide people with housing that is safe, healthy, affordable, accessible, and attainable in a community of their choice. A County housing study is scheduled for 2026-27 to be completed by Central Upper Peninsula Planning & Development (CUPPAD) to provide further data for housing needs. This data can be further used in the Brownfield Plan for the housing phase of the development scheduled for 2035. Beachcomber Properties, LLC plans to provide affordable housing options for residents using strategic incentives and local partnerships. Housing data from MSHDA’s Partnership B Data Document is included in Appendix F.

### 2. Absorption data or job growth data is included in the brownfield plan.

Based on 2024-25 data, Manistique Township has experienced modest job growth rate of 1.8% employment. Specific Township-only figures are not available for 2026. The Upper Peninsula continues to focus on natural resources, manufacturing, and tourism to stabilize the economy.

The local economy for Schoolcraft County is powered by Schoolcraft Memorial Hospital, UP Paper LLC and tourism-related service industries. Schoolcraft Memorial Hospital has been in operation since 1950 and recently went through a 12.8 million dollar expansion project which added a state-of-the-art Rehabilitation & Aquatic Therapy Center, new infusion suites and a co-located administrative building. According to their latest annual report, the hospital employed 369 employees in 2024. The healthcare sector is likely to continue to expand its services driving employment in the area. UP Paper LLC and Manistique Area Schools are the next largest employers with over 100 employees each. UP Paper LLC was recently sold in 2024 to ProAmpac and under the new ownership has grown and continues to manufacture kraft paper for packaging applications.

Overall, Schoolcraft County continues to see moderate growth with a focus on the healthcare sector.

The property also meets brownfield eligibility as “blighted” as defined by Act 381:

- (a) Has been declared a public nuisance in accordance with local housing, building, plumbing, fire, or other related code or ordinance.
- (b) Is an attractive nuisance to children because of physical condition, use, or occupancy.
- (c) Is a fire hazard or is otherwise dangerous to the safety of persons or property.

A letter designating the property as blight from the Schoolcraft County Board is also attached and contained in Attachment E. A property location map is included as Figure 1, and Figure 2 contains the property concept plan. The following legal descriptions are associated with each parcel:

Location and Legal Description

- 1) West Parcel                      Parcel ID: 005-008-015-00    8.026 Acres  
    W. U.S. Highway 2                      (GIS incorrectly has 6.84 Acres)  
    Manistique, MI 49854

Legal Description:

194 SEC 8 T41N R15W GOVT LOT 4 EXC THE W 1000' & EXC LYNG SLY OF NLY  
R/W OF US-2. L.140 P.329

- 2) Middle Parcel Parcel ID: 005-008-012-00 13.80 Acres  
W. U.S. Highway 2 (GIS incorrectly has 12.86 Acres)  
Manistique, MI 49854

Legal Description:

191 SEC 8 T41N R15W GOVT LOT 3 EXC THAT PRT SLY OF NLY R/W OF HWY US-2 & EXC COM AT NW COR OF GOVT LOT 2, TH N 89 DEG 16' 10" E ALG N LN 142.75', TH S 0 DEG 13' 15" W 1064.16' TO POB, TH S 31 DEG 24' 45" E 500' TO NLY R/W OF HWY US-2, TH S 58 DEG 35' 15" W ALG R/W 779.07', TH S 59 DEG 40' 15" W ALG R/W 220.97', TH N 31 DEG 24' 45" W 495.82', TH N 58 DEG 35' 15" E 1000' TO POB. L.140 .329

- 3) East Parcel Parcel ID: 005-008-012-50 13.26 Acres  
6596 W. U.S. Highway 2 (GIS incorrectly has 41.749 Acres)  
Manistique, MI 49854

- 4) East Beach Parcel Parcel ID: 005-525-006-00 0.69 Acres  
Manistique, MI 49854

Legal Description:

SEC 8 T41N R15W UNIT 6 OF MANISTIQUE DUNES CONDOMINIUMS. L.146 P.109

- 5) West Beach Parcel Parcel ID: 005-525-005-00 0.86 Acres  
Manistique, MI 49854

Legal Description:

SEC 8 T41N R15W UNIT 5 OF MANISTIQUE DUNES CONDOMINIUMS. L.146 P.109

All acreage was confirmed with the Schoolcraft County Equalization Department. It is anticipated that parcel boundaries may be combined into a consolidated parcel in the future.

## **2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE**

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### **2.1 DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES**

Tax increment revenues will be used to reimburse Beachcomber Properties, LLC ("Developer") for the cost of eligible activities as authorized by Act 381. Only statutorily approved Michigan Department of Environment, Great Lakes, and Environment (EGLE) environmental eligible activities and non-environmental demolition eligible activities will be reimbursed with local and school tax increment revenues ("TIR"). The remaining eligible activities will be reimbursed only with local TIR.

The total cost of eligible activities, including contingency, is anticipated to be \$1,304,839.00. Authority administrative costs are anticipated to be \$5,250.00 or \$250/annually. Capitalization of the Local Brownfield Revolving Fund (LBRF) is estimated to be \$85,563.00. The estimated cost of all eligible activities under this plan is summarized in Table 1.

### **2.1.1 Environmental Activities**

Under Act 381, pre-development assessment and planning activities are exempt from EGLE approval. Eligible costs of reimbursement include pre-approved activities associated with a Phase I Environmental Site Assessment (ESA), Lead, Asbestos, and Mold Surveys, and Pre-demolition Surveys. Pre-approved environmental costs are anticipated to be reimbursed through a Brownfield Plan using both school and non-school tax increment revenues.

### **2.1.2 Non-Environmental Activities**

This plan provides for reimbursement of eligible demolition and lead, asbestos and mold abatement costs. It is anticipated that non-environmental activities will be pursued through an Act 381 Work Plan for Phase 3 development.

## **2.2 SUMMARY OF ELIGIBLE ACTIVITIES**

### **2.2.1 Assessment, Investigation, and Planning Activities**

The total pre-approved activities are \$30,975.00. Pre-approved activities are eligible for reimbursement with both school and non-school tax increment revenue.

### **2.2.2 Lead and Asbestos Abatement**

Lead and asbestos abatement are required prior to demolition activities for a total cost estimate of \$435,000.00. Lead and Asbestos Surveys have been completed for the property and are included as Attachment C.

### **2.2.3 Demolition Activities**

Partial site demolition of the existing building is required for the eligible property. Once abatement of asbestos and lead is conducted, as necessary, the former Bayside Motel will require demolition of the existing bathrooms and common area located on the west end of the building and removal of abandoned utilities. The anticipated total cost for the demolition activities is \$495,000.00.

#### **2.2.4 Site Preparation**

Site preparation activities are anticipated for the property, and may include, but not limited to pre-demolition survey, and sheeting and shoring, as described by the Statute. Site preparation activities are estimated to total \$90,000.00.

#### **2.2.5 Brownfield Plan/Work Plan Preparation**

The preparation of the Brownfield Plan is estimated at \$4,110.00, and the preparation of the Act 381 Work Plan is \$6,000.00. The total cost for these activities is estimated at \$10,110.00, which was incurred by Beachcomber Properties, LLC.

#### **2.2.6 Contingency**

A 15% contingency on future costs is included to cover unexpected cost overruns encountered during construction. The total contingency cost is anticipated at \$140,400.00.

#### **2.2.7 Interest**

Financing costs associated with the developer's eligible activities are not included as an eligible activity.

#### **2.2.8 Authority Costs**

Actual eligible costs incurred by the Schoolcraft County Brownfield Redevelopment Authority (SCBRA) are included in this plan as an eligible expense. These expenses will be reimbursed only from local tax increment revenues.

#### **2.2.9 Local Brownfield Revolving Fund**

The Authority intends to capture school and non-school tax increments for deposit in the local brownfield revolving fund for one (1) full year. This capture is estimated to be \$85,563.00.

### **2.3 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES**

This plan anticipates the capture of tax increment revenues to reimburse the Developer for costs of eligible activities under this Brownfield plan in accordance with the Reimbursement Agreement. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This plan captures all available TIR, including real and personal property TIR.

### **2.4 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES MADE BY THE MUNICIPALITY**

The eligible activities will be financed by the developer and reimbursed as outlined in this plan and accompanying development agreement. No advances from the Township or County are anticipated at this time.

## **2.5 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS**

There will be no bond indebtedness resulting from the project.

## **2.6 DURATION OF BROWNFIELD PLAN**

The duration of this plan is estimated at 20 years, plus one full year of capture into the Local Brownfield Revolving Fund. It is estimated that the redevelopment of the property will be completed in 2036, and that full recapture of the Authority's eligible costs and eligible administrative costs will continue until 2045. Capture of TIR is expected to begin in 2026; however, it may be delayed by up to 5 years after approval of this plan, as permitted under Act 381. In no event shall capture extend beyond 30 years as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

## **2.7 LEGAL DESCRIPTION, PROPERTY MAP, STATEMENT OF QUALIFYING CHARACTERISTICS AND PERSONAL PROPERTY**

The property consists of five (5) parcels, which total 36.64± acres in size, located in Manistique Township, Schoolcraft County, Michigan. The address, Parcel Identification Numbers, and legal descriptions for each parcel are included in Section 2.1 of this plan. The eligible property dimensions are depicted in the attached Figure 1: Property Location Map and Figure 2: Property Concept Plan. The Schoolcraft County GIS maps showing legal descriptions and parcel IDs are also included in Attachment D.

The Developer has control over the property and the property that is the subject of this brownfield plan. The Property meets the definition of "Blighted" as defined by Act 381 and is considered Eligible Property. Refer to Section 1.2 for "eligibility" criteria.

Taxable personal property, if any, is included in this plan.

## **2.8 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF INDIVIDUALS/FAMILIES**

No persons reside at the property; therefore, this section is not applicable.

## **2.9 PLAN FOR RELOCATION OF DISPLACED PERSONS**

No persons reside at the property, thus none will be displaced. Therefore, this section is not applicable.

## **2.10 PROVISIONS FOR RELOCATION COSTS**

No persons reside at the property, thus none will be displaced. Therefore, this section is not applicable.

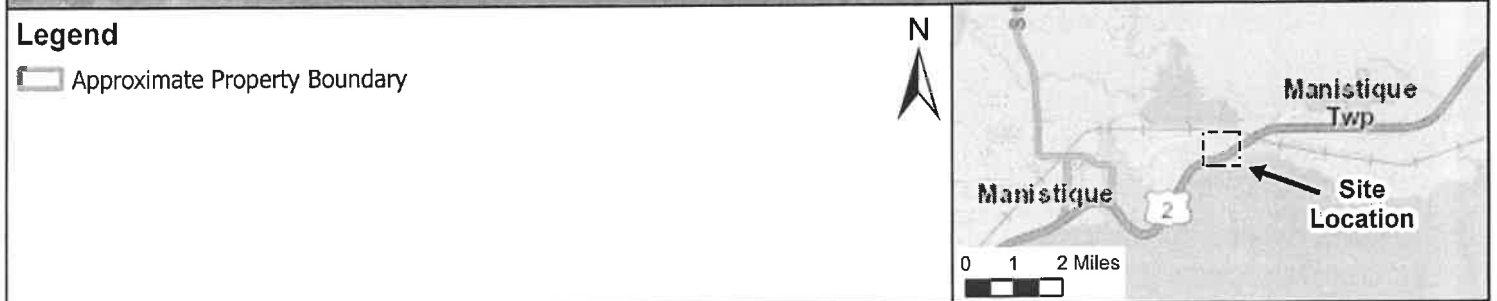
## **2.11 STRATEGY FOR COMPLIANCE WITH MICHIGAN'S RELOCATION ASSISTANCE LAW**

No persons reside at the property, thus none will be displaced. Therefore, this section is not applicable.

