



Plymouth City Commission

Regular Meeting Agenda

Monday, April 21, 2025 7:00 p.m.
Plymouth City Hall & Online Zoom Webinar

City of Plymouth
201 S. Main St.
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Join Zoom Webinar: [Apr 21 https://us02web.zoom.us/j/82594433056](https://us02web.zoom.us/j/82594433056)

Passcode: 455223 Webinar ID: 825 9443 3056

1. CALL TO ORDER

- a. Pledge of Allegiance
- b. Roll Call
- c. Proclamation

2. APPROVAL OF MINUTES

- a. April 7, 2025 City Commission Regular Meeting Minutes
- b. April 15, 2025 City Commission Budget Study Session Minutes

3. APPROVAL OF THE AGENDA

4. ENACTMENT OF THE CONSENT AGENDA

- a. Approval of March 2025 Bills
- b. Special Event: Plymouth Memorial Day Parade – 5/26/2025
- c. Special Event: Pilates in the Park – 6/8/2025
- d. Special Event: Christmas in Plymouth & Mistletoe Market – 12/12/2025 -12/14/2025

5. CITIZEN COMMENTS

6. COMMISSION COMMENTS

7. OLD BUSINESS

8. NEW BUSINESS

- a. Liquor Management Ordinance Changes to “cap”
- b. Update Public Participation Plan at Meetings
- c. Old Village Corridor Improvement / Tax Increment Finance District – Next Step
- d. Resolution of Support – Community Project Funding (CPF) – Roof & Window Replacement

9. REPORTS AND CORRESPONDENCE

- a. Liaison Reports
- b. Appointments

10. ADJOURNMENT

Consent Agenda- The items on the Consent Agenda will be approved by one motion as Agenda Item #4. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which case that item will then be placed on the regular agenda.

Citizen Comments - This section of the agenda allows up to 3 minutes to present information or raise issues for items not on the agenda. Upon arising to address the Commission, speakers should first identify themselves by clearly stating their name and address. Comments must be limited to the subject of the item.

Meetings of the City of Plymouth are open to all without regard to race, sex, color, age, national origin, religion, height, weight, marital status, disability, or any other trait protected under applicable law. Any individual planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) should submit a request to the ADA Coordinator at 734-453-1234 ext. 234 at least two working days in advance of the meeting so an attempt can be made to make reasonable accommodations. The request may also be submitted via mail at 201 S. Main St. Plymouth, MI 48170, or email to clerk@plymouthmi.gov.

City of Plymouth Strategic Plan 2022-2026

GOAL AREA ONE - SUSTAINABLE INFRASTRUCTURE

OBJECTIVES

1. Identify and establish sustainable financial model(s) for major capital projects, Old Village business district, 35th District Court, recreation department, and public safety
2. Incorporate eco-friendly, sustainable practices into city assets, services, and policies; including more environmentally friendly surfaces, reduced impervious surfaces, expanded recycling and composting services, prioritizing native and pollinator-friendly plants, encouraging rain gardens, and growing a mature tree canopy
3. Partner with or become members of additional environmentally aware organizations
4. Increase technology infrastructure into city assets, services, and policies
5. Continue sustainable infrastructure improvement for utilities, facilities, and fleet
6. Address changing vehicular habits, including paid parking system /parking deck replacement plan, electric vehicle (EV) charging stations, and one-way street options

GOAL AREA TWO – STAFF DEVELOPMENT, TRAINING, AND SUCCESSION

OBJECTIVES

1. Create a 5-year staffing projection
2. Review current recruitment strategies and identify additional resources
3. Identify/establish flex scheduling positions and procedures
4. Develop a plan for an internship program
5. Review potential department collaborations
6. Hire an additional recreation professional
7. Review current diversity, equity, and inclusion training opportunities
8. Seek out training opportunities for serving diverse communities

GOAL AREA THREE - COMMUNITY CONNECTIVITY

OBJECTIVES

1. Engage in partnerships with public, private and non-profit entities
2. Increase residential/business education programs for active citizen engagement
3. Robust diversity, equity, and inclusion programs
4. Actively participate with multi-governmental lobbies (Michigan Municipal League, Conference of Western Wayne, etc.)

GOAL AREA FOUR - ATTRACTIVE, LIVABLE COMMUNITY

OBJECTIVES

1. Create vibrant commercial districts by seeking appropriate mixed-use development, marketing transitional properties, and implementing Redevelopment Ready Communities (RRC) practices
2. Improve existing and pursue additional recreational and public green space opportunities and facilities for all ages
3. Develop multi-modal transportation plan which prioritizes pedestrian and biker safety
4. Improve link between Hines Park, Old Village, Downtown Plymouth, Plymouth Township, and other regional destinations
5. Maintain safe, well-lit neighborhoods with diverse housing stock that maximizes resident livability and satisfaction
6. Modernize and update zoning ordinance to reflect community vision
7. Implement Kellogg Park master plan

"The government in this community is small and accessible to all concerned."

-Plymouth Mayor Joe Bida

November 1977



Proclamation

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal,

NOW, THEREFORE, I, Suzi Deal, Mayor of the City of Plymouth, Michigan, do hereby proclaim April 25th, 2025, as

Arbor Day

In the City of Plymouth, Michigan, and I urge all citizens to Celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

FURTHER, I urge all citizens to plant and care for trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Official Seal of the City of Plymouth, Michigan to be affixed this 21st day of April, 2025.

Suzi Deal, Mayor of the City of Plymouth, Michigan



City of Plymouth
City Commission Regular Meeting Minutes
Monday, April 7, 2025, 7:00 p.m.
Plymouth City Hall 201 S. Main Street

City of Plymouth
201 S. Main St.
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

1. CALL TO ORDER

a. Mayor Suzi Deal called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

b. Roll Call

Present: Mayor Suzi Deal, Mayor Pro Tem Colleen Pobur, Commissioners Linda Filipczak, Jennifer Kehoe, Alanna Maguire, Brock Minton, Nick Moroz

Also present: City Manager Paul Sincock, City Attorney Robert Marzano, and various members of the city administration

2. APPROVAL OF MINUTES

Filipczak offered a motion, seconded by Moroz to approve the March 17, 2025 City Commission Regular Meeting Minutes.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

3. APPROVAL OF THE AGENDA

Pobur offered a motion, seconded by Maguire to approve the April 7, 2025 meeting agenda.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

4. ENACTMENT OF THE CONSENT AGENDA

Pobur offered a motion, seconded by Minton to approve the Consent Agenda for the April 7, 2025 meeting.

- a. Special Event: Thursday Adult Sand Volleyball, Thursdays 5/1/2025-9/25/2025
- b. Special Event: West Middle School – 6th Grade Picnic, 5/29/2025
- c. Special Event: Morning Glow Yoga, Sound Bath + Cello, 6/29/2025
- d. Special Event: Voelker Family Gathering-Lion's Club Park, 8/2/2025

There was a voice vote

MOTION PASSED UNANIMOUSLY

5. CITIZEN COMMENTS

None.

6. COMMISSION COMMENTS

Pobur: Spoke about flooding and commended city team for their work. Also addressed harassment & fear-mongering issues along with inaccurate communications, such as density, tree population, traffic and supporters/non-supporters, being circulated in relation to the PUD development item on the upcoming Planning Commission meeting on Wednesday;

Filipczak: Thanked/commended city team for communications and work on flooding.

Minton: Echoed the comments on the flooding.

Maguire: Spoke about Institute for Museum and Library Services grant funding that will no longer be available and encouraged everyone to contact Congress representatives for support to restore funding.

Kehoe: Spoke about flooding recovery and encouraged shopping at affected businesses. Also spoke about the PUD process and encouraged people to attend the meeting to understand what is involved and what they should base their thoughts and decisions on .

Moroz: Spoke about positive outcomes of difficult situations the City deals with. Thanked staff and businesses assisting with the recent flooding.

Deal: Was disappointed in some of the negative things being communicated and how some people are treating others in relation to the pending PUD development. Behavior is unacceptable and asked everyone to be better and work together for the good of the community.

Citizen Engagement Award applications will be accepted until May 1st.

Encouraged public attendance at the Police Department Awards and Commendations Night is April 23 at 6:30 pm at the Cultural Center.

Citizen's Academy starts Wednesday April 9.

Old medications can be dropped off at City Hall to the Police Department for disposal.

Deal also recognized employee anniversaries: Cultural Center Facility Operations Manager, Ron Baase-28 years; Police Officer, Jeff Jones-23 years; DDA Director, Sam Plymale- 11 years; Police Officer, Jim Baber-11 years; Recreation Department, George Braken-3 years; Cultural Center Asst. Facilities Operations Manager, Ian Anderson-2 years.