**2.12 OTHER MATERIAL THAT THE AUTHORITY OR GOVERNING BODY CONSIDERS PERTINENT**  
None.

# FIGURES

**FIGURE 1**  
**PROPERTY LOCATION MAP**



A Native American  
Owned Small Business

Beachcomber Properties, LLC  
6596 W US Highway 2  
Manistique, MI 49854

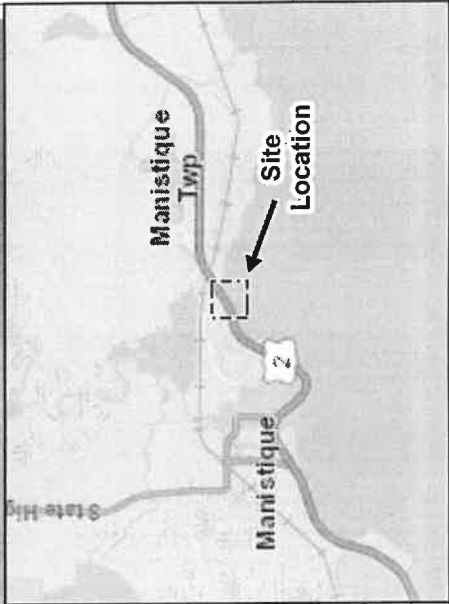
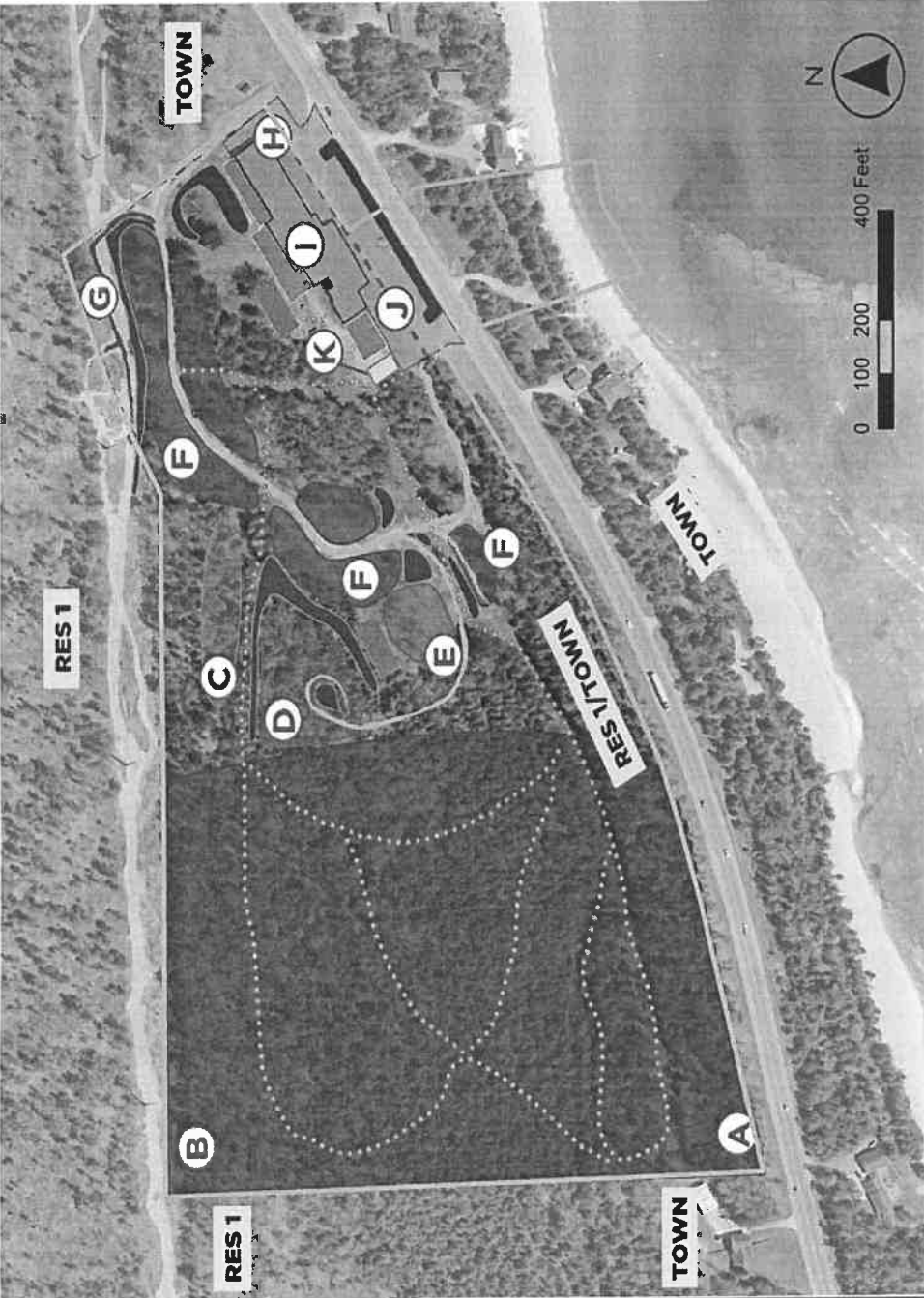
PROJECT: 2026-0580	CHK'D: LL
DGN: AJT	APP'D: LL
DWN: AJT	Date: 2/19/2026

Figure 1  
Site Location  
Aerial Image

**FIGURE 2**  
**PROPERTY CONCEPT PLAN**

**LEGEND**

- (A) Wooded area with public trails
- (B) Upland area
- (C) Primitive campsites, walk-in or ATV access; pending topo survey
- (D) Cabins, yurts, or eco domes
- (E) Cabins
- (F) Standard campsites (with water and power hookup)
- (G) ATV trail access
- (H) Vehicle entrance to areas F, E, and D
- (I) Existing structure - motel, dining, additional visitor amenities, community & event space
- (J) Parking
- (K) Toilets and showers
- - - Property boundary
- ... Hiking trails
- ATV trails
- Communal pavilion and firepits
- Outdoor patios (from east to west): public outdoor patio, event space patio, suite guest patio
- Cabin and yurt or ecodome areas
  - Cabin site footprint -2,000 sq. ft.
  - Yurt site footprint -850 sq. ft.
  - Eco dome site footprint -600 sq. ft.
- Potential primitive campsite area
- Standard campsite areas
  - Footprints -1,100 sq. ft.
- Vehicle traffic loop
- Vegetative buffer



Beachcomber Properties, LLC  
 6596 W US Highway 2  
 Manistique, MI 49854

Figure 2  
 Property Concept Plan

PROJECT: 2026-0580	CHK'D: LL
DGN: AJT	APP'D: LL
DWN: AJT	Date: 2/19/2026



## TABLES

**TABLE 1**  
**ELIGIBLE ACTIVITIES COSTS**

**Table 1: Eligible Activity Costs**  
 Beachcomber Properties, LLC  
 Manistique Township, Michigan  
 March 2026

Eligible Activities Costs and Schedule					
Eligible Expenses	Cost - EGLE Eligible Activities	Cost - MSF/MSHDA Eligible Activities	Local Only Eligible Activities	Completion Season/Year	
<b>Phase 1 Campground, Pavillion, Building Planning</b>					
Asbestos and Lead Paint Survey	\$4,525.00			November 2022	
Act 381 Brownfield Plan		\$4,110.00		2026	
Brownfield Redevelopment Authority Administrative Fee (Annually)			\$5,250.00	2026-2045	
<b>Phase 1 Total</b>	<b>\$4,525.00</b>	<b>\$4,110.00</b>	<b>\$5,250.00</b>		
<b>Phase 2 Old Pool, Lobby, Bar/Restaurant, Offices</b>					
Phase I Environmental Site Assessment (ESA)	\$4,000.00			2029	
Mold Survey	\$4,500.00			2030	
Asbestos and Lead Paint Abatement		\$30,000.00		2030	
Mold Abatement		\$135,000.00		2030	
Pre-Demo Survey	\$5,000.00			2030	
Sheeting and Shoring		\$50,000.00		2030	
Building Demo		\$180,000.00		2030	
Removal of Abandon Utilities		\$10,000.00		2030	
Phase 2 Sub-Total	\$13,500.00	\$405,000.00	\$0.00	2030	
Contingency (15%)	\$2,025.00	\$60,750.00		2030	
<b>Phase 2 Total</b>	<b>\$15,525.00</b>	<b>\$465,750.00</b>	<b>\$0.00</b>	2030	
<b>Phase 3 Old Hotel Section</b>					
Act 381 Work Plan		\$6,000.00		2034	
Mold Survey	\$4,500.00			2035	
Pre-Demo Survey	\$5,000.00			2035	
Mold Abatement		\$270,000.00		2035	
Sheeting and Shoring		\$30,000.00		2035	
Building Demo		\$225,000.00		2035	
Phase 3 Sub-Total	\$9,500.00	\$531,000.00	\$0.00	2035	
Contingency (15%)	\$1,425.00	\$79,650.00		2035	
<b>Phase 3 Total</b>	<b>\$10,925.00</b>	<b>\$610,650.00</b>	<b>\$0.00</b>	2035	
<b>Total Brownfield Eligible Activities</b>	<b>\$30,975.00</b>	<b>\$1,080,510.00</b>	<b>\$5,250.00</b>		

Summary of Reimbursement	
Developer - Eligible Activities (EGLE & MSF)	\$1,111,485.00
BRA - Local Eligible Activities Admin Fee	\$5,250.00
BRA - Local Brownfield Revolving Fund	\$85,563.00
<b>Plan Total</b>	<b>\$1,202,298.00</b>

**TABLE 2**  
**TAX CAPTURE SCHEDULE**

**Table 2**  
**Tax Incremental Revenue Capture Estimates**  
 Bismarck Properties, LLC  
 6555 Van Dyke  
 Eastland, Michigan  
 Manistiquette Township, Michigan  
 March 8, 2026

1% per year	Plan Year																					TOTAL
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
Estimated Taxable Value (TV) Increase Rate:																						
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
* Base Taxable Value	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	\$ 254,864	
Estimated New TV	\$ 323,444	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	\$ 486,741	
Incremental Difference (New TV - Base TV)	\$ 68,580	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	\$ 231,877	
<b>School Capture</b>																						
State Education Tax (SET)	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	\$ 410	
School Operating Tax	\$ 1,231	\$ 1,288	\$ 1,345	\$ 1,402	\$ 1,459	\$ 1,516	\$ 1,573	\$ 1,630	\$ 1,687	\$ 1,744	\$ 1,801	\$ 1,858	\$ 1,915	\$ 1,972	\$ 2,029	\$ 2,086	\$ 2,143	\$ 2,200	\$ 2,257	\$ 2,314	\$ 2,371	
<b>School Total</b>	\$ 1,641	\$ 1,719	\$ 1,759	\$ 1,811	\$ 1,869	\$ 1,926	\$ 1,984	\$ 2,042	\$ 2,100	\$ 2,158	\$ 2,216	\$ 2,274	\$ 2,332	\$ 2,390	\$ 2,448	\$ 2,506	\$ 2,564	\$ 2,622	\$ 2,680	\$ 2,738	\$ 2,796	
<b>Local Capture</b>																						
County Seniors	\$ 346	\$ 362	\$ 378	\$ 394	\$ 410	\$ 426	\$ 442	\$ 458	\$ 474	\$ 490	\$ 506	\$ 522	\$ 538	\$ 554	\$ 570	\$ 586	\$ 602	\$ 618	\$ 634	\$ 650	\$ 666	
County Transit	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45	\$ 46	\$ 47	\$ 48	\$ 49	\$ 50	\$ 51	\$ 52	\$ 53	\$ 54	\$ 55	\$ 56	\$ 57	\$ 58	\$ 59	\$ 60	
County Veterans	\$ 13	\$ 14	\$ 14	\$ 15	\$ 15	\$ 16	\$ 16	\$ 17	\$ 17	\$ 18	\$ 18	\$ 19	\$ 19	\$ 20	\$ 20	\$ 21	\$ 21	\$ 22	\$ 22	\$ 23	\$ 23	
MCF New	\$ 101	\$ 106	\$ 111	\$ 116	\$ 121	\$ 126	\$ 131	\$ 136	\$ 141	\$ 146	\$ 151	\$ 156	\$ 161	\$ 166	\$ 171	\$ 176	\$ 181	\$ 186	\$ 191	\$ 196	\$ 201	
County Library	\$ 20	\$ 21	\$ 21	\$ 22	\$ 22	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25	\$ 25	\$ 26	\$ 26	\$ 27	\$ 27	\$ 28	\$ 28	\$ 29	\$ 29	\$ 30	\$ 30	
County Jail Conservation	\$ 15	\$ 16	\$ 16	\$ 17	\$ 17	\$ 18	\$ 18	\$ 19	\$ 19	\$ 20	\$ 20	\$ 21	\$ 21	\$ 22	\$ 22	\$ 23	\$ 23	\$ 24	\$ 24	\$ 25	\$ 25	
County EMS	\$ 152	\$ 159	\$ 166	\$ 173	\$ 180	\$ 187	\$ 194	\$ 201	\$ 208	\$ 215	\$ 222	\$ 229	\$ 236	\$ 243	\$ 250	\$ 257	\$ 264	\$ 271	\$ 278	\$ 285	\$ 292	
Township Allocated	\$ 65	\$ 68	\$ 71	\$ 74	\$ 77	\$ 80	\$ 83	\$ 86	\$ 89	\$ 92	\$ 95	\$ 98	\$ 101	\$ 104	\$ 107	\$ 110	\$ 113	\$ 116	\$ 119	\$ 122	\$ 125	
School Sinking Fund	\$ 101	\$ 106	\$ 111	\$ 116	\$ 121	\$ 126	\$ 131	\$ 136	\$ 141	\$ 146	\$ 151	\$ 156	\$ 161	\$ 166	\$ 171	\$ 176	\$ 181	\$ 186	\$ 191	\$ 196	\$ 201	
ISO General DP	\$ 9	\$ 10	\$ 10	\$ 11	\$ 11	\$ 12	\$ 12	\$ 13	\$ 13	\$ 14	\$ 14	\$ 15	\$ 15	\$ 16	\$ 16	\$ 17	\$ 17	\$ 18	\$ 18	\$ 19	\$ 19	
ISO Voc Ed	\$ 61	\$ 64	\$ 67	\$ 70	\$ 73	\$ 76	\$ 79	\$ 82	\$ 85	\$ 88	\$ 91	\$ 94	\$ 97	\$ 100	\$ 103	\$ 106	\$ 109	\$ 112	\$ 115	\$ 118	\$ 121	
ISO Special Ed	\$ 91	\$ 96	\$ 101	\$ 106	\$ 111	\$ 116	\$ 121	\$ 126	\$ 131	\$ 136	\$ 141	\$ 146	\$ 151	\$ 156	\$ 161	\$ 166	\$ 171	\$ 176	\$ 181	\$ 186	\$ 191	
<b>Local Total</b>	\$ 1,056	\$ 1,106	\$ 1,156	\$ 1,206	\$ 1,256	\$ 1,306	\$ 1,356	\$ 1,406	\$ 1,456	\$ 1,506	\$ 1,556	\$ 1,606	\$ 1,656	\$ 1,706	\$ 1,756	\$ 1,806	\$ 1,856	\$ 1,906	\$ 1,956	\$ 2,006	\$ 2,056	
<b>Non-Captureable Millage</b>																						
Manistiquette Schools	\$ 96	\$ 100	\$ 104	\$ 108	\$ 112	\$ 116	\$ 120	\$ 124	\$ 128	\$ 132	\$ 136	\$ 140	\$ 144	\$ 148	\$ 152	\$ 156	\$ 160	\$ 164	\$ 168	\$ 172	\$ 176	
<b>Total Non-Captureable Taxers</b>	\$ 1,056	\$ 1,106	\$ 1,156	\$ 1,206	\$ 1,256	\$ 1,306	\$ 1,356	\$ 1,406	\$ 1,456	\$ 1,506	\$ 1,556	\$ 1,606	\$ 1,656	\$ 1,706	\$ 1,756	\$ 1,806	\$ 1,856	\$ 1,906	\$ 1,956	\$ 2,006	\$ 2,056	
<b>Total Tax Incremental Revenue (TIR) Available for Capture</b>	\$ 2,697	\$ 2,825	\$ 2,916	\$ 3,007	\$ 3,098	\$ 3,189	\$ 3,280	\$ 3,371	\$ 3,462	\$ 3,553	\$ 3,644	\$ 3,735	\$ 3,826	\$ 3,917	\$ 4,008	\$ 4,099	\$ 4,190	\$ 4,281	\$ 4,372	\$ 4,463	\$ 4,554	

Footnotes:  
 \* Base Taxable Value remains the same.  
 Millages are 2025.

**TABLE 3**  
**REIMBURSEMENT SCHEDULE**

Table 3  
 Tax Incremental Revenue Reimbursement Allocation Table  
 Reshoulder Property, LLC  
 2016-2021  
 Meritqua Township, Michigan  
 March 8, 2026

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
\$ 643,350	57.9%	\$ 643,350	\$ 643,350	\$ 1,286,700
\$ 468,135	42.1%	\$ 468,135	\$ 468,135	\$ 936,270
<b>TOTAL</b>	<b>100%</b>	<b>\$ 1,111,485</b>	<b>\$ 1,111,485</b>	<b>\$ 2,222,970</b>
EGLE	1.8%	\$ 36,975		\$ 36,975
MSHDA/MSF	97.2%	\$ 1,080,510		\$ 1,080,510

Estimated Capture	Estimated Total	Years of Plan:	21
BRA Administrative Fees	\$ 5,250		
State Brownfield Redevelopment Fund	\$ 102,541		
Local Brownfield Revolving Fund	\$ 85,563		

	2016	2017	2018	2019	2020	2021	TOTAL
Total State Incremental Revenue	\$ 1,641	\$ 1,719	\$ 5,505	\$ 6,682	\$ 7,024	\$ 7,087	\$ 40,088
State Brownfield Redevelopment Fund (50% of SET)	\$ 205	\$ 215	\$ 696	\$ 833	\$ 879	\$ 883	\$ 5,300
State Tax Available for Reimbursement	\$ 1,436	\$ 1,504	\$ 4,809	\$ 5,849	\$ 6,145	\$ 6,204	\$ 37,788
Total Local Incremental Revenue	\$ 1,056	\$ 1,106	\$ 3,582	\$ 4,135	\$ 4,319	\$ 4,414	\$ 25,839
BRA Administrative Fee	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 1,500
Local TIR Available for Reimbursement	\$ 806	\$ 856	\$ 3,332	\$ 3,885	\$ 4,070	\$ 4,164	\$ 24,339
Total State & Local TIR Available	\$ 2,492	\$ 2,625	\$ 8,391	\$ 10,014	\$ 10,464	\$ 10,668	\$ 65,927
Developer Reimbursement	\$ 1,641	\$ 1,719	\$ 5,505	\$ 6,682	\$ 7,024	\$ 7,087	\$ 40,088
MSHDA/MSF	\$ 1,080,510	\$ 1,080,510	\$ 1,080,510	\$ 1,080,510	\$ 1,080,510	\$ 1,080,510	\$ 6,483,060
EGLE	\$ 36,975	\$ 36,975	\$ 36,975	\$ 36,975	\$ 36,975	\$ 36,975	\$ 222,090
<b>TOTAL</b>	<b>\$ 1,111,485</b>	<b>\$ 1,111,485</b>	<b>\$ 1,111,485</b>	<b>\$ 1,111,485</b>	<b>\$ 1,111,485</b>	<b>\$ 1,111,485</b>	<b>\$ 6,735,238</b>

DEVELOPER	2016	2017	2018	2019	2020	2021	TOTAL
DEVELOPER Reimbursement Balance	\$ 2,111,485	\$ 1,105,243	\$ 1,066,862	\$ 1,048,681	\$ 1,009,302	\$ 1,000,296	\$ 1,045,886
MSF Non-Environmental Costs (Pror. Adjusted)	\$ 180,284	\$ 176,478	\$ 176,622	\$ 175,280	\$ 171,882	\$ 167,897	\$ 1,059,343
State Tax Reimbursement	\$ 92,164	\$ 805	\$ 856	\$ 3,332	\$ 3,407	\$ 3,885	\$ 14,780
Local Tax Reimbursement	\$ 88,100	\$ 805	\$ 856	\$ 3,332	\$ 3,407	\$ 3,885	\$ 14,780
Total MSF Reimbursement	\$ 178,384	\$ 177,283	\$ 177,478	\$ 178,612	\$ 175,289	\$ 171,782	\$ 1,074,127
MSHDA Non-Environmental Costs	\$ 900,226	\$ 900,226	\$ 900,226	\$ 900,226	\$ 900,226	\$ 900,226	\$ 5,401,356
State Tax Reimbursement	\$ 570,147	\$ 570,147	\$ 570,147	\$ 570,147	\$ 570,147	\$ 570,147	\$ 3,420,882
Local Tax Reimbursement	\$ 380,078	\$ 380,078	\$ 380,078	\$ 380,078	\$ 380,078	\$ 380,078	\$ 2,280,468
Total MSHDA Reimbursement	\$ 1,850,451	\$ 1,850,451	\$ 1,850,451	\$ 1,850,451	\$ 1,850,451	\$ 1,850,451	\$ 11,103,664
EGLE Environmental Costs	\$ 30,975	\$ 29,539	\$ 29,035	\$ 28,565	\$ 28,104	\$ 27,673	\$ 173,501
State Tax Reimbursement	\$ 30,975	\$ 1,438	\$ 1,504	\$ 4,823	\$ 4,972	\$ 5,021	\$ 21,763
Local Tax Reimbursement	\$ 1,485	\$ 1,504	\$ 4,869	\$ 4,972	\$ 5,021	\$ 5,070	\$ 23,881
Total EGLE Reimbursement	\$ 62,435	\$ 30,481	\$ 34,368	\$ 33,542	\$ 33,097	\$ 32,743	\$ 206,968
Total Annual Developer Reimbursement	\$ 2,492	\$ 2,625	\$ 8,391	\$ 10,014	\$ 10,464	\$ 10,668	\$ 65,927
BBF Deposits	\$ 2,492	\$ 2,625	\$ 8,391	\$ 10,014	\$ 10,464	\$ 10,668	\$ 65,927
State Tax Capture	\$ 205	\$ 215	\$ 696	\$ 833	\$ 879	\$ 883	\$ 5,300
Local Tax Capture	\$ 180,284	\$ 176,478	\$ 176,622	\$ 175,280	\$ 171,882	\$ 167,897	\$ 1,059,343
Total Tax Capture	\$ 182,339	\$ 178,693	\$ 183,318	\$ 183,613	\$ 180,766	\$ 178,780	\$ 1,114,643
Total TIR Capture	\$ 184,834	\$ 180,318	\$ 187,687	\$ 187,627	\$ 184,655	\$ 183,853	\$ 1,136,586
Up to the year of capture for BBF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.							

LOCAL BROWNFIELD REVOLVING FUND	2016	2017	2018	2019	2020	2021	TOTAL
BBF Deposits	\$ 2,492	\$ 2,625	\$ 8,391	\$ 10,014	\$ 10,464	\$ 10,668	\$ 65,927
State Tax Capture	\$ 205	\$ 215	\$ 696	\$ 833	\$ 879	\$ 883	\$ 5,300
Local Tax Capture	\$ 180,284	\$ 176,478	\$ 176,622	\$ 175,280	\$ 171,882	\$ 167,897	\$ 1,059,343
Total Tax Capture	\$ 182,339	\$ 178,693	\$ 183,318	\$ 183,613	\$ 180,766	\$ 178,780	\$ 1,114,643
Total TIR Capture	\$ 184,834	\$ 180,318	\$ 187,687	\$ 187,627	\$ 184,655	\$ 183,853	\$ 1,136,586

## ATTACHMENTS

**ATTACHMENT A**  
**BROWNFIELD PLAN RESOLUTION(S)**

**ATTACHMENT B**  
**REIMBURSEMENT AGREEMENT**

**ATTACHMENT C**  
**LEAD AND ASBESTOS SURVEY**

**Pearson Asbestos Abatement Inc.**  
**2715 Danforth Rd., P.O. Box 1292**  
**Escanaba, MI 49829**  
**Tel. 906-786-3001**  
**Fax. 906-789-4010**  
**LEAD Paint**

**Contact:** Beachcomber Properties  
1201 S 495 E  
LaGrange, IN 46761

**Facility Name:** Old Ramada  
Lakeshore Drive  
Manistique, MI 49854

**Contact Person:** Jill Hoffman  
**Phone:** 317-752-7110  
**Email:** [jill@empowerresults.com](mailto:jill@empowerresults.com)

**Project # :** 22-260

**Inspection Date:** 11/4/22  
**Inspector:** Gary Christensen #A13908  
Gary Christensen #AII-2173

**Report Date:** 11/9/2022

Sample #	Material Description	Location	Cadmium by Weight (%)	Lead by Weight (%)
RI-P-1	Paint - textured - white	Ceiling - 2nd floor stairs	<0.00045	<0.0023
RI-P-2	Paint - cream	2nd floor interior wall on concrete - dumb waiter room - same color elsewhere in building	<0.0008	<0.004
RI-P-3	Paint - blue	Wall - interior - on concrete & elsewhere in building	<0.00021	0.0014
RI-P-4	Paint - red	Exterior - under siding	<0.0001	0.0011
PLEASE NOTE: Anyone disturbing materials with Lead Paint must follow OSHA 29 CFR 1926.62 LEAD Standard				



Environmental Hazards Services, L.L.C.  
 7469 Whitepine Rd  
 Richmond, VA 23237  
 Telephone: 800.347.4010

Paint  
 Metals  
 Analysis Report

**Client:** San Air Technologies  
 10501 Trade Court  
 Richmond, VA 23236

**Report Number:** 22-11-01301

**Received Date:** 11/08/2022

**Reported Date:** 11/08/2022

**Project/Test Address:** 22056103

Client Number:  
 201219

# Laboratory Results

Fax Number:

Lab Sample Number	Client Sample Number	Analyzed Date:	Analyte:	Concentration ppm (mg/kg)	Narrative ID
22-11-01301-001	RI-P-1	11/08/2022	Cadmium (Cd)	<4.5	L04
			Lead (Pb)	<23	L04
22-11-01301-002	RI-P-2	11/08/2022	Cadmium (Cd)	<8.0	
			Lead (Pb)	<40	
22-11-01301-003	RI-P-3	11/08/2022	Cadmium (Cd)	<2.1	L04
			Lead (Pb)	14	L04
22-11-01301-004	RI-P-4	11/08/2022	Cadmium (Cd)	<1.0	L04
			Lead (Pb)	11	L04

## Environmental Hazards Services, L.L.C

**Client Number:** 201219  
**Project/Test Address:** 22056103

**Report Number:** 22-11-01301

Lab Sample Number	Client Sample Number	Analyzed Date:	Analyte:	Concentration ppm (mg/kg)	Narrative ID
-------------------	----------------------	----------------	----------	---------------------------	--------------

**Sample Narratives:**

L04: Samples contains substantial amounts of substrate which may affect final concentrations.

**Analyst:** Carlos Gonzalez  
**Method:** Mercury (Hg): EPA SW846 7471B  
 All other metals: EPA SW846 3050B/6010D

Reviewed By Authorized Signatory:



Tasha Eaddy

QA/QC Clerk

Sample Results denoted with a "less than" (<) sign contains less than the reporting limit for each particular metal, based on a 50mL volume. The reporting limit is 0.10 ug for Mercury, 0.5ug for Cadmium and Beryllium, 1ug for Arsenic and Thallium and 2.5ug for all other metals. To convert metals concentration (ppm) to % by weight, divide the above concentration by 10,000.

The condition of the samples analyzed was acceptable upon receipt per laboratory protocol unless otherwise noted on this report. Results represent the analysis of samples submitted by the client. Unless otherwise noted, samples are reported without a dry weight correction. Sample location, description, area, volume, etc., was provided by the client. If the report does not contain the result for a field blank, it is due to the fact that the client did not include a field blank with their samples. These sample results do not reflect blank correction. This report shall not be reproduced except in full, without the written consent of Environmental Hazards Services, L.L.C. NY ELAP #11714.