7. OLD BUSINESS - none

8. NEW BUSINESS

a. Road Salt Order for 2025 – 26 Winter Season (next winter)

The following motion was offered by Minton and seconded by Filipczak:

RESOLUTION 2025-22

WHEREAS The City of Plymouth operates a road system and the winter months require that the City take certain snow and ice control measures to ensure the public safety; and

WHEREAS The City of Plymouth uses a significant amount of Road Salt to keep the City's roads passable during the winter months; and

WHEREAS The City may choose to participate in the State of Michigan group purchasing plan known as the MIDEAL for the purchase of Road Salt.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby authorize the City Administration to enter into an agreement with the State of Michigan for the purchase of Road Salt through the MIDEAL Extended Purchasing Plan for the 2025 - 26 winter season. The City shall contract for 350 tons of road salt and comply with the terms of the MIDEAL contract when it is awarded.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

b. Intergovernmental Agreement with Wayne County Park Millage Funds

The following motion was offered by Filipczak and seconded by Pobur:

RESOLUTION 2025-23

WHEREAS The City of Plymouth and the County of Wayne are two separate Governmental Units; and

WHEREAS They have chosen to enter into an Intergovernmental Agreement for improvements to City's Recreational facilities at the Plymouth Cultural Center; and

WHEREAS Funding for this project is from the Wayne County Parks Tax Millage and the County is returning a small portion of the tax money generated by the City of Plymouth Properties to the City for improvements to Parks and Recreation facilities.

NOW THEREFORE BE IT RESOLVED THAT The City Commission of the City of Plymouth does hereby authorize the mayor to execute the documents titled Agreement between the County of Wayne and the City of Plymouth for upgrades to the lighting systems at the Plymouth Cultural Center. This agreement is to have the County provide \$23,181,00 to assist the city with those improvements.

Commission members discussed certain points of the Draft City Master Plan, including density, structure, implementation strategy, transportation/transit opportunities/charging stations, communications between boards/staff, revenue sources.

They also discussed the process for final approval for the plan and the City Commission would need to pass a resolution indicating final approval by the City Commission, otherwise the Planning Commission would have final approval. This would be done after the Planning Commission Public Hearing.

Sincock noted that charging stations will likely be coming into the Cultural Center lot after the ice comes out in May and there are already charging stations at the Saxton's lot.

Deal confirmed that the City can release the Draft of the Master Plan to neighboring communities. It will also be available on the City's website (confirming comment by Sisolak 939 Pennimen), along with the Proposed Budget.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

c. Authorization for the Purchase of Additional Automated Trash Carts

The following motion was offered by Moroz and seconded by Kehoe:

RESOLUTION 2025-24

WHEREAS The City of Plymouth operates a solid waste and recycling program that uses automated trash/recycling carts in order to help protect the public health and safety, as well as to protect against rodents and other vermin; and

WHEREAS The City Administration has provided pricing from five different vendors and the lowest and best pricing is from Otto Environmental Systems.

NOW THEREFORE BE IT RESOLVED THAT the City Commission does hereby authorize a contract with Otto Environmental Systems in an amount of \$31,080 for the following:

- 100 - 95 gallon automated trash carts
- 288 - 65 gallon automated trash carts
- 288 - 65 gallon automated recycling carts.

Further, the pricing shall include the delivery and hot stamping of the City seal on all of the carts as well as a number of all of the carts for city inventory purposes.

BE IT FURTHER RESOLVED THAT funding for this purchase shall be authorized from the Solid Waste and Recycling Fund.

Ellen Elliott, 404 Irvin- offered comments on re-use of old carts.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

d. Authorization for Distribution of Draft Master Plan

The following motion was offered by Pobur and seconded by Moroz:

RESOLUTION 2025-25

WHEREAS The City Planning Commission has been working on establishing a new City Master Plan in accordance with State of Michigan regulations; and

WHEREAS The Planning Commission has developed a draft Master Plan and has submitted it to the Plymouth City Commission in accordance with PA 33 of 2008; and

WHEREAS The Plymouth City Commission has had an opportunity to review the draft plan.

NOW THEREFORE BE IT RESOLVED THAT the Plymouth City Commission does hereby authorize the release of the draft Master Plan in accordance with PA 33 of 2008 to the Township of Plymouth and the County of Wayne for the required 63 day review & comment period.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

e. Presentation of Budget – No Action

Sincock reviewed the Manager's Budget Message in advance of the first budget study session scheduled for Tuesday April 15

9. REPORTS AND CORRESPONDENCE

a. Liaison Reports

Kehoe: Reported on Old Village new business and events. Next DDA meeting will be on 4/14/25 at 7pm at City Hall.

Moroz: There was no ZBA meeting in March.

Pobur: Reported on the Conference of Western Wayne and information related to transit and decisions the City will need to make in relation to ballot language (there will be a millage proposal on the upcoming August 2026 ballot).

Filipczak: Reported on the Cemetery Board; they are moving forward with plans/renovations. There was no March HDC meeting and NPFAB will meet this month.

Minton: Is interested in upcoming mass transit discussions. Reported on March Planning Commission meeting.

b. Appointments

Minton nominated Kathleen Rossie for appointment to the Planning Commission to fill a vacant position. Pobur offered a motion, seconded by Moroz to appoint Rossie to fill an unexpired term ending December 31, 2025.

10. ADJOURNMENT

*The next regular City Commission meeting is 7:00 pm on Monday April 21 at Plymouth City Hall.

Minton offered a motion, seconded by Kehoe to adjourn the meeting at 8:11 p.m.

There was a voice vote.

MOTION PASSED UNANIMOUSLY

SUZI DEAL
MAYOR

MAUREEN A. BRODIE, CMC, MIPMC
CITY CLERK



Plymouth City Commission Budget Study Session

Tuesday, April 15, 2025 6:00 p.m.

Plymouth City Hall 201 S. Main Plymouth, MI 48170

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

CALL TO ORDER

Mayor Deal called the meeting to order at 6:07 p.m. (delayed due to technical difficulties)

PRESENT: Mayor Suzi Deal, Mayor Pro Tem Colleen Pobur Commissioners Linda Filipczak, Jennifer Kehoe, Alanna Maguire, Brock Minton, Nick Moroz

ALSO PRESENT: City Manager Paul Sincok, Finance Director John Scanlon, and City Department Heads.

REVIEW BUDGET MATERIALS

City Manager Paul Sincok introduced the proposed budget and Finance Director John Scanlon explained the standards to meet to qualify for the award-winning budget.

Sincok reviewed the City Manager's Budget Message along with Scanlon presenting information outlining and explaining the items below:

Headlee and Proposal A prompting another rollback
Strong Financial Position of the City
Infrastructure and Equipment Challenges
Election and Cour Cost Concerns
Strategic Partnerships and Grant Matching
Lean Operations and Succession Planning
Long-term Staffing Needs
Plymouth-Northville Fire Agreement
Strategic Planning and One-Year Tasks
Anticipated New Transit Millage

There was Commission discussion on various points of the budget and things to consider, including funding considerations for PCCA (Maguire).

The group agreed that additional budget study sessions were not needed.

ADJOURNMENT

The meeting was adjourned at 8:26 p.m.

SUZI DEAL
MAYOR

MAUREEN A. BRODIE, CMC, MiPMC
CITY CLERK



Special Event Application

ITEM# 4.b

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name		Plymouth Lions Club	
Ph#	Fax#	Email	Website
		k5ahab@hotmail.com	
Address		City	State Zip
		Plymouth	MI 48170
Sponsoring Organization's Agent's Name		Title	
Martin Kerstens		Chairman	
Ph#	Fax#	Email	Cell#
		k5ahab@hotmail.com	734-787-4014
Address		City	State Zip
345 Sunset Street		Plymouth	MI 48170

Event Name	Plymouth Memorial Day Parade
Event Purpose	Honor the Servicemen/Servicewomen who died for their country.
Event Date(s)	May 26, 2025 (Memorial Day)
Event Times	9:00am until approximately 11:45am
Event Location	Downtown Plymouth; Veteran's Memorial Park
What Kind Of Activities?	Parade; Memorial Program; Laying of wreaths
What is the Highest Number of People You Expect in Attendance at Any One Time?	Approximately 400
Coordinating With Another Event?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If Yes, Event Name:

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)

Parade will commence at the corner of Wing Street and Main Street. Parade staging will take place on Wing Street between Main Street and Harvey Street. Parade will proceed along Main Street, and stop at the Plymouth Veteran's Memorial Park. There will be a short memorial program, to include opening and closing ceremonies.

RECEIVED

APR 10 2025

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies – Please Review Section 12.2 f.)*
City Operated ☐ Co-sponsored Event ☒ Other Non-Profit ☐ Other For-Profit ☐ Political or Ballot Issue ☐

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES ☒ NO ☐

If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July):

Last Monday in May

Next year's specific dates:

May 25, 2026

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES ☐ NO ☒ **OTHER VENDORS?** YES ☐ NO ☒
4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES ☐ NO ☒
5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES ☐ NO ☒
6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES ☒ NO ☐

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services.

(see Attachment B)

For Veteran's Park: Speaker system, Podium, Seating; Police/Fire vehicles to participate in the parade; Police to control traffic; Porta-potie to be placed on Wing St. between Main & Harvey

7. **AN EVENT MAP IS** ☒ **IS NOT** ☐ attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES ☐ NO ☒
If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?

YES ☐ NO ☒

If Yes, list the lots or locations where/why this is requested:

10.