<b>LEGEND</b>	ug = microgram	ppm = parts per million
	mL = milliliter	mg/kg = milligrams per kilogram

**Pearson Asbestos Abatement**  
**2715 Danforth Rd., P.O. Box 1292**  
**Escanaba, MI 49829**  
**Tel. 906-786-3001**  
**Fax. 906-789-4010**

**Physical Assessment of ACBM by Functional Space**

**Contact:** Beachcomber Properties  
1201 S 495 E  
LaGrange, IN 46761

**Facility Name:** Old Ramada  
Lakeshore Drive  
Manistique, MI 49854

**Contact Person:** Jill Hoffman  
**Phone:** 317-752-7110  
**email:** [jill@empowerresults.com](mailto:jill@empowerresults.com)

**Project # :** 22-260

**Inspection Date:** 11/4/2022  
**Inspector:** Robert Arndt #A56446  
Gary Christensen #A13908

**Report Date:** 11/8/2022

Sample #	Material Description	Location	Results	Estimated Quantity*
RI-01-1	Floor tile - cream/gray pattern	8 ft - straight in from outside door	None Detected	
RI-01-2	Mastic - tan	8 Ft - straight in from outside door - from tile sample above	None Detected	
RI-02-1	Floor tile - red/black pattern	8 ft - straight in from outside door	None Detected	
RI-02-2	Mastic - tan	8 Ft - straight in from outside door - from tile sample above	None Detected	
RI-03-1	Floor tile - cream/gray pattern	Floor before entry cooler in back	None Detected	
RI-03-2	Mastic - tan	Floor before entry cooler in back - from tile sample above	None Detected	
RI-04-1	Tile - black/gold pattern	Fire place ceramic tile - south corner of restaurant	None Detected	
RI-04-2	Mastic - tan	Fire place ceramic tile - south corner of restaurant - from tile sample above	None Detected	
RI-05-1	Floor tile - black	North side of restaurant - dance floor	None Detected	
RI-05-2	Mastic - tan	North side of restaurant - dance floor - on tile sample above	None Detected	
RI-06	Linoleum - blue/white pattern	Between new kitchen and bar	None Detected	
RI-07	Glue puck - brown	Bar and restaurant area	None Detected	
RI-08-1	Celling tile - brown/black	Bar and restaurant area	None Detected	
RI-08-2	Mastic - brown	Bar and restaurant area -from tile sample above	None Detected	
RI-09-1	Floor tile - white/black pattern	Behind bar	None Detected	
RI-09-2	Mastic - tan	Behind bar - from tile sample above	None Detected	

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**Physical Assessment of ACBM by Functional Space**

<b>RI-10-1</b>	<b>Floor tile - green pattern</b>	<b>Women's bathroom - north side of bar</b>	<b>4% Chrysotile</b>	<b>80 sf</b>
RI-10-2	Mastic - tan	Women's bathroom - north side of bar - from tile sample above	None Detected	
RI-11-1	Tile - black	Lobby entrance - southwest wall	None Detected	
RI-11-2	Grout - tan	Lobby entrance - southwest wall - from tile sample above	None Detected	
RI-12-1	Floor tile - red	Reception area - middle register	None Detected	
RI-12-2	Mastic - tan	Reception area - middle register - from tile sample above	None Detected	
RI-13	Drywall/joint compound - white	Reception area - middle	None Detected	
RI-14-1	Floor tile - white/pink	Reception area	None Detected	
RI-14-2	Mastic/grout - tan	Reception area - from tile sample above	None Detected	
<b>RI-15-1</b>	<b>Floor tile - white pattern</b>	<b>I.T. room</b>	<b>4% Chrysotile</b>	<b>80 sf</b>
<b>RI-15-2</b>	<b>Mastic - black</b>	<b>I.T. room - from tile sample above</b>	<b>3% Chrysotile</b>	<b>80 sf</b>
RI-16-1	Floor tile - brown/black pattern	Around pool	None Detected	
RI-16-2	Mastic/mortar - white	Around pool -from tile sample above	None Detected	
RI-17-1	Floor tile - yellow	Bathroom/shower floor - entrance	None Detected	
RI-17-2	Mastic/grout - gray	Bathroom/shower floor - entrance - from tile sample above	None Detected	
RI-18-1	Floor tile - yellow	First border on entrance to shower area - right hand	None Detected	
RI-18-2	Mortar - gray	First border on entrance to shower area - right hand wall - on tile sample above	None Detected	
RI-18-3	Mastic - tan	First border on entrance to shower area - right hand wall - on tile sample above	None Detected	
RI-19	Drywall/joint compound - white	Room 101 - outside corner by sink	None Detected	
RI-20	Drywall/joint compound - white	Room 108 - back of room to right of windows	None Detected	
<b>RI-21</b>	<b>Drywall/joint compound - white</b>	<b>Room 222 - outside corner of wall - just past bathroom</b>	<b>&lt;1% Chrysotile</b>	<b>340 sf</b>

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**Physical Assessment of ACBM by Functional Space**

<b>RI-22</b>	<b>Drywall/joint compound - white</b>	<b>Room 238 - outside corner - next to bathroom</b>	<b>&lt;1% Chrysotile</b>	<b>340 sf</b>
RI-A	Ceiling tile - 2' x 4' - white	Meat Deli - from above 2010 drop ceiling tile - glued to unfinished drywall above	None Detected	
RI-B	Glue - tan	From under above tile sample - on unfinished drywall	None Detected	
RI-C	Glue - tan	Old kitchen - from under Masonite wall panels and under ceiling panels	None Detected	
<b>RI-D</b>	<b>Transite - gray</b>	<b>Old kitchen - above area covering old opening - across from walk in cooler</b>	<b>20% Chrysotile</b>	<b>0.66 sf</b>
RI-E	Duct seam paper -gray	Crawl space - ducts & pipes	50% Chrysotile	150.73lf
RI-F	Floor tile - green 9" x 9"	"Private room" adjoins restaurant seating - under carpet on wood	4% Chrysotile	810 sf
RI-F-1	Mastic - black	"Private room" adjoins restaurant seating - under carpet on wood	None Detected	
RI-G-1	Carpet glue - tan	Entrance to restrooms by bar - under carpeting - on tile sample below	None Detected	
<b>RI-G-2</b>	<b>Floor tile - crème 9" x 9"</b>	<b>Entrance to restrooms by bar - under carpeting</b>	<b>4% Chrysotile</b>	<b>100 sf</b>
RI-G-3	Mastic - black	Entrance to restrooms by bar - under carpeting - on tile sample above	None Detected	
RI-H-1	Linoleum - gray	Entrance to men's bathroom - on wood	None Detected	
RI-H-2	Mastic - tan	Entrance to men's bathroom - on wood - on linoleum sample above	None Detected	
RI-I	Ceramic tile grout - gray	Stage room - buffet area - between ceramic tile	None Detected	
RI-J-1	Drywall/sheetrock - gray	Brown wall - behind stage area - hall to kitchen area	None Detected	
RI-J-2	Texture - white	Brown wall - behind stage area - hall to kitchen area - on drywall sample above	None Detected	
RI-K	Window caulk - gray	Front - 9 large windows - lobby/reception area - interior	None Detected	
<b>RI-L</b>	<b>Window caulk - gray</b>	<b>Front - 9 large windows - lobby/reception area - exterior</b>	<b>&lt;1% Chrysotile</b>	<b>225 lf</b>

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**Physical Assessment of ACBM by Functional Space**

RI-M	Mud - white	Front of building - to left of pool - down hall - pipe above ceiling in corner - from top elbow - some missing	None Detected	
RI-N	Mud - gray	Front of building - to left of pool - down hall - pipe above ceiling in corner - from elbow 3 feet lower - same pipe as above - most mud missing	None Detected	
RI-O	Mud - white	Front of building - to left of pool - down hall - goes to right exit door - above ceiling roof drain - mud - some on fitting - most on drop ceiling tile	None Detected	
RI-P-1	Drywall - gray	Block of rooms to left of pool - from front of building - 1st on left down hall - interior corner	None Detected	
RI-P-2	Joint compound - white	Block of rooms to left of pool - from front of building - 1st on left down hall - interior corner - on drywall sample above	None Detected	
RI-Q-1	Drywall - gray	In hall - exterior corner	None Detected	
RI-Q-2	Joint compound - white	In hall - exterior corner - on drywall sample above	None Detected	
RI-R-1	Drywall - gray	In room - farther down hall	None Detected	
RI-R-2	Joint compound - white	In room - farther down hall - on drywall sample above	None Detected	
RI-S	Drop ceiling tile - 2' x 2' - gray	Motel room 101	None Detected	
RI-T-1	Floor tile - crème 12" x 12"	Laundry room	3% Chrysotile	482 sf
RI-T-2	Mastic - black	Laundry room - on tile sample above	3% Chrysotile	482 sf
RI-U-1	Drywall - gray	Room 120 - interior corner	None Detected	
RI-U-2	Joint compound - white	Room 120 - interior corner - on drywall sample above	<1% Chrysotile	800 sf
RI-V-1	Drywall - gray	Room 227 - interior corner	None Detected	
RI-V-2	Joint compound - white	Room 227 - interior corner - on drywall sample above	<1% Chrysotile	800 sf
RI-W-1	Drywall - gray	Room 237 - interior corner	None Detected	
RI-W-2	Joint compound - white	Room 237 - interior corner - on drywall sample above	<1% Chrysotile	800 sf

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**Physical Assessment of ACBM by Functional Space**

If the purpose of this survey is for the intentions of performing a demolition, please be aware that the demolition contractor is responsible for submitting a demo notice that may be required by the State and/or DNR.

**\*Estimated quantities** are based on a cursory field evaluation, and actual quantities may vary significantly, especially if asbestos containing materials are present in hidden and/or inaccessible areas not evaluated as part of this survey. **This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding quantities and any further investigation or remediation deemed necessary.**

***\*Asbestos Detections <1%***

***Although these percent's are below the 1% threshold, the material is still regulated under MIOSHA. MIOSHA requires proper handling (if removed or disturbed) for worker protection. This includes:***

- 1. Adequately wet the material before disturbing or removal to avoid dust.***
- 2. Removed material must be placed inside containment bags.***
- 3. The bagged material must be disposed of at a Type 2 Landfill.***



SanAir ID Number  
**22056111**  
 FINAL REPORT  
 11/8/2022 2:09:36 PM

**Name:** Pearson Asbestos Abatement, Inc.  
**Address:** 2715 Danforth Road  
 Escanaba, MI 49829  
**Phone:** 906-786-3001

**Project Number:** 22-260-A  
**P.O. Number:**  
**Project Name:** Jill Hoffman - Ramada  
**Collected Date:** 11/4/2022  
**Received Date:** 11/7/2022 9:25:00 AM

Analyst: Pisula, Nicholas

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
RI-01 / 22056111-001 , Floor Tile	Beige Non-Fibrous Homogeneous		100% Other	None Detected
RI-01 / 22056111-001 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-02 / 22056111-002 , Floor Tile	Red Non-Fibrous Homogeneous		100% Other	None Detected
RI-02 / 22056111-002 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-03 / 22056111-003 , Floor Tile	Beige Non-Fibrous Homogeneous		100% Other	None Detected
RI-03 / 22056111-003 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-04 / 22056111-004 , Ceramic Tile	Black Non-Fibrous Homogeneous		100% Other	None Detected
RI-04 / 22056111-004 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-05 / 22056111-005 , Floor Tile	Black Non-Fibrous Homogeneous		100% Other	None Detected
RI-05 / 22056111-005 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Nicholas Pisula*

Approved Signatory: *Nicholas Pisula*

Analysis Date: 11/8/2022

Date: 11/8/2022



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**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
RI-06 / 22056111-006	Grey Non-Fibrous Homogeneous		100% Other	None Detected
RI-07 / 22056111-007	Brown Non-Fibrous Homogeneous		100% Other	None Detected
RI-08 / 22056111-008 , Ceiling Tile	Brown Fibrous Homogeneous	95% Cellulose	5% Other	None Detected
RI-08 / 22056111-008 , Mastic	Brown Non-Fibrous Homogeneous		100% Other	None Detected
RI-09 / 22056111-009 , Floor Tile	White Non-Fibrous Homogeneous		100% Other	None Detected
RI-09 / 22056111-009 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-10 / 22056111-010 , Floor Tile	Green Non-Fibrous Homogeneous		96% Other	4% Chrysotile
RI-10 / 22056111-010 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-11 / 22056111-011 , Tile	Blue Non-Fibrous Homogeneous		100% Other	None Detected
RI-11 / 22056111-011 , Grout	Tan Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Nicholas Pisula*

Approved Signatory: *Nicholas Pisula*

Analysis Date: 11/8/2022

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Analyst: Pisula, Nicholas

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic		Components		Asbestos Fibers
	Appearance		% Fibrous	% Non-fibrous	
RI-12 / 22056111-012 , Tile	Brown Non-Fibrous Homogeneous			100% Other	None Detected
RI-12 / 22056111-012 , Mastic	Tan Non-Fibrous Homogeneous			100% Other	None Detected
RI-13 / 22056111-013	White Non-Fibrous Homogeneous			100% Other	None Detected
RI-14 / 22056111-014 , Ceramic Tile	White Non-Fibrous Homogeneous			100% Other	None Detected
RI-14 / 22056111-014 , Grout	Tan Non-Fibrous Homogeneous			100% Other	None Detected
RI-15 / 22056111-015 , Floor Tile	Tan Non-Fibrous Homogeneous			96% Other	4% Chrysotile
RI-15 / 22056111-015 , Mastic	Black Non-Fibrous Homogeneous			97% Other	3% Chrysotile
RI-16 / 22056111-016 , Tile	Grey Non-Fibrous Homogeneous			100% Other	None Detected
RI-16 / 22056111-016 , Mortar	White Non-Fibrous Homogeneous			100% Other	None Detected
RI-17 / 22056111-017 , Tile	Yellow Non-Fibrous Homogeneous			100% Other	None Detected