CERTIFICATION AND SIGNATURE: I understand and agree on behalf of the sponsoring organization that

- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for insurance requirements)
- b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
- c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
- d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
- e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

4/10/25
Date

Maurice H. H.
Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170

Phone: (734) 453-1234 ext. 203

11. INDEMNIFICATION AGREEMENT

INDEMNIFICATION AGREEMENT

Plymouth Lions Club

The _____ (*organization name*) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the Memorial Day Parade (*event name*) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature 

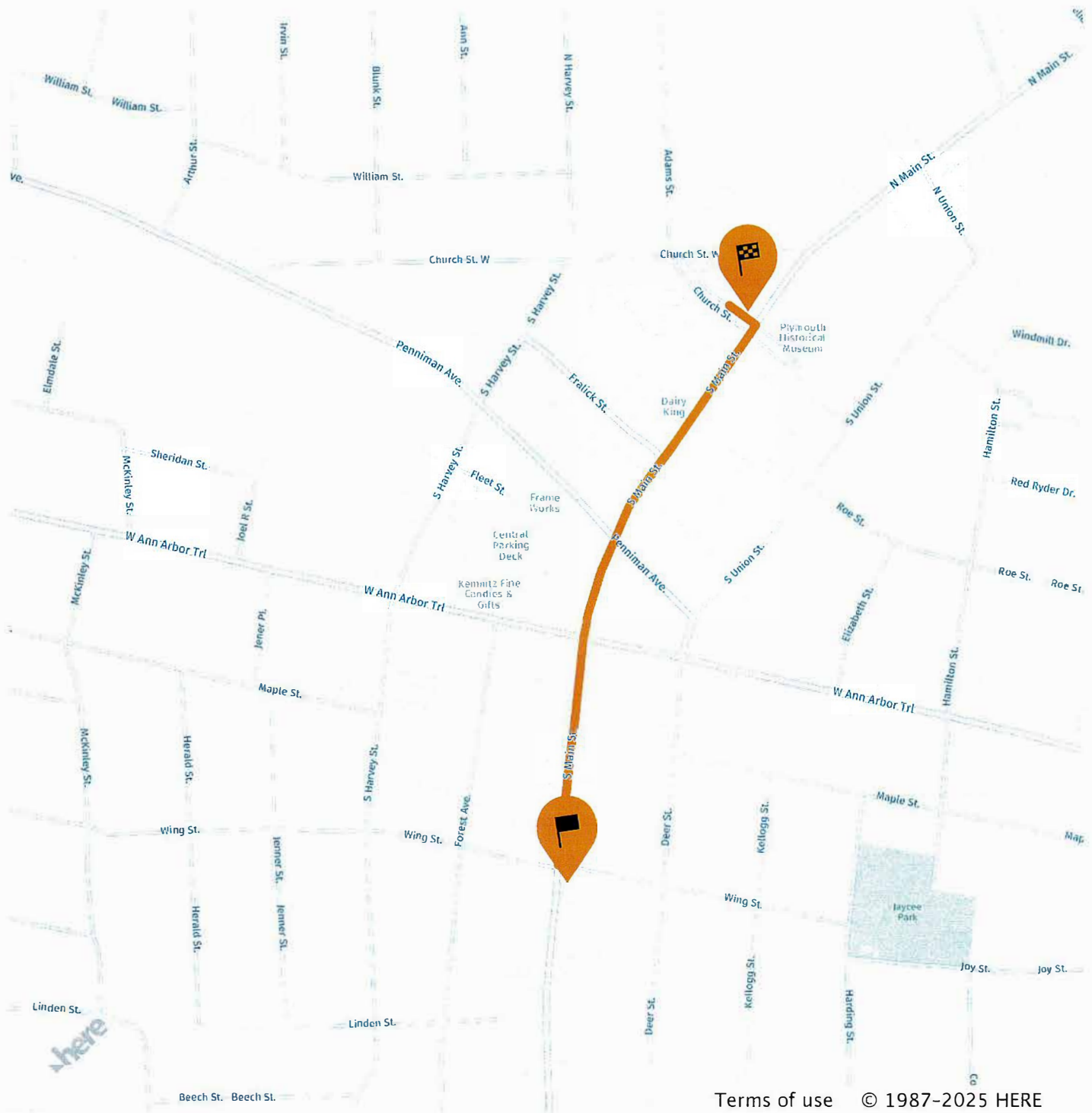
Date 4/10/25

Witness _____

Date _____

Memorial Day Parade Route

0.4 mi / 1 min



Terms of use © 1987-2025 HERE



EVENT REVIEW FORM

EVENT NAME: Plymouth Memorial Day TOTAL ESTIMATED FEE: _____
 (Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).
Parade - 5/26/25 - 9:00 - 11:45am

MUNICIPAL SERVICES:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>CP</u>
<u>3 FTE APPROX 5 HRS</u> <u>SOUND SYSTEM + PODIUM</u> <u>PORTA JOHN</u>				
\$250 Bathroom Cleaning Fee Per Day of Event? YES <u>NO</u>				
Labor Costs:	\$ <u>1,000</u>	Equipment Costs:	\$ <u>200</u>	Materials Costs \$ <u>700</u>
POLICE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>REC</u>
<u>1 - SUPERVISOR @ 4 HRS</u> <u>3 - OFFICERS @ 4 HRS</u>				
Labor Costs \$		Equipment Costs \$	<u>1256-</u>	Materials Costs \$
FIRE:	<u>Approved</u>	Denied	(list reason for denial)	Initial
Labor Costs \$		Equipment Costs \$		Materials Costs \$
HVA:	<u>Approved</u>	Denied	(list reason for denial)	Initial
DDA:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>SBB</u>
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
RISK MANAGEMENT:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>WBS</u>
Class I - Low Hazard	Event Sponsors must provide current Certificate of Insurance naming City			
Class II - Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.			
<u>Class III - High Hazard</u>	Food vendor/service requirements per Special Event Policy, must also be			
Class IV - Severe Hazard	met for any food. <u>insurance provided Altus</u>			
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/08/2025

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

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

PRODUCER DSP Insurance Services, Inc. 1900 E. Golf Rd., Ste. 225 Schaumburg, IL 60173	CONTACT NAME: Bryan Adams	
	PHONE (A/C, No., Ext): 1-800-316-6705 FAX (A/C, No.): 847-934-6186	
	E-MAIL ADDRESS: lionsclubs@dsplns.com	
INSURED Plymouth Lions Club Plymouth Michigan	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: ACE American Insurance Company	22667
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

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

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Agg. Per Named Insured is \$2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			HDOG48914445	09/01/2024	09/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			ISAH10835549	09/01/2024	09/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATU- TORY LIMITS <input type="checkbox"/> OTH- ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
Provisions of the policy apply to the named insureds participation in the following activity during the policy period shown above:
5/26/25

Plymouth Lions Club - 2025 Memorial Day Parade

The following persons or organizations granting use of real property, including structures thereon are included as Additional Insured(s), but only with respect to General Liability arising out of the use of premises by the insured shown above and not out of the sole negligence of said additional insured.

City of Plymouth

PROVISIONS OF THE POLICY DO NOT APPLY TO THE SALE OR SERVING OF ALCOHOLIC BEVERAGES

CERTIFICATE HOLDER

CANCELLATION

City of Plymouth
201 S. Main Street
Plymouth Michigan 48170

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Special Event Application

ITEM# 4.c

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name J.A.K. Pilates, LLC
Ph# 734-777-8068 Fax# _____ Email kisha@warehousepilates.com Website warehousepilates.com
Address 865 Wang Street City Plymouth State MI Zip 48170
Sponsoring Organization's Agent's Name Kisha Quinn Title Owner
Ph# Same as Above Fax# _____ Email Same as Above Cell# 734-777-8068
Address _____ City _____ State _____ Zip _____

Event Name Pilates in the Park
Event Purpose Recreational
Event Date(s) June 8, 2025
Event Times 9am - 11am
Event Location Kellogg Park
What Kind Of Activities? Pilates

What is the Highest Number of People You Expect in Attendance at Any One Time? 50

Coordinating With Another Event? YES ☐ NO ☒ If Yes, Event Name: _____

Event Details: (Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)

RECEIVED

APR 15 2025

City of Plymouth

CITY OF PLYMOUTH
Date 04/15/2025 2:31:49 PM
Ref JAK PILATES LLC
Receipt 0000474241
Amount \$200.00
ender Type: CREDIT CARD
C # :
XXXXXX
XXXXXXXXXXXXXXXXXXXX28ce



Pilates in the Park (TBD Jun 8, 2025)

Location: Kellogg Park

Warehouse Pilates is a boutique studio with three locations in the metro area. With the newest studio opening in Plymouth, I would like to kick off the summer by hosting Pilates in the Park.

Details:

- We expect 50 participants; Three vendors who will provide raffle items.
- For the music, we will only require access to power to plug in the audio system
- Noise level: The participants are wearing headphones, so they will be the only ones who can hear the music
- We will have one pop-up tent to check everyone in and to give them their headsets
- We will need disposable trash receptacles to clean up after ourselves

We are very excited to be in Plymouth. Everyone has been very welcoming, and we are looking forward to planting deep roots in the community.

Studio Information:

865 Wing Street

Kisha Quinn ~ Owner and Founder

Contact: 734-777-8068

Email: Kisha@warehousepilates.com

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: (Weddings Ceremonies – Please Review Section 12.2 f.)

City Operated ☐ Co-sponsored Event ☐ Other Non-Profit ☐ Other For-Profit ☒ Political or Ballot Issue ☐

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES ☒ NO ☐

If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July):

1st Sunday in June

Next year's specific dates:

June 7, 2020

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES ☐ NO ☐ **OTHER VENDORS?** YES ☐ NO ☒
4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES ☐ NO ☒
5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES ☐ NO ☒
6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES ☒ NO ☐

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services.
(see Attachment B)

7. **AN EVENT MAP** IS ☐ IS NOT ☒ attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES ☒ NO ☐

If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS, SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?

YES ☐ NO ☒

If Yes, list the lots or locations where/why this is requested:



SILENT DISCO
PILATES
IN THE PARK

WITH
WAREHOUSE PILATES




SIGN EXAMPLE

11. INDEMNIFICATION AGREEMENT

INDEMNIFICATION AGREEMENT

The S.A.K. Pelates, LLC (*organization name*) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the Pelates in the Park (*event name*) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature 

Date 7/15/2025

Witness _____

Date _____

EVENT REVIEW FORM

EVENT NAME: Plates in the Park TOTAL ESTIMATED FEE: _____

(Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).

Sunday, June 8 - 9am - 11am
New event, \$200 deposit provided

MUNICIPAL SERVICES:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>CP</u>
<u>1 FTE Approx 3 hrs</u>				
\$250 Bathroom Cleaning Fee Per Day of Event? <u>YES</u> <u>NO</u>				
Labor Costs: \$ <u>200</u>	Equipment Costs: \$ <u>60</u>	Materials Costs \$		
POLICE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>Sec</u>
<u>No services needed</u>				
Labor Costs \$	Equipment Costs \$ <u>0</u>	Materials Costs \$		
FIRE:	<u>Approved</u>	Denied	(list reason for denial)	Initial
Labor Costs \$	Equipment Costs \$	Materials Costs \$		
HVA:	<u>Approved</u>	Denied	(list reason for denial)	Initial
DDA:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>SBP</u>
Labor Costs \$ <u>0</u>	Equipment Costs \$	Materials Costs \$		
RISK MANAGEMENT:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>WB</u>
Class I – Low Hazard	Event Sponsors must provide current Certificate of Insurance naming City			
Class II – Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.			
<u>Class III – High Hazard</u>	Food vendor/service requirements per Special Event Policy, must also be			
Class IV – Severe Hazard	met for any food. <u>insurance included 477A</u>			
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/14/2025

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

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

PRODUCER Wolf-Chandler Agency LLC 30903 Northwestern Hwy. Suite 200 Farmington Hills MI 48334		CONTACT NAME: Commercial Team 2 PHONE (A/C No. Ext.): (248) 952-9500 E-MAIL ADDRESS: certificates@wolfchandler.com FAX (A/C No.): (248) 952-9510	
INSURED JAK Pilates LLC, DBA: Warehouse Pilates 133 Main Street Ste 248 Northville MI 48167		INSURER(S) AFFORDING COVERAGE INSURER A: Market Insurance Company INSURER B: Accident Fund Insurance INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 10166	

COVERAGES **CERTIFICATE NUMBER:** CL2541442598 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	Y	M11M 0000000540600	01/26/2025	01/26/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COM/OP AGG \$ 1,000,000 Professional Liability \$ 1,000,000
	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY			M11M 0000000540600	01/26/2025	01/26/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> Y	N/A	Y	AF WCP 100098700	10/01/2024	10/01/2025

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

GENERAL CERTIFICATE

ADDITIONAL INSURED: City of Plymouth is included as Additional Insured regarding General Liability on a Primary and Non-Contributory basis when required by written contract.
-30-day written notice of cancellation is included.

CERTIFICATE HOLDER

CITY OF PLYMOUTH
201 S. MAIN
PLYMOUTH MI 48170

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Matthew R. Wolf

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Special Event Application

ITEM# 4.d

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

Complete this application in accordance with the City of Plymouth Special Events Policy, and return it to the City Manager's Office at least 21 calendar days prior to the starting date of the event.

FEES WILL BE CHARGED FOR ALL SPECIAL EVENTS. SEE ATTACHMENT B.

Sponsoring Organization's Legal Name		Sun & Snow Sports, Inc	
Ph#	7346639515	Email	events@sunandsnow.com
Fax#		Website	sunandsnow.com
Address	388 S Main Street	City	Plymouth
		State	MI
		Zip	48170
Sponsoring Organization's Agent's Name		Heidi Parent	
Ph#	7346639515	Email	heidi@sunandsnow.com
Fax#		Cell#	734-233-8848
Address	388 S Main St	City	Plymouth
		State	MI
		Zip	48170

Event Name	Christmas in Plymouth & Mistletoe Market
Event Purpose	Fill the town with shoppers, families and diners to provide a revenue boost to DDA businesses.
Event Date(s)	December 12-14, 2025
Event Times	11am - 9pm
Event Location	Downtown Plymouth (DDA District)
What Kind Of Activities?	Shopping, carriage rides, entertainment and music.
What is the Highest Number of People You Expect in Attendance at Any One Time?	~ 20,000 (unsure)
Coordinating With Another Event?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If Yes, Event Name:
Event Details:	(Provide a detailed description of all activities that will take place. Attach additional sheets if necessary.)

An opportunity for local residents to spend time shopping and dining in Plymouth, and to celebrate our quaint, old-fashion holiday season.

RECEIVED

APR 02 2025

City of Plymouth

1. **TYPE OF EVENT:** Based on Policy 12.2, this event is: *(Weddings Ceremonies – Please Review Section 12.2 f.)*
City Operated ☐ Co-sponsored Event ☒ Other Non-Profit ☐ Other For-Profit ☐ Political or Ballot Issue ☐

2. **ANNUAL EVENT:** Is this event expected to occur next year? YES ☒ NO ☐

If Yes, you can reserve a date for next year with this application (see Policy 12.15). To reserve dates for next year, please provide the following information:

Normal Event Schedule (e.g., third weekend in July):

Second Fri-Sun of December, 2026

Next year's specific dates:

See section 12.13 for license & insurance requirements for vendors

3. **FOOD VENDORS/ CONCESSIONS?** YES ☒ NO ☐ **OTHER VENDORS?** YES ☒ NO ☐
4. **DO YOU PLAN TO HAVE ALCOHOL SERVED AT THIS EVENT?** YES ☐ NO ☒
5. **WILL ALCOHOL BE SERVED ON PRIVATE PROPERTY AS PART OF THIS EVENT?** YES ☐ NO ☒
6. **WILL YOU NEED ELECTRICITY AND/OR WATER?** YES ☒ NO ☐

CITY SERVICES REQUIRED? If needed, please attach a letter indicating all requests for City Services.

(see Attachment B)

Electricity under the Gathering for general lighting. Street closure on Penniman in front of Gathering, and traffic direction at the crosswalk on Ann Arbor Trail.

7. **AN EVENT MAP** IS ☒ **IS NOT** ☐ attached. If your event will use streets and/or sidewalks (for a parade, run, etc.), or will use multiple locations, please attach a complete map showing the assembly and dispersal locations and the route plan. Also show any streets or parking lots that you are requesting to be blocked off.

8. **EVENT SIGNS:** Will this event include the use of signs? YES ☒ NO ☐

If Yes, refer to Policy 12.8 for requirements, and describe the size and location of your proposed signs: **Please complete a sign illustration / description sheet and include with the application.**

Signs or banners approved by the City of Plymouth for Special Events shall be designed and made in an artistic and workman like manner. THE CITY MANAGER MUST APPROVE ALL SIGNS. SIGNS CANNOT BE ERECTED UNTIL APPROVAL IS GIVEN.

Signs and/or Banners may be used during the event only. Please refer to Special Event Policy for information related to the installation of banners on Downtown Street Light Poles in advance of event. NO SIGNS ARE ALLOWED IN THE PARK IN ADVANCE OF THE EVENT.

9. **UNLIMITED PARKING:** Are you requesting the removal of time limits on parking (see Policy 12.5)?

YES ☐ NO ☒

If Yes, list the lots or locations where/why this is requested:

10. **CERTIFICATION AND SIGNATURE:** I understand and agree on behalf of the sponsoring organization that
- a. a Certificate of Insurance must be provided which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.10 for insurance requirements)
 - b. Event sponsors and participants will be required to sign Indemnification Agreement forms (refer to Policy 12.12).
 - c. All food vendors must be approved by the Wayne County Health Department, and each food and/or other vendor must provide the City with a Certificate of Insurance which names the City of Plymouth as an additional named insured party on the policy. (See Policy 12.13)
 - d. The approval of this Special Event may include additional requirements and/or limitations, based on the City's review of this application, in accordance with the City's Special Event Policy. The event will be operated in conformance with the Written Confirmation of Approval. (see Policy 12.11 and 12.16)
 - e. The sponsoring organization will provide a security deposit for the estimated fees as may be required by the City, and will promptly pay any billing for City services which may be rendered, pursuant to Policy 12.3 and 12.4.