Analyst: *Nicholas Pisula*

Approved Signatory: *[Signature]*

Analysis Date: 11/8/2022

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Analyst: Pisula, Nicholas

### Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
RI-17 / 22056111-017 , Grout	Grey Non-Fibrous Homogeneous		100% Other	None Detected
RI-18 / 22056111-018 , Tile	Yellow Non-Fibrous Homogeneous		100% Other	None Detected
RI-18 / 22056111-018 , Mortar	Grey Non-Fibrous Homogeneous		100% Other	None Detected
RI-18 / 22056111-018 , Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-19 / 22056111-019	White Non-Fibrous Homogeneous		100% Other	None Detected
RI-20 / 22056111-020	White Non-Fibrous Homogeneous		100% Other	None Detected
RI-21 / 22056111-021	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
RI-22 / 22056111-022	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile

Analyst: *Nicholas Pisula*

Approved Signatory: *[Signature]*

Analysis Date: 11/8/2022

Date: 11/8/2022



SanAir ID Number  
**22056118**  
 FINAL REPORT  
 11/8/2022 10:29:21 AM

**Name:** Pearson Asbestos Abatement, Inc.  
**Address:** 2715 Danforth Road  
 Escanaba, MI 49829  
**Phone:** 906-786-3001

**Project Number:** 22-260-B  
**P.O. Number:**  
**Project Name:** Jill Hoffman - Ramada  
**Collected Date:** 11/4/2022  
**Received Date:** 11/7/2022 9:25:00 AM

Analyst: Pisula, Nicholas

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
RI-A / 22056118-001	White Fibrous Homogeneous	60% Cellulose 30% Min. Wool	10% Other	None Detected
RI-B / 22056118-002	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-C / 22056118-003	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-D / 22056118-004	Grey Non-Fibrous Homogeneous		80% Other	20% Chrysotile
RI-E / 22056118-005	Grey Fibrous Homogeneous	40% Cellulose	10% Other	50% Chrysotile
RI-F / 22056118-006 Floor Tile	Green Non-Fibrous Homogeneous		96% Other	4% Chrysotile
RI-F / 22056118-006 Mastic	Black Non-Fibrous Homogeneous		100% Other	None Detected
RI-G / 22056118-007 Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-G / 22056118-007 Floor Tile	Tan Non-Fibrous Homogeneous		96% Other	4% Chrysotile
RI-G / 22056118-007 Mastic	Black Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Nicholas Pisula*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 11/8/2022

Date: 11/8/2022



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Analyst: Pisula, Nicholas

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
RI-H / 22056118-008 Linoleum	Grey Non-Fibrous Homogeneous	20% Cellulose	80% Other	None Detected
RI-H / 22056118-008 Mastic	Tan Non-Fibrous Homogeneous		100% Other	None Detected
RI-I / 22056118-009	Grey Non-Fibrous Homogeneous		100% Other	None Detected
RI-J / 22056118-010 Sheetrock	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
RI-J / 22056118-010 Texture	White Non-Fibrous Homogeneous		100% Other	None Detected
RI-K / 22056118-011	Grey Non-Fibrous Homogeneous		100% Other	None Detected
RI-L / 22056118-012	Grey Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
RI-M / 22056118-013	Grey Non-Fibrous Homogeneous		100% Other	None Detected
RI-N / 22056118-014	Grey Non-Fibrous Homogeneous	10% Min Wool	90% Other	None Detected
RI-O / 22056118-015	Grey Non-Fibrous Homogeneous		100% Other	None Detected

Analyst: *Nicholas Pisula*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 11/8/2022

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Analyst: Pisula, Nicholas

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
RI-P / 22056118-016 Sheetrock	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
RI-P / 22056118-016 Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
RI-Q / 22056118-017 Sheetrock	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
RI-Q / 22056118-017 Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
RI-R / 22056118-018 Sheetrock	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
RI-R / 22056118-018 Joint Compound	White Non-Fibrous Homogeneous		100% Other	None Detected
RI-S / 22056118-019	Grey Fibrous Homogeneous	90% Min. Wool	10% Other	None Detected
RI-T / 22056118-020 Floor Tile	Grey Non-Fibrous Homogeneous		97% Other	3% Chrysotile
RI-T / 22056118-020 Mastic	Black Non-Fibrous Homogeneous		97% Other	3% Chrysotile
RI-U / 22056118-021 Sheetrock	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected

Analyst: *Nicholas Pisula*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 11/8/2022

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Analyst: Pisula, Nicholas

**Asbestos Bulk PLM EPA 600/R-93/116**

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-fibrous	
RI-U / 22056118-021 Joint Compound	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
RI-V / 22056118-022 Sheetrock	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
RI-V / 22056118-022 Joint Compound	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile
RI-W / 22056118-023 Sheetrock	Grey Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected
RI-W / 22056118-023 Joint Compound	White Non-Fibrous Homogeneous		100% Other	< 1% Chrysotile

Analyst: *Nicholas Pisula*

Approved Signatory: *Johnathan Wilson*

Analysis Date: 11/8/2022

Date: 11/8/2022

## Disclaimer

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Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations.

For NY state samples, method EPA 600/M4-82-020 is performed.

### **NYELAP Disclaimer:**

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

### Asbestos Certifications

NVLAP lab code 200870-0  
City of Philadelphia: ALL-460  
PA Department of Environmental Protection Number: 68-05397  
California License Number: 2915  
Colorado License Number: AL-23143  
Connecticut License Number: PH-0105  
Massachusetts License Number: AA000222  
Maine License Number: LB-0075, LA-0084  
New York ELAP lab ID: 11983  
Rhode Island License Number: PCM00126, PLM00126, TEM00126  
Texas Department of State Health Services License Number: 300440  
Commonwealth of Virginia 3333000323  
Washington State License Number: C989  
West Virginia License Number: LT000616  
Vermont License: AL166318  
Louisiana Department of Environmental Quality: 212253, Cert 05088

Revision Date: 8/14/2020

**ATTACHMENT D**  
**SCHOOLCRAFT COUNTY GIS MAPS**



### Property Address

--  
MANISTIQUE, MI, 49854

### Owner Address

BEACHCOMBER PROPERTIES LLC  
--  
1201 S 495 E  
LAGRANGE, IN 46761

Unit: 005  
Unit Name: MANISTIQUE TOWNSHIP

### General Information for 2023 Tax Year

Parcel Number: 005-525-006-00  
Property Class: 402

<b>Class Name:</b>	RESIDENTIAL VACANT
<b>School Dist Code:</b>	77010
<b>School Dist Name:</b>	MANISTIQUE AREA SCHOOLS

<b>PRE 2022:</b>	0%
<b>PRE 2023:</b>	0%

<b>Assessed Value:</b>	\$31,000
<b>Taxable Value:</b>	\$25,814
<b>State Equalized Value:</b>	\$31,000

**Prev Year Info**

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$24,800	\$24,800	\$24,585
2021	\$23,800	\$23,800	\$23,800

**Land Information**

<b>Acreage:</b>	0.69
<b>Zoning:</b>	

**Tax Description**

. SEC 8 T41N R15W UNIT 6 OF MANISTIQUE DUNES CONDOMINIUMS. L.146 P.109

**Sales Information**

Sale Date: 07-06-2023

**Sale Price:** 0  
**Instrument:** OTH  
**Grantor:** ZELLAR STANLEY E LIVING TRUST  
**Grantee:**  
**Terms of Sale:** 21-NOT USED/OTHER  
**Liber/Page:** 2023-01204

**Sale Date:** 07-06-2023

**Sale Price:** 0  
**Instrument:** LC  
**Grantor:** ZELLAR STANLEY E LIVING TRUST  
**Grantee:** BEACHCOMBER PROPERTIES LLC  
**Terms of Sale:** 03-ARM'S LENGTH  
**Liber/Page:** 2023-01205

**Sale Date:** 11-09-2021

**Sale Price:** 0  
**Instrument:** WD  
**Grantor:** BROWN RONALD G ET AL  
**Grantee:** ZELLAR STANLEY F LIVING TRUST  
**Terms of Sale:** 21-NOT USED/OTHER  
**Liber/Page:** 2021/02988

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**Property Address**

6596 W US HIGHWAY 2

MANISTIQUE, MI, 49854

**Owner Address**

BEACHCOMBER PROPERTIES LLC

--

1052 WOODLAWN AVE

INDIANAPOLIS, IN 46203

**Unit:** 005

**Unit Name:** MANISTIQUE TOWNSHIP

**General Information for 2023 Tax Year**

**Parcel Number:** 005-008-012-50

**Property Class:** 201

<b>Class Name:</b>	COMMERCIAL IMPROVED
<b>School Dist Code:</b>	77010
<b>School Dist Name:</b>	MANISTIQUE AREA SCHOOLS

<b>PRE 2022:</b>	0%
<b>PRE 2023:</b>	0%

<b>Assessed Value:</b>	\$134,600
<b>Taxable Value:</b>	\$134,600
<b>State Equalized Value:</b>	\$134,600

**Prev Year Info**

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$165,600	\$165,600	\$165,600
2021	\$177,600	\$177,600	\$161,428

**Land Information**

<b>Acreage:</b>	41.749
<b>Zoning:</b>	

**Tax Description**

. SEC 8 T41N-R15W PRT OF GOVT LOT 2 & 3 & PRT OF NE1/4 OF NW1/4 COM AT NW COR OF GOVT LOT 2, TH N 89 DEG 16' 10" E ALG N LN 142.75', TH S 0 DEG 13' 15" W 1064.16' TO POB, TH S 31 DEG 24' 45" E 500' TO NLY R/W LN OF HWY US-2, TH S 58 DEG 35' 15" W ALG R/W 779.07', TH S 59 DEG 40' 15" W ALG R/W 220.97', TH N 31 DEG 24' 45" W 495.82', TH N 58 DEG 35' 15" E 1000' TO POB, & COM AT N 1/4 COR OF SD SEC, TH S 0 DEG 55' 37" E ALG N/S 1/4 LN 1103.30', TH N 58 DEG 4' 56" E 90.15' TO POB, TH S 31 DEG 54' E 498.59' TO NWLY R/W LN OF US-2, TH N 58 DEG 4' E ALG R/W LN 57', TH N 38 DEG 25' 21" W 501.80' TO POB. L.141 P. 327. L. 140 P. 329

## Sales Information

---

**Sale Date:** 07-28-2022

**Sale Price:** 250000

**Instrument:** WD

**Grantor:** ZELLER NHI INC

**Grantee:** BEACHCOMBER PROPERTIES LLC

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2022-01662

**Sale Date:** 10-29-2015

**Sale Price:** 150000

**Instrument:** WD

**Grantor:** MBANK

**Grantee:** ZELLAR NHI INC

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2015:002216

**Sale Date:** 09-23-2011

**Sale Price:** 0

**Instrument:** SD

**Grantor:** NO HOOTERS LLC

**Grantee:** M BANK

**Terms of Sale:** 21-NOT USED/OTHER

**Liber/Page:** 2011:001606

**Sale Date:** 06-26-2007

**Sale Price:** 310000

**Instrument:** WD

**Grantor:** SAULT TRIBE OF CHIPPEWA IND.

**Grantee:** NO HOOTERS LLC

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 179:000257

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**Property Address**

W US HIGHWAY 2  
MANISTIQUE, MI, 49854

**Owner Address**

BEACHCOMBER PROPERTIES LLC  
--  
1201 S 495 E  
LAGRANGE, IN 46761

Unit: 005  
Unit Name: MANISTIQUE TOWNSHIP

**General Information for 2023 Tax Year**

Parcel Number: 005-008-012-00  
Property Class: 202

<b>Class Name:</b>	COMMERCIAL VACANT
<b>School Dist Code:</b>	77010
<b>School Dist Name:</b>	MANISTIQUE AREA SCHOOLS

<b>PRE 2022:</b>	0%
<b>PRE 2023:</b>	0%

<b>Assessed Value:</b>	\$64,000
<b>Taxable Value:</b>	\$20,827
<b>State Equalized Value:</b>	\$64,000

**Prev Year Info**

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$63,700	\$63,700	\$19,836
2021	\$68,000	\$68,000	\$19,203

**Land Information**

<b>Acreeage:</b>	12.86
<b>Zoning:</b>	

**Tax Description**

191 SEC 8 T41N R15W GOVT LOT 3 EXC THAT PRT SLY OF NLY R/W OF HWY US-2 & EXC COM AT NW COR OF GOVT LOT 2, TH N 89 DEG 16' 10" E ALG N LN 142.75', TH S 0 DEG 13' 15" W 1064.16' TO POB, TH S 31 DEG 24' 45" E 500' TO NLY R/W OF HWY US-2, TH S 58 DEG 35' 15" W ALG R/W 779.07', TH S 59 DEG 40' 15" W ALG R/W 220.97', TH N 31 DEG 24' 45" W 495.82', TH N 58 DEG 35' 15" E 1000' TO POB. L.140 P.329