As the duly authorized agent of the sponsoring organization, I hereby apply for approval of this Special Event, affirm the above understandings, and agree that my sponsoring organization will comply with City's Special Event Policy, the terms of the Written Confirmation of Approval, and all other City requirements, ordinance and other laws which apply to this Special Event.

04/02/2025

Date



Signature of Sponsoring Organization's Agent

RETURN THIS APPLICATION at least twenty (21) days prior to the first day of the event to: City

Manager's Office
City Hall
201 S. Main Street
Plymouth MI 48170

Phone: (734) 453-1234 ext. 203

11. INDEMNIFICATION AGREEMENT

INDEMNIFICATION AGREEMENT

Sun & Snow

The _____ (*organization name*) agree(s) to defend, indemnify, and hold harmless the City of Plymouth, Michigan, from any claim, demand, suit, loss, cost of expense, or any damage which may be asserted, claimed or recovered against or from the Christmas in Plymouth (*event name*) by reason of any damage to property, personal injury or bodily injury, including death, sustained by any person whomsoever and which damage, injury or death arises out of or is incident to or in any way connected with the performance of this contract, and regardless of which claim, demand, damage, loss, cost of expense is caused in whole or in part by the negligence of the City of Plymouth or by third parties, or by the agents, servants, employees or factors of any of them.

Signature 

04/02/2025

Date _____

Witness 

04/02/2025

Date _____

EVENT REVIEW FORM

EVENT NAME: Christmas in plymouth TOTAL ESTIMATED FEE: _____
 (Note: All fees are only initial estimates and can increase upon assessment of services after the close of the event).
Mistletoe Market - 12/12-14/25

MUNICIPAL SERVICES:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>CP</u>
\$250 Bathroom Cleaning Fee Per Day of Event? YES <u>X 3 DAYS</u> NO				
Labor Costs:	\$ <u>3,000</u>	Equipment Costs:	\$ <u>750</u>	Materials Costs \$
POLICE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>guc</u>
<u>2 - OFFICERS @ 20 HRS EA</u>				
Labor Costs \$		Equipment Costs \$	<u>3040</u>	Materials Costs \$
FIRE:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>RS</u>
<u>NO SERVICES NEEDED</u>				
Labor Costs \$	<u>0</u>	Equipment Costs \$		Materials Costs \$
HVA:	Approved	Denied	(list reason for denial)	Initial
DDA:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>JWR</u>
<u>NO SERVICES NEEDED</u>				
Labor Costs \$		Equipment Costs \$		Materials Costs \$
RISK MANAGEMENT:	<u>Approved</u>	Denied	(list reason for denial)	Initial <u>WB</u>
Class I - Low Hazard	Event Sponsors must provide current Certificate of Insurance naming City			
Class II - Moderate Hazard	of Plymouth as 'Additional Insured' including in the Description Box/Area.			
<u>Class III - High Hazard</u>	Food vendor/service requirements per Special Event Policy, must also be			
Class IV - Severe Hazard	met for any food. <u>insurance needed HTH</u>			
SITE FEE APPLIED TO ALL EVENTS IS \$100 PER DAY. TOTAL EVENT SITE FEE \$ _____				
APPROVED _____ NOT APPROVED _____ DATE _____				



Administrative Recommendation

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Mayor & City Commission
From: Paul J. Sincock, City Manager
CC: S:\Manager\Sincock Files\Memorandum - Liquor Management Ordinance Cap Changes 1st Reading - 04-21-25.docx
Date: April 10, 2025
RE: Liquor Management Ordinance Changes to "cap"

Background

The City Commission has had discussions related to "cap" on liquor licenses for establishments serving alcohol by the glass. You will recall that the City currently has 30 licensees and 33 different establishments that serve alcohol by the glass. There are a variety of types of licenses, and some establishments share licenses or are dual licensed. This is a part of the annual review of licensees and the number of licenses in the city.

You will recall that the City Commission discussed this issue at their March 17th meeting and came to the consensus that we could add up to three or four licenses. Our proposal is to add four licenses under the cap, two in the DDA zoning district, and two in the other zoning districts. The City Commission can change the distribution of the proposed licenses, or the number of proposed licenses, or even the cap itself. If the City Commission authorizes these changes at a First Reading, we will then publish the Public Hearing Notice and schedule a final reading of the Ordinance changes.

We have provided all of our liquor serving establishments an official notice of possible changes in the Liquor Management Ordinance. We informed the establishments that we were proposing adding four additional licenses. We also let them know that they could make comments at the meeting or could submit comments via email to the City Commission.

Recommendation

Based on the feedback and consensus from the City Commission, the City Administration recommends that the City Commission adopt the following changes in the Plymouth City Code, Section 6-33 as noted here:

- (b) Within the B-2, central business district, as indicated on the city zoning map, the city shall have a cap or total of not more than 18 **Twenty (20)** state standalone liquor licenses of any type of on-premises retail licenses

that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-standalone state licenses.

- (c) Within the B-1, B-3 and ARC zoning districts within the city, as indicated on the city zoning map, the city shall have a cap or total of not more than 12 fourteen (14) state stand-alone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-stand-alone state licenses.*
- (d) The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 18 Twenty (20) within the B-2 district as outlined here.*
- (e) The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 12 fourteen (14) within the B-1, B-3, and ARC districts as outlined here.*
- (f) The city shall conduct an annual review of all 30 thirty-four (34) on premises retail liquor licenses within B-1, B-2, B-3, and ARC zoning districts in accordance with the liquor management ordinance. This review shall be conducted by the local liquor license review committee and a recommendation shall be forwarded to the city commission.*

Again, the City Commission can change the number of additional licenses or the distribution of proposed licenses. We have attached a proposed First Reading Resolution for the City Commission to consider regarding this matter.

Sec. 6-31. Short title.

This article shall be known and may be cited as the "Liquor Management Ordinance."

(Ord. No. 2010-01, 4-5-10)

Sec. 6-32. Statement of purpose.

- (a) The purpose of this article is to allow the city to establish and administer a policy for the issuance and transfer of liquor licenses and permits which allow the service by the glass of any alcohol (beer, wine, spirits) to be consumed on the premises, to provide for the enforcement of liquor laws, regulations and ordinances, and to manage the number of on-premises retail liquor licenses in the city.
- (b) This article shall also create the liquor license review committee (LLRC), which shall be composed of at least three members of the city commission. The purpose of the LLRC is to review applications and make recommendations to the city commission as required by this article.
- (c) It shall be the policy of the city to notify all known existing service by the glass also known as on-premises retail type liquor license holders of proposed changes in this article via first class mail at least ten business days in advance of the city commission acting on a change.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-33. Licensing policy.

- (a) New licenses or liquor license permits, transfer of ownership of existing licenses, transfers into the city of new licenses, will be approved at the sole discretion of the city commission. This shall include liquor license permits proposed within the B-1, B-2, B-3, and ARC zoning districts within the city.
- (b) Within the B-2, central business district, as indicated on the city zoning map, the city shall have a cap or total of not more than ~~48~~ **Twenty (20)** state standalone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-standalone state licenses.
- (c) Within the B-1, B-3 and ARC zoning districts within the city, as indicated on the city zoning map, the city shall have a cap or total of not more than ~~42~~ **fourteen (14)** state stand alone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-stand alone state licenses.
- (d) The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of ~~48~~ **Twenty (20)** within the B-2 district as outlined here.
- (e) The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of ~~42~~ **fourteen (14)** within the B-1, B-3, and ARC districts as outlined here.
- (f) The city shall conduct an annual review of all ~~30~~ **thirty-four (34)** on premises retail liquor licenses within B-1, B-2, B-3, and ARC zoning districts in accordance with the liquor management ordinance. This review shall be conducted by the local liquor license review committee and a recommendation shall be forwarded to the city commission.

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- (g) If the designation of a non-stand alone license changes to one of a stand alone license, no such license can be operated, sold or transferred in the city unless there is space available under the cap as defined in 6-33(b) and (c).

(Ord. No. 2003-4, 5-19-03; Ord. No. 2011-05, §§ 1, 2, 6-26-11; Ord. No. 17-04, 4-17-17; Ord. No. 18-03, 3-5-18; Ord. No. 2022-03, 11-21-22)

Sec. 6-34. Plan of operation required.

- (a) *Business operation.* All new requests for permits, requests for transfers of ownership of existing licenses or requests for transfers of licenses into the city of on-premises licensees shall operate in accordance with a plan of operation approved by the city commission.
- (b) *Plan of operation.* A plan of operation shall contain an operational statement outlining the proposed manner in which the establishment will be operated, including, but not limited to, the format, schedule of the hours of operation, crowd control, security, alcohol management, use of the facilities, parking provisions, plan for interior use and layout, and any other pertinent information as requested by the city or city's liquor license review committee (LLRC).
- (c) *Compliance.* Licensees shall comply with all applicable state and city regulations, this general policy, and a plan of operation as approved by the city commission. Any change to a plan of operation shall be approved by the city commission prior to implementation of the change by the licensee. Failure of such compliance or variance from an approved plan is a violation of this ordinance and may result in the city commission recommending to the Michigan Liquor Control Commission that the license be revoked or not renewed.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-35. Review procedures.

Each applicant for a new license, the establishment of a new permit, the transfer into the city of a new license, or the transfer of an existing license shall make a request to the city in accordance with the following procedures:

- (1) *Application.* Each applicant must submit to the city clerk an application (on a form provided by the city), a plan of operation, plot plan of the site, a plan for interior use and exterior design, and the layout of any ancillary facilities. As part of the application, each applicant shall submit a written statement explaining in detail how their proposal meets the factors as listed in subsection 6-35(4).
- (2) *City departmental review.* Upon receipt of an application and plans, the city manager will refer same to the chief of police, fire chief, planning department, building department and other city officers or employees, who shall cause a thorough review and investigation, including, but not limited to a complete history of past business experience and liquor law violations, if any, to be made of the persons and/or premises which must meet or exceed codes. The applicant shall provide all requested information to, and fully cooperate with, all city departments requesting any and all additional relevant information. The findings resulting from such review and investigation shall be reported to the city manager, who then will report same to the LLRC and the city commission.
- (3) *Public hearing/review.*
- a. *Hearing.* The city commission shall hold a public hearing upon a request for a new license, the establishment of a new permit, transfer of an existing license to new owners, or for the transfer of a new license into the city.

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- b. *Notice.* Notice of all hearings shall be provided to all property owners, residents and voters, within 300 feet of the proposed establishment, all LCC Service by the Glass-On Premises retail license holders, the Chamber of Commerce, all neighborhood associations and the Plymouth-Canton Community Schools. The applicant shall pay the cost of such notice.
 - c. *Appearance.* The applicant will be required to appear at the hearing before the LLRC committee or the city commission, and make a written and/or oral presentation concerning the request.
 - d. *Recommendation.* The LLRC shall review and may recommend approval or disapproval of all requests to the city commission.
- (4) *Review factors.* In reviewing a request for a new license or permits or transfers of ownership of existing licenses or transfers into the city of new on-premises licensees, the city commission or LLRC may consider and/or weigh the following factors:
- a. Conserve the expenditure of funds for public improvements and services to conform with the most advantageous uses of land, resources and property.
 - b. Total number of similar licenses in the city.
 - c. Input from residents and surrounding business owners.
 - d. Impact of the establishment on surrounding businesses and neighborhoods.
 - e. Whether a proposed licensed premise is part of a multi-use project with substantial new retail, office, or residential components. The size of the licensed premise relative to the overall project or development.
 - f. Crowd control.
 - g. Parking availability.
 - h. Preservation or restoration of historic buildings.
 - i. Locating in an underdeveloped area.
 - j. Concentration of drinking establishments and impact on policing requirements.
 - k. Policing requirements.
 - l. Business history.
 - m. Business experience.
 - n. LCC violation history.
 - o. Will facility be a sit down full service restaurant serving alcohol or other "bar only" type establishment.
 - p. Will restaurant have a 70-percent—30-percent sales of food over alcohol
 - q. Percent of floor area devoted to dining versus bar area.
 - r. Size of bar area.
 - s. Size of dance floor, if any.
 - t. Type or character of the establishment, e.g. dining, nightclub, hotel, dance club.
 - u. Overall benefit of the plan to the city.
 - v. Non-payment of taxes or other payment due to the city.

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- w. Any other factor(s) that may effect the health, safety and welfare or the best interests of the community.
- (5) *Approval.* If after a review by the LLRC, and/or a public hearing, the city commission is satisfied that the establishment or operation will provide a benefit to the city and constitute an asset to the community, it will adopt a resolution granting approval, subject to the satisfaction of any conditions stated in the resolution.
- a. *Building—Remodeling.* If the request involves a change to the physical size or layout of the establishment, when the applicant's building or remodeling is completed, it must meet all state and local regulations, and must comply with the representations made to the city commission and LLRC committee by the applicant. If such physical alteration is approved by the city commission and it is subsequently determined that the project was not substantially completed as required by the plans and specifications presented to the city, or in substantial compliance with representations made to the city, the city may recommend that the license be revoked or not be renewed for the following year.

(Ord. No. 2010-01, 4-5-10)

Sec. 6-36. Permits and transfer of ownership.

- (a) *Permits.* New requests for permits for dance, entertainment, or dance and entertainment shall be reviewed by the LLRC and approved in the sole discretion of the city commission after evaluation of the factors listed in subsection 6-35(4). The city will not consider requests for topless entertainment permits.
- (b) *Transfer of ownership.* Requests for transfer of ownership of existing licensed establishments shall be reviewed by the LLRC and approved or disapproved by the city commission. The city commission may hold a public hearing. If the continuation of an existing operation is contemplated, the applicant must present a plan that indicates that it will continue the existing operation as established. If there are proposed changes in the operations then the request for transfer of ownership shall be subject to the reviews outlined in subsection 6-35(4).
- (c) Any change in existing operations from a full service sit down restaurant that serves alcohol to an establishment that features primarily alcohol would be subject to a new review as outlined in subsection 6-35(4).

(Ord. No. 2003-4, §6, 5-19-03; Ord. No. 18-03, 3-5-18)

Sec. 6-37. Annual license and permit review.

- (a) The city commission will undertake a review of any license or permit for the purpose of making a recommendation to the Michigan Liquor Control Commission regarding renewal of said license or permit. The commission shall consider whether a licensed establishment has been operated in a manner consistent with the provisions of this article and all other applicable laws, and regulations of the city and the State of Michigan.
- (b) Each year, the city manager shall cause an investigation to be made relative to each existing on-premises licensed establishment. The investigation shall include, but not be limited to, the following:
 - (1) Licensee shall submit copies of current valid licenses from appropriate county, state or federal governments to insure authorization to serve food at the establishment.
 - (2) An inspection of the premises to determine whether the licensee is in compliance with the license itself, its approved site plan and if applicable its plan of operation, as well as any conditions imposed by

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(Supp. No. 64)

the city or the Michigan Liquor Control Commission or representations made by the licensee at the time of issuance or transfer of the license.

- (3) An inspection of city records to determine whether all taxes and other monies due the city are timely paid.
 - (4) An inspection of police files or other sources of information to determine whether any activity in connection with the licensed premise is in violation of the law, disturbs the public peace and tranquility, constitutes a nuisance, or contributes to the disruption of the normal activities of those in the neighborhood of the licensed premise.
 - (5) A review to determine the existence of any of the criteria as described in section 6-39.
 - (6) A review of the operation of the licensed establishment to determine whether the business is being operated in compliance with any and all representations that may have been made by the licensee to the city or the city commission.
- (c) *Recommendations from city departments.* Following receipt of a fully completed application, fees, and such other information as may be requested by the city, the city clerk shall forward the application to the police department, fire department, building department, treasurer's office, and such other departments as required by the city manager, which departments shall make their reviews and recommendations prior to consideration by the city commission. In conducting its review, the city may request other pertinent information from the licensee. The completed report shall be reviewed by the LLRC prior to being considered by the city commission.
- (d) The local liquor license review committee shall annually review and report to the city commission its recommendations to maintain, expand or delete the total number of allowable on-premises retail licenses for establishments that serve alcohol by the glass under a variety of State of Michigan Licenses, including but not limited to; Class C, Club, B Hotel, A Hotel, Tavern, Brewpub, Micro-brewer, Resort, DDA, Economic Development, winery or other type license.

(Ord. No. 2010-01, 4-5-10; Ord. No. 18-03, 3-5-18)

Sec. 6-38. Revocation and non-renewal.

- (a) Each establishment within the city for which a liquor license or permit is granted shall be operated and maintained in accordance with all applicable laws and regulations of the City of Plymouth and the State of Michigan. Upon any violation of this article, the commission may, after notice and hearing, request the Michigan Liquor Control Commission to revoke such license and/or permit.
- Upon any violation(s) of this article, the city will notify the licensee of the specific violation(s) and afford the licensee an opportunity to come into compliance with this article. Licensee must reach compliance in that time established by the city manager, but in no event more than ten days after notification to licensee by city of such violation. Absent compliance within that time established by the city manager, the city may hold the above mentioned hearing and request that the Michigan Liquor Control Commission not renew and/or revoke such license and/or permit.
- (b) Before filing any objection to renewal or request for revocation of a license or permit with the Michigan Liquor Control Commission, the city shall serve the licensee with notice and proceed in accordance with this article, as amended. The city shall serve the licensee by first class mail mailed at least ten days prior to the hearing with notice of hearing, which notice shall contain, the following:
- (1) Date, time and place of hearing.
 - (2) Notice of the proposed action.