**Sales Information**

**Sale Date:** 03-10-2023

**Sale Price:** 55000

**Instrument:** WD

**Grantor:** GROVER-BARR MARIE TRUST

**Grantee:** BEACHCOMBER PROPERTIES LLC

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2023-00348

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**Property Address**

--  
MANISTIQUE, MI, 49854

**Owner Address**

BEACHCOMBER PROPERTIES LLC  
--  
1201 S 495 E  
LAGRANGE, IN 46761

**Unit:** 005  
**Unit Name:** MANISTIQUE TOWNSHIP

**General Information for 2023 Tax Year**

**Parcel Number:** 005-525-005-00  
**Property Class:** 402

<b>Class Name:</b>	RESIDENTIAL VACANT
<b>School Dist Code:</b>	77010
<b>School Dist Name:</b>	MANISTIQUE AREA SCHOOLS

<b>PRE 2022:</b>	0%
<b>PRE 2023:</b>	0%

<b>Assessed Value:</b>	\$38,800
<b>Taxable Value:</b>	\$32,214
<b>State Equalized Value:</b>	\$38,800

**Prev Year Info**

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2022	\$30,900	\$30,900	\$30,680
2021	\$29,700	\$29,700	\$29,700

**Land Information**

<b>Acreage:</b>	0.86
<b>Zoning:</b>	

**Tax Description**

. SEC 8 T41N R15W UNIT 5 OF MANISTIQUE DUNES CONDOMINIUMS. L.146 P.109

**Sales Information**

Sale Date: 07-06-2023

**Sale Price:** 0  
**Instrument:** OTH  
**Grantor:** ZELLAR STANLEY F LIVING TRUST  
**Grantee:**  
**Terms of Sale:** 21-NOT USED/OTHER  
**Liber/Page:** 2023-01206

**Sale Date:** 07-06-2023

**Sale Price:** 100000  
**Instrument:** WD  
**Grantor:** ZELLAR STANLEY F LIVING TRUST  
**Grantee:** BEACHCOMBER PROPERTIES LLC  
**Terms of Sale:** 03-ARM'S LENGTH  
**Liber/Page:** 2023-01207

**Sale Date:** 11-09-2021

**Sale Price:** 0  
**Instrument:** WD  
**Grantor:** BROWN RONALD G ET AL  
**Grantee:** ZELLAR STANLEY F LIVING TRUST  
**Terms of Sale:** 21-NOT USED/OTHER  
**Liber/Page:** 2021/02988

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**Property Address**

W US HIGHWAY 2  
MANISTIQUE, MI, 49854

**Owner Address**

BEACHCOMBER PROPERTIES LLC  
--  
1201 S 495 E  
LAGRANGE, IN 46761

**Unit:** 005  
**Unit Name:** MANISTIQUE TOWNSHIP

**General Information for 2023 Tax Year**

**Parcel Number:** 005-008-015-00  
**Property Class:** 202

---

<b>Class Name:</b>	COMMERCIAL VACANT
<b>School Dist Code:</b>	77010
<b>School Dist Name:</b>	MANISTIQUE AREA SCHOOLS

---

<b>PRE 2022:</b>	0%
<b>PRE 2023:</b>	0%

---

---

<b>Assessed Value:</b>	\$35,900
<b>Taxable Value:</b>	\$19,375
<b>State Equalized Value:</b>	\$35,900

---

**Prev Year Info**

---

<b>Prev Year Info</b>	<b>MBOR Assessed</b>	<b>Final SEV</b>	<b>Final Taxable</b>
2022	\$35,600	\$35,600	\$18,453
2021	\$38,000	\$38,000	\$17,864

---

**Land Information**

---

<b>Acreage:</b>	6.84
<b>Zoning:</b>	

---

**Tax Description**

---

194 SEC 8 T41N R15W GOVT LOT 4 EXC THE W 1000' & EXC LYNG SLY OF NLY R/W OF US-2. L.140 P.329

---

**Sales Information**

---

Sale Date: 03-10-2023

---

**Sale Price:** 55000

**Instrument:** WD

**Grantor:** GROVER-BARR MARIE TRUST

**Grantee:** BEACHCOMBER PROPERTIES LLC

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 2023-00348

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**Application Use:**

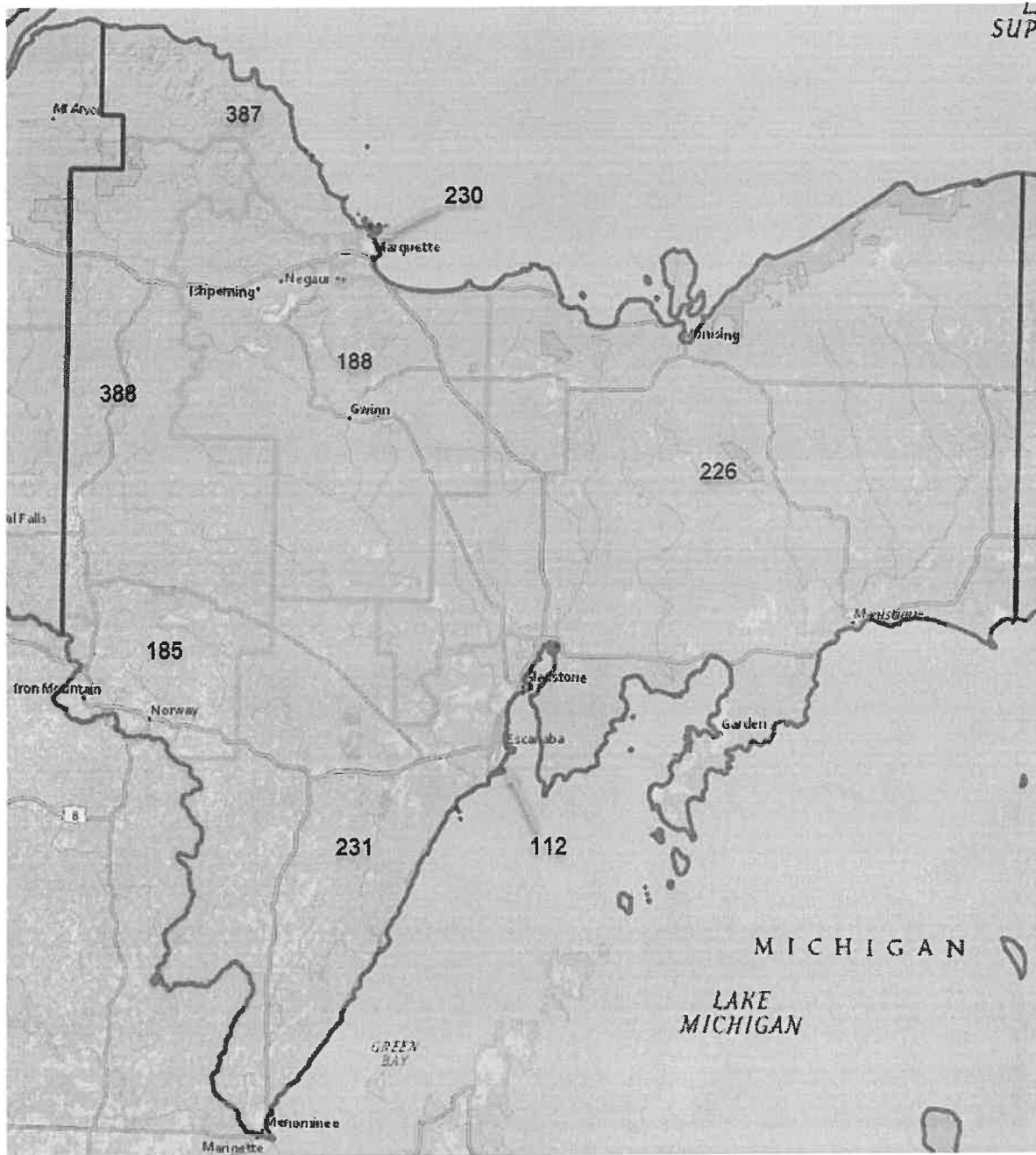
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**ATTACHMENT E**  
**SCHOOLCRAFT COUNTY BLIGHT LETTER**

**ATTACHMENT F**  
**MSDHA PARTNERSHIP B DATA DOCUMENT**



Market	Name	Market	Name
112	Escanaba	230	Marquette
185	Iron Mountain	231	Menominee
188	Ishpeming	387	Northern Coastal Marquette County
226	Manistique	388	Republic-North Dickinson

The Central Upper Peninsula Housing Partnership includes six counties (Alger, Delta, Dickinson, Marquette, Menominee and Schoolcraft), as well as eight Statewide Housing Needs Assessment markets (Escanaba, Iron Mountain, Ishpeming, Manistique, Marquette, Menominee, Northern Coastal Marquette County and Republic-North Dickinson).

An analysis of the latest-available Census data, as well as changes in housing prices and availability since 2016, shows that the eight markets in the partnership fall into four broad categories.

- The first describes in general the conditions in the Manistique market. It shares much in common with other northern Michigan markets. Housing demand measures are softer here compared to other markets, since incomes here tend to be lower and unemployment is relatively high. Supply measures indicate that the housing stock tends to be older and comprised mainly of single-family detached structures. Mobile homes are more common here than in other markets as well. A small percentage of the housing units here have been built after 2010, and a moderate percentage of its current residents moved into the area since 2018. Housing value tend to be lower in this category than in others as well, which tends to keep housing costs lower. Seasonal vacancies tend to take up a large percentage of all housing units in these regions, and “other” vacancies—a Census Bureau designation that is often used as a proxy for blighted structures in a community—tend to be moderately high. Changes in housing costs between 2016 and 2021 tend to be stable or on a slight decline; while median housing values registered a small increase.
- Another market type in the Partnership includes the Republic-North Dickinson area. General housing demand variables are moderate in these areas and are coupled with supply indicators that show the area’s housing stock is dominated by older single-family structures. Seasonal vacancies take up a large portion of all housing units, The stock also tends to be a bit smaller than average, and homeowner rates are very high. Housing costs tend to be low or moderate, likely impacted by the age and size of local housing units. “Other” vacancies tend to be higher as well. Market vacancies—those units either for sale or rent—decreased less than in other places, but upward pressures did force values significantly higher. Housing costs, however, were stable or dropped.
- A third grouping includes the Escanaba, Iron Mountain, Ishpeming and Menominee markets. These are like other markets around the state that are built around smaller regional population centers. Housing demand indicators in these areas are moderate. The housing supply in these areas is predominately made up of single-family detached homes, with a slightly elevated proportion of mobile homes as well. Units here tend to be slightly larger than in other markets, and the percentage of new-build units is relatively low. Seasonal housing vacancies are low here, as are market vacancies. “Other” vacancies are higher than average, however. Both housing values and housing costs tend to be low; that coupled with moderate income tends to keep the incidence of shelter overburden relatively low. This pattern is likely to continue into the short term, at least, since housing costs and home values have decreased or remained steady since 2016.
- Another market group in the partnership contains two adjoining markets: Marquette and Northern Coastal Marquette County. These markets bear some resemblance to others

downstate that include growth areas in and around larger urban centers. The residents in this group tend to be younger on average, with moderately high incomes and low levels of unemployment. They also tend to be well-educated, with a higher-than-average proportion of persons with bachelors degrees. Housing here tends to have more diversity in terms of both tenure and construction type; a majority is still single-family detached, but with higher levels of more-dense housing alternatives. Similarly, renters are more common in these markets, but most households own their homes. More of its stock tends to date back to the 1970s and 1980s, but some recent development has occurred as well. Housing quality is relatively high, since the percentage of units built before 1940 is low, as is the percentage of households that experience overcrowding. Housing values and cost tend to be moderately high in these markets, as is the overburdened percentage. Housing vacancy is not a large issue in these markets, as both the renter and owner vacancy rates are low, and there is not a large amount of seasonal or “other” vacancy either. Changes between 2016 and 2021 may indicate higher housing costs in the future, since the number of market vacancies has decreased significantly during that time. This seems to have increased housing costs and home values for current residents, especially renters.

- Given local market conditions, certain tools or practices can be more effective than others. This data review uses two sources to generate possible policies to investigate for use regionally. The first is a product of researchers at Brookings and the Aspen Institute, who used local trends in housing data to determine logical tools and practices that could be used to help solve housing issues. They derived a set of market types, and policy responses tailored to conditions within these groups. Their work is at <https://www.brookings.edu/essay/introducing-the-housing-policy-matchmaker-a-diagnostic-tool-for-local-officials/>. The other is derived from the National Community of Practice on Local Housing Policy, which is a joint project of the Furman Center at New York University and Abt Associates. Their work was funded by the Ford Foundation, the John D. and Catherine T. MacArthur Foundation, the Kresge Foundation and the JPMorgan Chase Foundation. They have assembled a large list of tools that are keyed to what they term strong and soft markets, which are detailed at <https://localhousingsolutions.org/housing-policy-framework/>. Each tool entry is hyperlinked to its description on the Local Housing Solutions website. These policies are not presented as prescriptions to meet local goals, since conditions outside the scope of this analysis could impact their appropriateness. Instead, they are a way to start thinking about what might work given a general sense of local market context.