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- (3) Reasons for the proposed action.
 - (4) Names of witnesses known at the time who will testify.
 - (5) A statement that the licensee may present evidence or any testimony that may refute or respond to the claims of adverse witnesses.
 - (6) A statement requiring the licensee to notify the city attorney's office at least three days prior to the hearing date if they intend to contest the proposed action, and to provide the names of witnesses known at the time who will testify on their behalf.
- (c) Upon completion of the hearing, the city commission shall submit to the licensee and the Michigan Liquor Control Commission a written statement of its findings and determination.
- (Ord. No. 2010-01, 4-5-10)

Sec. 6-39. Criteria for non-renewal or revocation.

- (a) The city commission may recommend non-renewal or revocation of a license or permit originally authorized on or after July 1, 2003 to the liquor control commission upon a determination based upon a preponderance of the evidence presented at the hearing that any of the following exists:
- (1) Failure to comply with all standards, plans or agreements entered into in consideration for the issuance, transfer or continuance of the license or permit, or failure to comply with all agreements or consent judgments entered into subsequent to the issuance of the license or permit.
 - (2) Failure to comply with an approved plan of operation and other plans, specifications, or representations made or submitted to the city by the licensee.
 - (3) Violations of the state liquor laws or regulations of the liquor control commission.
 - (4) Violations of state laws or local ordinances including, but not limited to those laws or ordinances concerning the public health, safety or public welfare.
 - (5) Maintenance of a nuisance upon or in connection with the licensed premises including, but not limited to, any of the following:
 - a. Failure to correct violations of building, electrical, mechanical, plumbing, zoning, health, fire or other applicable regulatory codes, to include the history thereof;
 - b. A pattern of patron conduct in the neighborhood of the licensed premises, which is a violation of the law and/or disturbs the peace, order and tranquility of the neighborhood; Including types of police, fire or medical services related to this operation.
 - c. Failure to maintain the grounds and exterior of the licensed premises, including litter, debris or refuse blowing or being deposited upon adjoining properties;
 - d. Entertainment on the premises or activity in connection with the licensed premises which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinance or laws, or contributes to the disruption of normal activity of those in the neighborhood of the licensed premises.
 - (6) Failure by the licensee to permit the inspection of the licensed premises by the city's agents or employees in connection with the enforcement of this article.
 - (7) Failure to pay taxes or make other payments due to the city in a timely manner.

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- (b) The city commission may recommend non-renewal or revocation of a license or permit originally authorized to operate in the city on or before June 30, 2003 to the liquor control commission upon a determination based upon a preponderance of the evidence presented at the hearing that any of the following exists:
- (1) Violations of the state liquor laws or regulations of the liquor control commission.
 - (2) Violations of state laws or local ordinances including, but not limited to those laws or ordinances concerning the public health, safety or public welfare.
 - (3) Maintenance of a nuisance upon or in connection with the licensed premises including, but not limited to, any of the following:
 - a. Failure to correct violations of building, electrical, mechanical, plumbing, zoning, health, fire, property maintenance or other applicable regulatory codes, to include the history thereof;
 - b. A pattern of patron conduct in the neighborhood of the licensed premises, which is a violation of the law and/or disturbs the peace, order and tranquility of the neighborhood;
 - c. Failure to maintain the grounds and exterior of the licensed premises, including litter, debris or refuse blowing or being deposited upon adjoining properties;
 - d. Entertainment on the premises or activity in connection with the licensed premises which by its nature causes, creates or contributes to disorder, disobedience to rules, ordinance or laws, or contributes to the disruption of normal activity of those in the neighborhood of the licensed premises.
 - (4) Failure by the licensee to permit the inspection of the licensed premises by the city's agents or employees in connection with the enforcement of this article.
 - (5) Failure to pay taxes or make other payments due to the city in a timely manner.

{Ord. No. 2010-01, 4-5-10}

Sec. 6-40. Capacity limits.

The total capacity of each room of a licensed establishment shall be established and determined by the appropriate fire and building safety codes.

{Ord. No. 2010-01, 4-5-10}

Sec. 6-41. Termination of escrowed licenses.

The city commission may, through resolution, request that the Michigan Liquor Control Commission terminate an on-premises license that has been placed in escrow for more than one (1) year after its expiration.

{Ord. No. 2010-01, 4-5-10}

Sec. 6-42. Fees.

Each applicant for a new license or permit, for transfer of an existing license or permit, for expansion of an existing establishment, and for renewal of an existing license or permit shall pay a non-refundable application investigation fee. Each applicant for renewal of a license that was originally established on or before June 30, 2003 shall be exempt from annual renewal fees; all others shall pay an annual review fee. Such fees will be in addition to any fee required by the liquor control commission and shall be set by a city commission resolution.

(Ord. No. 2010-01, 4-5-10)

(Supp. No. 64)

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**NOTICE OF POSSIBLE CHANGES IN THE CITY
LIQUOR MANAGEMENT ORDINANCE
TO INCREASE THE NUMBER OF ALLOWED
ESTABLISHMENTS
IN ACCORDANCE WITH
The City of Plymouth Liquor Management Ordinance**

Plymouth City Commission
Commission Chambers
201 S. Main
Plymouth, MI 48170
April 21, 2025 - 7:00 p.m.

It is anticipated that the Plymouth City Commission will discuss and possibly preliminarily adopt changes to the Liquor Management Ordinance. The proposal before the City Commission will be to increase the limits on licenses in the City by not more than four licenses city wide.

Specifically:

- **Section 6.33 – Licensing Policy**
 - **(b) Increase total licenses allowed in B-2 Central Business District Zoning by two (2) for a total of not more than 20 *(up from 18)* standalone liquor licenses of any type that allow any alcohol by the glass for consumption on premises.**
 - **(c) Increase total licenses allowed in B-1, B-3 and ARC Zoning Districts to have a total of not more than 14 *(up from 12)* standalone liquor licenses of any type that allow any alcohol by the glass for consumption on premises.**
 - **(d) Increase the number of licenses that the City Commission may recommend to the state liquor control commission retail liquor licenses in excess of 20 *(up from 18)* within the B-2 Zoning District.**
 - **(e) Increase the number of licenses that the City Commission may recommend to the state liquor control commission in excess of 14 *(up from 12)* in the B-1, B-3, or ARC Zoning Districts.**

Public Comments will be welcome at the aforementioned meeting, or you can email comments to commission@plymouthmi.gov.

Sincock, Paul

From: Sincock, Paul
Sent: Thursday, April 10, 2025 9:34 AM
To: Group - Commission
Subject: Update on Liquor License Changes
Attachments: Liquor License Changes to Ordinance Notice - 04-21-25.docx

Just to keep you in the loop, we have sent a Notice of Possible Changes in the Liquor Management Ordinance to increase the number of allowed (cap) establishments to all of our current license holders. Based on the consensus of the City Commission we are suggesting a possible increase of up to four new establishments, two in the DDA and two outside of the DDA.

Once this comes back before the City Commission, you will have the opportunity to change the number of increased establishments or leave it as it is. You can also change the number in the DDA and other areas. We had to put something forward to give you and the licensees something to react to and based on the conversation at the March 17th City Commission meeting.

If you have any questions, please feel free to contact me.

PJS

RESOLUTION

The following Resolution was offered by _____ and seconded by _____

WHEREAS The City of Plymouth has a Liquor Management Ordinance to
Establish and administer a policy for the issuance and
Transfer of liquor licenses and permits to serve alcohol by
The glass, and

WHEREAS The Liquor Management Ordinance is a method by which the
City can provide for public health, safety and welfare,
And

WHEREAS The City Commission is desirous of amending the Liquor
Management Ordinance.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth
does hereby adopts the following changes to the Plymouth City Code, Section 6-33:

- (b) Delete number 18 and add the following: twenty (20)
- (c) Delete number 12 and add the following: fourteen (14)
- (d) Delete number 18 and add the following: twenty (20)
- (e) Delete number 12 and add the following: fourteen (14)
- (f) Delete number 30 and add the following: thirty-four (34)
- (b) *Within the B-2, central business district, as indicated on the city zoning map, the city shall have a cap or total of not more than 18 Twenty (20) state standalone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-standalone state licenses.*
- (c) *Within the B-1, B-3 and ARC zoning districts within the city, as indicated on the city zoning map, the city shall have a cap or total of not more than 12 fourteen (14) state stand-alone liquor licenses of any type of on-premises retail licenses that would allow for the service of any alcohol (beer, wine, spirits) by the glass or for consumption on premises of any establishment. This section would not apply to non-stand-alone state licenses.*
- (d) *The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 18 Twenty (20) within the B-2 district as outlined here.*
- (e) *The city commission shall not recommend to the state liquor control commission the approval of any on-premises retail liquor license in excess of 12 fourteen (14) within the B-1, B-3, and ARC districts as outlined here.*
- (f) *The city shall conduct an annual review of all 30 thirty-four (34) on premises retail liquor licenses within B-1, B-2, B-3, and ARC zoning districts in accordance with the liquor management ordinance. This review shall be conducted by the local liquor license review committee and a recommendation shall be forwarded to the city commission.*

These changes are hereby adopted at their first reading before the City Commission. The City Administration is directed to schedule a public hearing and a second reading.