# Manistique

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
23,134	9,396	\$51,586	\$57,682	\$20,544

## Housing Costs

### Owner Units

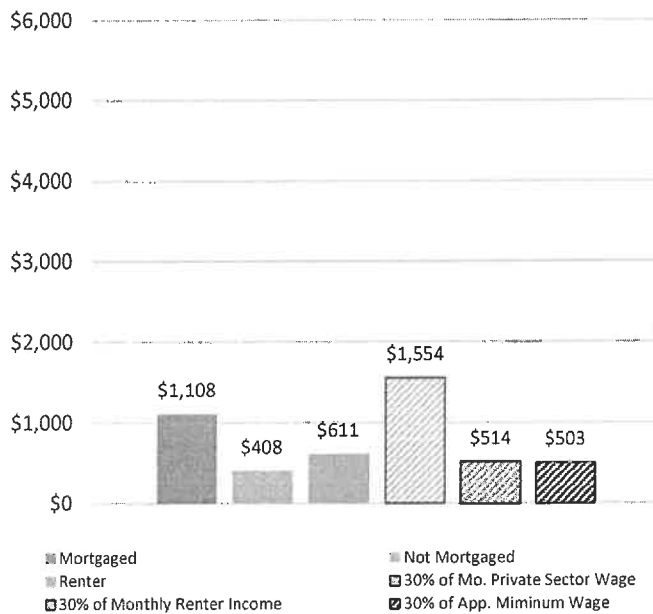
Home Value	\$138,242	2016 Value	\$127,377
Cost M/NM	\$1108/\$408	Value ▲	8.5%
\$46,081 To afford median home			

### Renter Units

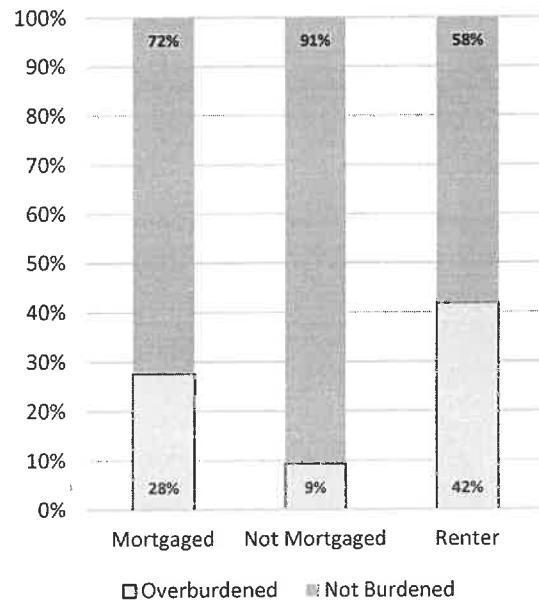
Gross Rent	\$611	2016 Rent	\$690
		Rent ▲	-11.5%
\$24,440 To afford median gross rent			

## Affordability Gap

### Monthly Costs: Owners and Renters



### Cost-Burdened Households



## Housing and Development Conditions

### Housing Stock

Units	17,420	Owner HH	85%	Renter HH	15%		
Median Year Built	1973	% Built Pre-1970	42.6%				
Median Move Year	2004	% Built After 2010	2.8%				
Median Rooms	5.2	SF%	86.9%	MM%	3.2%	MF%	2.1%

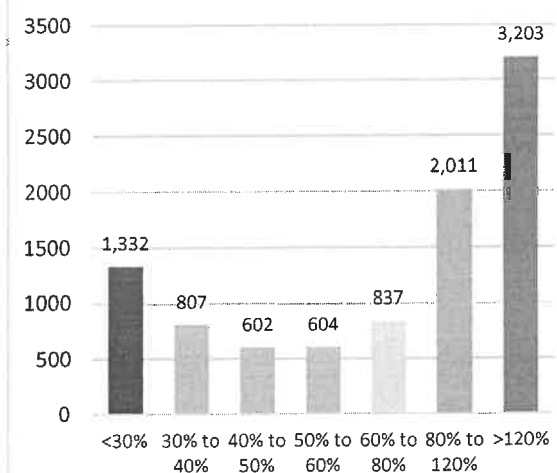
### Vacancy Rates

Total	46.1%	Owner	0%	Renter	0.1%		
Seasonal	38.4%	Other	6.1%	# V Rent	80	#V Owner	180

### Homeownership Rate by Race/Ethnicity

Black	0.0%	White	85.7%
Asian	93.1%	Other or Multiracial	83.8%
Am. Indian	79.2%	Hispanic	57.5%
Pacific Island	0.0%		

### Number of Households by AMI Group



# Manistique

## Housing Policy Indicators

### Household Count and Growth

Household Change, 2016 to 2021  
Household Count, 2021

#### Market

-1.9%  
9,396

#### Partnership

-0.6%  
70,191

### Housing Affordability

Home value / partnership income  
Median Income, 2021  
Median owner income, 2021  
Median renter income, 2021  
Median home value  
Median gross rent  
Income needed for median rent  
Income needed for median value  
Overburdened households

#### Market

Number	%	% Change
2.53	--	--
\$51,586	--	13.9%
\$57,682	--	14.9%
\$20,544	--	-18.9%
\$138,242	--	8.5%
\$611	--	-11.5%
\$24,440	--	--
\$46,081	--	--
2,057	22%	-20.2%

#### Partnership

Number	%	% Change
--	--	--
\$54,565	--	13.1%
\$64,630	--	11.3%
\$27,347	--	11.9%
\$134,882	--	9.2%
\$716	--	5.6%
\$28,650	--	--
\$44,961	--	--
15,346	21.9%	-16.0%

### Housing Quality and Vacancy

"Other" vacancy  
Seasonal vacancy  
For-Sale vacancy  
For-Rent vacancy  
Homes built pre-1940  
Homes built post-1990

#### Market

Number	%	% Change
1,061	6.1%	12.6%
6,683	38.4%	-8.5%
180	1.0%	-31.6%
80	0.5%	-56.8%
2,478	14.2%	--
5,180	29.7%	--

#### Partnership

Number	%	% Change
4,708	4.9%	5.2%
16,093	16.8%	-9.0%
611	0.6%	-44.0%
865	0.9%	-14.7%
19,675	20.5%	--
20,862	21.8%	--

### Other Market Indicators

Housing Policy Matchmaker Type\*  
Strength and Need Type\*\*

**Moderate Cost and Shrinking  
Low Strength and Low Need (Type III)**

## Gap Analysis 2021

	Owner Units	Renter Units	Total Units
Market demand (estimated annual moves)	86	32	117
Market supply (vacant on market, adjusted for age)	74	35	109
5 year Market production goals (based on 75K units)	11	0	11
1 year Market production goals (based on 15K units)	2	0	2
5 year Partnership goals (based on 75K units)	621	442	1,063
1 year Partnership goals (based on 15K units)	124	88	213

## Manistique

### Home Mortgage Disclosure Act Patterns, 2021

Total Apps	199	Total Amt/App	\$170,477	% Approved	67.8%
Total Conventional Apps	133	Conventional Amt/App	\$175,677	% Conv Apprvd	70.7%
Total Assisted Apps	66	Assisted Amt/App	\$160,000	% Asst Apprvd	62.1%
<b>Applications by Race: White</b>					
Total Apps	164	Total Amt/App	\$173,537	% Positive	69.5%
Total Conventional Apps	112	Conventional Amt/App	\$177,679	% Conv Positive	73.2%
Total Assisted Apps	52	Assisted Amt/App	\$164,615	% Asst Positive	61.5%
<b>Applications by Race: Black</b>					
Total Apps	1	Total Amt/App	\$205,000	% Positive	0%
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	1	Assisted Amt/App	\$205,000	% Asst Positive	0.0%
<b>Applications by Race: Asian</b>					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Native American</b>					
Total Apps	1	Total Amt/App	\$195,000	% Positive	100.0%
Total Conventional Apps	1	Conventional Amt/App	\$195,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Hawaiian or Pacific Islander</b>					
Total Apps	0	Total Amt/App	\$0	% Positive	NA
Total Conventional Apps	0	Conventional Amt/App	\$0	% Conv Positive	NA
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA
<b>Applications by Race: Race Not Available</b>					
Total Apps	16	Total Amt/App	\$155,625	% Positive	56.3%
Total Conventional Apps	10	Conventional Amt/App	\$180,000	% Conv Positive	40.0%
Total Assisted Apps	6	Assisted Amt/App	\$115,000	% Asst Positive	83.3%
<b>Applications by Ethnicity: Hispanic</b>					
Total Apps	2	Total Amt/App	\$135,000	% Positive	100.0%
Total Conventional Apps	2	Conventional Amt/App	\$135,000	% Conv Positive	100.0%
Total Assisted Apps	0	Assisted Amt/App	\$0	% Asst Positive	NA

**Table 1: Eligible Activity Costs**  
 Beachcomber Properties, LLC  
 Manistique Township, Michigan  
 March 2026

<b>Eligible Activities Costs and Schedule</b>				
<b>Eligible Expenses</b>	<b>Cost - EGLE Eligible Activities</b>	<b>Cost - MSF/MSHDA Eligible Activities</b>	<b>Local Only Eligible Activities</b>	<b>Completion Season/Year</b>
<b>Phase 1 Campground, Pavilion, Building Planning</b>				
Asbestos and Lead Paint Survey	\$4,525.00			November 2022
Act 381 Brownfield Plan		\$4,110.00		2026
Brownfield Redevelopment Authority Administrative Fee (Annually)			\$5,250.00	2026-2045
<b>Phase 1 Total</b>	<b>\$4,525.00</b>	<b>\$4,110.00</b>	<b>\$5,250.00</b>	
<b>Phase 2 Old Pool, Lobby, Bar/Resturant, Offices</b>				
Phase I Environmental Site Assessment (ESA)	\$4,000.00			2029
Mold Survey	\$4,500.00			2030
Asbestos and Lead Paint Abatement		\$30,000.00		2030
Mold Abatement		\$135,000.00		2030
Pre-Demo Survey	\$5,000.00			2030
Sheeting and Shoring		\$50,000.00		2030
Buidling Demo		\$180,000.00		2030
Removal of Abandon Utilities		\$10,000.00		2030
Phase 2 Sub-Total	\$13,500.00	\$405,000.00	\$0.00	2030
Contingency (15%)	\$2,025.00	\$60,750.00		2030
<b>Phase 2 Total</b>	<b>\$15,525.00</b>	<b>\$465,750.00</b>	<b>\$0.00</b>	2030
<b>Phase 3 Old Hotel Section</b>				
Act 381 Work Plan		\$6,000.00		2034
Mold Survey	\$4,500.00			2035
Pre-Demo Survey	\$5,000.00			2035
Mold Abatement		\$270,000.00		2035
Sheeting and Shoring		\$30,000.00		2035
Building Demo		\$225,000.00		2035
Phase 3 Sub-Total	\$9,500.00	\$531,000.00	\$0.00	2035
Contingency (15%)	\$1,425.00	\$79,650.00		2035
<b>Phase 3 Total</b>	<b>\$10,925.00</b>	<b>\$610,650.00</b>	<b>\$0.00</b>	2035
<b>Total Brownfield Eligible Activities</b>	<b>\$30,975.00</b>	<b>\$1,080,510.00</b>	<b>\$5,250.00</b>	

<b>Summary of Reimbursement</b>	
Developer - Eligible Activities (EGLE & MSF)	\$1,111,485.00
BRA - Local Eligible Activities Admin Fee	\$5,250.00
BRA - Local Brownfield Revolving Fund	\$85,563.00
<b>Plan Total</b>	<b>\$1,202,298.00</b>

Table 2  
 Tax Incremental Revenue Capture Estimates  
 100% Water Utility  
 Municipalities: Townships, Archdiocese  
 March 3, 2026

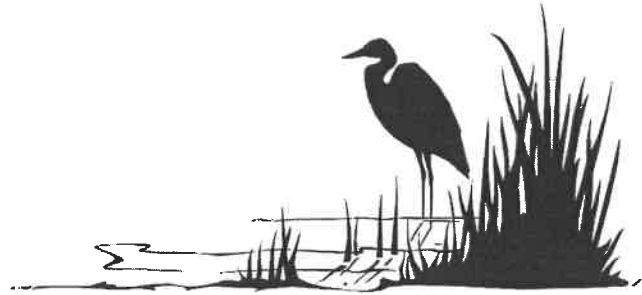
Category	2026	FY 2027												2036	2046	2056	2066	2076	2086	2096	TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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County of Bucks	419	442	465	488	511	534	557	580	603	626	649	672	695	718	741	764	787	810	833	856	879	902	925	948	971	994	1,017	1,040	1,063	1,086	1,109	1,132	1,155	1,178	1,201	1,224	1,247	1,270	1,293	1,316	1,339	1,362	1,385	1,408	1,431	1,454	1,477	1,500	1,523	1,546	1,569	1,592	1,615	1,638	1,661	1,684	1,707	1,730	1,753	1,776	1,799	1,822	1,845	1,868	1,891	1,914	1,937	1,960	1,983	2,006	2,029	2,052	2,075	2,098	2,121	2,144	2,167	2,190	2,213	2,236	2,259	2,282	2,305	2,328	2,351	2,374	2,397	2,420	2,443	2,466	2,489	2,512	2,535	2,558	2,581	2,604	2,627	2,650	2,673	2,696	2,719	2,742	2,765	2,788	2,811	2,834	2,857	2,880	2,903	2,926	2,949	2,972	2,995	3,018	3,041	3,064	3,087	3,110	3,133	3,156	3,179	3,202	3,225	3,248	3,271	3,294	3,317	3,340	3,363	3,386	3,409	3,432	3,455	3,478	3,501	3,524	3,547	3,570	3,593	3,616	3,639	3,662	3,685	3,708	3,731	3,754	3,777	3,800	3,823	3,846	3,869	3,892	3,915	3,938	3,961	3,984	4,007	4,030	4,053	4,076	4,099	4,122	4,145	4,168	4,191	4,214	4,237	4,260	4,283	4,306	4,329	4,352	4,375	4,398	4,421	4,444	4,467	4,490	4,513	4,536	4,559	4,582	4,605	4,628	4,651	4,674	4,697	4,720	4,743	4,766	4,789	4,812	4,835	4,858	4,881	4,904	4,927	4,950	4,973	4,996	5,019	5,042	5,065	5,088	5,111	5,134	5,157	5,180	5,203	5,226	5,249	5,272	5,295	5,318	5,341	5,364	5,387	5,410	5,433	5,456	5,479	5,502	5,525	5,548	5,571	5,594	5,617	5,640	5,663	5,686	5,709	5,732	5,755	5,778	5,801	5,824	5,847	5,870	5,893	5,916	5,939	5,962	5,985	6,008	6,031	6,054	6,077	6,100	6,123	6,146	6,169	6,192	6,215	6,238	6,261	6,284	6,307	6,330	6,353	6,376	6,399	6,422	6,445	6,468	6,491	6,514	6,537	6,560	6,583	6,606	6,629	6,652	6,675	6,698	6,721	6,744	6,767	6,790	6,813	6,836	6,859	6,882	6,905	6,928	6,951	6,974	6,997	7,020	7,043	7,066	7,089	7,112	7,135	7,158	7,181	7,204	7,227	7,250	7,273	7,296	7,319	7,342	7,365	7,388	7,411	7,434	7,457	7,480	7,503	7,526	7,549	7,572	7,595	7,618	7,641	7,664	7,687	7,710	7,733	7,756	7,779	7,802	7,825	7,848	7,871	7,894	7,917	7,940	7,963	7,986	8,009	8,032	8,055	8,078	8,101	8,124	8,147	8,170	8,193	8,216	8,239	8,262	8,285	8,308	8,331	8,354	8,377	8,400	8,423	8,446	8,469	8,492	8,515	8,538	8,561	8,584	8,607	8,630	8,653	8,676	8,699	8,722	8,745	8,768	8,791	8,814	8,837	8,860	8,883	8,906	8,929	8,952	8,975	8,998	9,021	9,044	9,067	9,090	9,113	9,136	9,159	9,182	9,205	9,228	9,251	9,274	9,297	9,320	9,343	9,366	9,389	9,412	9,435	9,458	9,481	9,504	9,527	9,550	9,573	9,596	9,619	9,642	9,665	9,688	9,711	9,734	9,757	9,780	9,803	9,826	9,849	9,872	9,895	9,918	9,941	9,964	9,987	10,010	10,033	10,056	10,079	10,102	10,125	10,148	10,171	10,194	10,217	10,240	10,263	10,286	10,309	10,332	10,355	10,378	10,401	10,424	10,447	10,470	10,493	10,516	10,539	10,562	10,585	10,608	10,631	10,654	10,677	10,700	10,723	10,746	10,769	10,792	10,815	10,838	10,861	10,884	10,907	10,930	10,953	10,976	11,000	11,023	11,046	11,069	11,092	11,115	11,138	11,161	11,184	11,207	11,230	11,253	11,276	11,299	11,322	11,345	11,368	11,391	11,414	11,437	11,460	11,483	11,506	11,529	11,552	11,575	11,598	11,621	11,644	11,667	11,690	11,713	11,736	11,759	11,782	11,805	11,828	11,851	11,874	11,897	11,920	11,943	11,966	11,989	12,012	12,035	12,058	12,081	12,104	12,127	12,150	12,173	12,196	12,219	12,242	12,265	12,288	12,311	12,334	12,357	12,380	12,403	12,426	12,449	12,472	12,495	12,518	12,541	12,564	12,587	12,610	12,633	12,656	12,679	12,702	12,725	12,748	12,771	12,794	12,817	12,840	12,863	12,886	12,909	12,932	12,955	12,978	13,001	13,024	13,047	13,070	13,093	13,116	13,139	13,162	13,185	13,208	13,231	13,254	13,277	13,300	13,323	13,346	13,369	13,392	13,415	13,438	13,461	13,484	13,507	13,530	13,553	13,576	13,599	13,622	13,645	13,668	13,691	13,714	13,737	13,760	13,783	13,806	13,829	13,852	13,875	13,898	13,921	13,944	13,967	13,990	14,013	14,036	14,059	14,082	14,105	14,128	14,151	14,174	14,197	14,220	14,243	14,266	14,289	14,312	14,335	14,358	14,381	14,404	14,427	14,450	14,473	14,496	14,519	14,542	14,565	14,588	14,611	14,634	14,657	14,680	14,703	14,726	14,749	14,772	14,795	14,818	14,841	14,864	14,887	14,910	14,933	14,956	14,979	15,002	15,025	15,048	15,071	15,094	15,117	15,140	15,163	15,186	15,209	15,232	15,255	15,278	15,301	15,324	15,347	15,370	15,393	15,416	15,439	15,462	15,485	15,508	15,531	15,554	15,577	15,600	15,623	15,646	15,669	15,692	15,715	15,738	15,761	15,784	15,807	15,830	15,853	15,876	15,899	15,922	15,945	15,968	15,991	16,014	16,037	16,060	16,083	16,106	16,129	16,152	16,175	16,198	16,221	16,244	16,267	16,290	16,313	16,336	16,359	16,382	16,405	16,428	16,451	16,474	16,497	16,520	16,543	16,566	16,589	16,612	16,635	16,658	16,681	16,704	16,727	16,750	16,773	16,796	16,819	16,842	16,865	16,888	16,911	16,934	16,957	16,980	17,003	17,026	17,049	17,072	17,095	17,118	17,141	17,164	17,187	17,210	17,233	17,256	17,279	17,302	17,325	17,348	17,371	17,394	17,417	17,440	17,463	17,486	17,509	17,532	17,555	17,578	17,601	17,624	17,647	17,670	17,693	17,716	17,739	17,762	17,785	17,808	17,831	17,854	17,877	17,900	17,923	17,946	17,969	17,992	18,015	18,038	18,061	18,084	18,107	18,130	18,153	18,176	18,199	18,222	18,245	18,268	18,291	18,314	18,337	18,360	18,383	18,406	18,429	18,452	18,475	18,498	18,521	18,544	18,567	18,590	18,613	18,636	18,659	18,682	18,705	18,728	18,751	18,774	18,797	18,820	18,843	18,866	18,889	18,912	18,935	18,958	18,981	19,004	19,027	19,050	19,073	19,096	19,119	19,142	19,165	19,188	19,211	19,234	19,257	19,280	19,303	19,326	19,349	19,372	19,395	19,418	19,441	19,464	19,487	19,510	19,533	19,556	19,579	19,602	19,625	19,648	19,671	19,694	19,717	19,740	19,763	19,786	19,809	19,832	19,855	19,878	19,901	19,924	19,947	19,970	19,993	20,016	20,039	20,062	20,085	20,108	20,131	20,154	20,177	20,200	20,223	20,246	20,269	20,292	20,315	20,338	20,361	20,384	20,407	20,430	20,453	20,476	20,499	20,522	20,545	20,568	20,591	20,614	20,637	20,660	20,683	20,706	20,729	20,752	20,775	20,798	20,821	20,844	20,867	20,890	20,913	20,936	20,959	20,982	21,005	21,028	21,051	21,074	21,097	21,120	21,143	21,166	21,189	21,212	21,235	21,258	21,281	21,304	21,327	21,350	21,373	21,396	21,419	21,442	21,465	21,488	21,511	21,534	21,557	21,580	21,603	21,626	21,649	21,672	21,695	21,718	21,741	21,764	21,787	21,810	21,833	21,856	21,879	21,902	21,925	21,948	21,971	21,994	22,017	22,040	22,063	22,086	22,109	22,132	22,155	22,178	22,201	22,224	22,247	22,270	22,293	22,316	22,339	22,362	22,385	22,408	22,431	22,454	22,477	22,500	22,523	22,546	22,569	22,592	22,615	22,638	22,661	22,684	22,707	22,730	22,753	22,776	22,799	22,822	22,845	22,868	22,891	22,914	22,937	22,960	22,983	23,006	23,029	23,052	23,075	23,098	23,121	23,144	23,167	23,190	23,213	23,236	23,259	23,282	23,305	23,328	23,351	23,374	23,397	23,420	23,443	23,466	23,489	23,512	23,535	23,558	23,581	23,604	23,627	23,650	23,673	23,696	23,719	23,742	23,765	23,788	23,811	23,834	23,857	23,880	23,903	23,926	23,949	23,972	23,995	24,018	24,041	24,064	24,087	24,110	24,133	24,156	24,179	24,202	24,225	24,248	24,271	24,294	24,317



# County of Schoolcraft

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*Chairperson, Paul Walker, District No. 4*  
*Vice-Chairperson, Daniel P. Hoholik, District No. 5*  
*Commissioner Bruce Birr, District No. 2*  
*Commissioner Troy Bassett, District No. 3*  
*Commissioner Craig Reiter, District No. 1*  
*Schoolcraft County Board of Commissioners*



## **SCHOOLCRAFT COUNTY BOARD OF COMMISSIONERS**

### **RESOLUTION NO. 26-11**

#### **Soil Conservation District Millage Language**

At a regular meeting of the Schoolcraft County Board of Commissioners, held on April 23, 2026;

Present: Craig Reiter, Bruce Birr, Troy Bassett, Paul Walker, Daniel P. Hoholik

the following resolution was offered by Commissioner \_\_\_\_\_ and supported by Commissioner \_\_\_\_\_:

**WHEREAS:** The Schoolcraft County Board of Commissioners has determined that it is necessary and in the best interest of the County to levy a millage for the purpose of:

**operating funds for the Schoolcraft County MSU Extension, including 4-H**

**WHEREAS:** The amount of revenue to be raised and the duration of the millage must be submitted to the electors for approval pursuant to Michigan law;

**NOW, THEREFORE, BE IT RESOLVED THAT:**

#### **1. Ballot Proposal Language**

The following question shall be submitted to the electors of Schoolcraft County at the election to be held on **Tuesday, August 4, 2026:**

**PROPOSED BALLOT LANGUAGE as submitted:**

**SCHOOLCRAFT CONSERVATION DISTRICT**

**MILLAGE RENEWAL**

Shall the expiring millage on all taxable property levied by Schoolcraft County that was previously approved in 2018 be renewed at the rate of 0.2132 mills (\$0.2132 for each \$1,000 of taxable property value), as reduced by the required millage rollbacks, for a period of ten (10) years, 2028 through 2037, both inclusive, for the purpose of the Schoolcraft Conservation District providing natural resource management services that include conservation, forestry and education within Schoolcraft County? It is estimated that this millage renewal, if approved by the voters, would raise approximately \$ 107,563 when first levied in 2028.

Yes

No

**BALLOT EXPLANATION FOR A MILLAGE PROPOSAL TO TAKE EFFECT IN 2028  
AFTER THE PREVIOUS MILLAGE HAS EXPIRED**

This proposal will authorize a renewal of the Schoolcraft Conservation District millage at the rate of 0.2132 mills (\$0.2132 for each \$1,000 of taxable property value), to replace the millage authorization of 0.22 mills which voters previously approved in August of 2018 and which will expire with the 2027 millage levy. The revenue raised from this millage would be used to fund natural resource focused services, projects, and programs in Schoolcraft County.

Schoolcraft Conservation District (SCD) provides services including annual tree and shrub sales, native plant sales, free workshops and other public education initiatives, a seed library, invasive species control programs, an annual birding festival, administration of the Soil Erosion and Sedimentation Control program on behalf of the County, and community conservation grants to support local natural resource projects. In addition, SCD has implemented grant programs such as a Michigan Invasive Species grant addressing aquatic invasive species, an Urban and Community Forestry grant which saw the planting of mature trees in the City of Manistique, multiple Deer Habitat grants to improve wildlife habitat on public lands, native plant grants to create pollinator gardens at local schools, electronics recycling, and tire cleanup recycling. SCD also provides direct educational support to Schoolcraft County youth through scholarships to summer camps and higher education, a fund for local school educational field trips, career days, Earth Day tree seedlings, and classes and workshops for youth. The renewal of our millage would allow the continuation of these programs and the pursuit of additional programs and services going forward.

**2. Certification to Clerk**

The County Clerk is hereby directed to **certify this ballot wording** to the appropriate election officials in accordance with the Michigan Election Law (MCL 168.646a) **no later than 4:00 p.m. on May 12, 2026.**

**3. Authorization**

The County Clerk and other County officials are authorized to take all necessary actions to place this proposal before the electors.

**ROLL CALL VOTE:**

- YEAS: \_\_\_\_\_
- NAYS: \_\_\_\_\_
- ABSENT: \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

\_\_\_\_\_  
 Paul Walker  
 Chairperson, County Board of Commissioners

**CERTIFICATION**

I, Beth A. Edwards, the duly qualified and acting Clerk of Schoolcraft County, Michigan (the "County") do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Commissioners at a meeting held on April 23, 2026, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan, 1976, as amended.

\_\_\_\_\_

\_\_\_\_\_  
 Beth A. Edwards, Clerk