Administrative Recommendation

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Mayor & City Commission
From: Paul J. Sincock, City Manager
CC: S:\Manager\Sincock Files\Memorandum - Procedures for Public Participation in Boards and Commission Meetings - 04-21-25.docx
Date: April 16, 2025
RE: Update Public Participation Plan at Meetings

Background

The City Commission will recall that the consultant's report on communications from last August recommended that we update the public participation rules for all city meetings. The city had been using a policy for public comment that was approximately 30 years old. It was on a faded blue piece of city letterhead and was typed on a typewriter. We have attached the current policy as a point of reference.

The attached Procedures for Public Participation in Boards and Commission Meetings, is basically an updating of the current policy and it will affect all Boards and Commissions. This is primarily a safety and security policy that clarifies a few items such as, all comments must be directed through the chair. This also clarifies the procedure if a person is deemed to be disruptive to the point of interfering with the orderly conduct of the meeting. The proposed policy also eliminates the section on comments at a Pre-Commission meeting, which we eliminated a couple of decades ago in order to be more transparent.

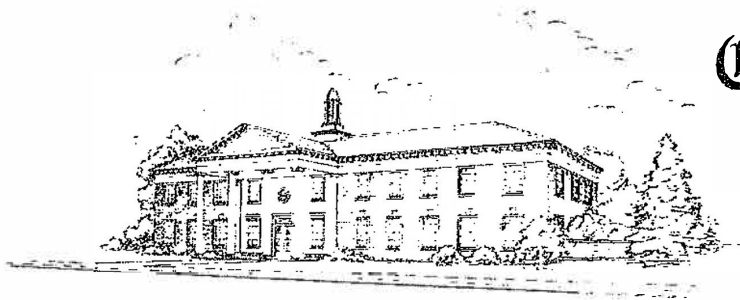
This does not affect the current policy of a three-minute rule for public comments. This updated policy also means that everyone communicates respectfully with each other, does not engage in personal attacks or use derogatory language, and honor the right of all to contribute to public policy deliberation.

There is a section on notices related to public meetings and it clarifies that we will exceed the posting requirements of the Open Meetings Act, to include the formally required posting of a meeting, plus posting it on the City's website as well.

If the City Commission adopts this updated policy, we will post it in the City Commission Chambers.

Recommendation

In accordance with the Communication Consultant's recommendations related to updating the procedures for Public Participation in Boards and Commissions Meetings. We have attached a proposed Resolution for the City Commission to consider regarding this matter.



City of Plymouth

201 SOUTH MAIN STREET
PLYMOUTH, MICHIGAN 48170
TELEPHONE 453-1234

PROCEDURES FOR PUBLIC PARTICIPATION IN THE MEETINGS OF PLYMOUTH CITY BOARDS OR COMMISSIONS

1. These rules shall govern all meetings of city boards or commissions unless specifically excepted. They are adopted to provide an opportunity for the citizens of Plymouth to address the City's boards or commissions in an orderly manner.
2. All persons shall be permitted to attend all meetings of the City's boards or commissions, unless it is a closed session pursuant to the Michigan Open Meetings Act, P.A. 267 of 1976 (MSA 15.261 et seq.), as amended.
3. No person shall be required, as a condition of attendance at a meeting to register or otherwise provide his or her name, or other information.
4. All persons shall be permitted to address a meeting of a City board or commission. Upon arising to address the public body, they shall state their name and address.
5. Those who wish to speak on an agenda item will be recognized when that item is called and shall confine their statements to that specific subject. During regular city commission meetings only, a citizens' comments time shall be provided during which persons shall be provided an opportunity to address the city commission on any city matter not specifically identified on the agenda.
6. If the chair deems it necessary, in order to allow an opportunity for all to speak on a designated subject, he may establish a time limit for comments by individuals. All unused time is forfeited and may not be reserved, yielded to another, or pooled with others.
7. No person shall be permitted to address the public body on the same question a second time until all, who so desire, have had their first opportunity to address the body on that question.
8. During Pre-commission Meetings, paragraphs 4, 5, 6, and 7, as noted above, shall not be applicable.

Current Policy

RESOLUTION

The following Resolution was offered by _____ and seconded by _____.

WHEREAS The City of Plymouth has a number of Boards and Commissions that must conduct Orderly business in order to provide for public health, safety and welfare, and

WHEREAS There is a need to provide for the orderly public participation in the various City Boards Commission meetings, and

WHEREAS The City's Communications Consultant has recommended an update to the public Participation rules, and

WHEREAS The city must comply or exceed the various regulations of the State Open Meetings Act and have a policy in place to ensure compliance with regards to notices of upcoming Meetings of public bodies.

NOW THEREFORE BE IT RESOLVED THAT the City Commission of the City of Plymouth does hereby adopt the Procedures for Public Participation in Boards and Commissions Meetings policy as attached.

Procedures for Public Participation in Boards and Commissions Meetings

1. These rules shall govern all meetings of city boards and commissions. They have been adopted by the City Commission to provide an opportunity for the citizens of Plymouth to address the city's boards and commissions in an orderly manner.
2. All persons shall be permitted to attend all meetings of the city's boards and commissions, unless it is a closed session pursuant to the Open Meetings Act.
3. No person shall be required, as a condition of their attendance at a meeting, to register or otherwise provide his or her name or identifying information.
4. All persons shall be permitted to address a City of Plymouth board or commission. Their comments and questions shall be directed to the chairperson. Upon arising to address the public body, they shall state their name and address. If they do not wish to state their name and address, then they shall not be permitted to address the public body.
5. If a person wishes to speak on any city matter not specifically identified on the agenda, they may do so when recognized by the chairperson for citizen comments. Citizen comments are a time for members of the public to share comments with the public body. It is not a time for dialogue or debate, and questions that are posed will simply be received as a comment. Citizen comments shall include such communications either verbal or written, as anyone in the audience may wish to present. Those who wish to speak on an agenda item will be recognized for citizen comments when that item is called and shall confine their statements to that specific subject.
6. To allow an opportunity for all to speak on a designated subject, the City Commission has established a three (3) minute time limit for comments by individuals. All unused time is forfeited and may not be reserved, yielded to another, or pooled with others. The chairperson will maintain the official time and will notify the speaker when their time is up.
7. No person shall be permitted to address the board or commission on the same question a second time until all who so desire have had their first opportunity to address the public body on that question. The opportunity to address the board or commission on the same question a second time is allowed at the discretion of the chairperson.
8. Board and Commission members, city staff, and members of the public will communicate respectfully with each other in their conversations, reports, debates, and testimony. All present will listen attentively to others when they are speaking, not interrupt others or carry on side conversations; and when given the floor will speak to the issues at hand, not engage in personal attacks or use derogatory language, and will honor the right of all to contribute to public policy deliberation.
9. If a citizen's comments result in disruptive behavior, the Open Meetings Act allows for a person to be excluded from the meeting for what is called "a breach of the peace actually committed during the meeting." If a citizen is engaging in behavior that interferes with the conduct of the meeting, such as speaking without being recognized by the chairperson, or exceeding the three-minute time limit, the chairperson will let the person know that. If the behavior continues, the chairperson will give the person a warning that the behavior must cease, or they will be asked to leave the meeting. If it continues, the chairperson will ask the person to leave the meeting. If the person refuses to leave the meeting, law enforcement may be asked to escort the person out.

Guidelines for Citizen Comments for Agendas

Citizen comments are welcomed and appreciated. Please follow these simple guidelines to ensure all have an opportunity to be heard.

- All comments and questions will be made through the chairperson.
- All comments will be made in a courteous and civil manner; profanity and personal attacks will not be tolerated.
- Please limit the length of your comments to three (3) minutes.
- Please state your name and address before offering comments.

Citizens may also send comments via email through the applicable staff liaison and/or appropriate board or commission group email address.

Public Notice Posting

A public notice, [as defined by the Open Meetings Act](#), will always be posted at each board and commission's principal office, which for most is City Hall. Other locations a public notice may be posted include the Downtown Development Authority office, the Plymouth Cultural Center, the Department of Municipal Services, and the Plymouth District Library. It is the city's policy to post a public notice in at least two (2) different locations plus on the city's website. Typically, the agenda cover page is the public notice, unless another type of notice is more appropriate. A notice must be posted in a manner so that it may be viewed by the public for a cumulative 18 hours prior to the date of the meeting. A public notice is different from a public hearing notice, which may have additional requirements beyond the ones aforementioned.



Administrative Recommendation

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Mayor & City Commission
From: Paul J. Sincok, City Manager
CC: *S:\Manager\Sincok Files\Memorandum - Old Village Corridor Improvement District - Resolution of Intent - 04-21-25.docx*
Date: April 17, 2025
RE: Old Village Corridor Improvement/Tax Increment Finance District – Next Step

Background

The concept of creating a Corridor Improvement Authority (CIA) in the old village area has been a part of the one-year tasks for 2023, 2024, and 2025. This concept will include a Tax Increment Finance District (TIF). This is a complex process, and it has been under City Commission review since late 2022, and every year since. In 2024, the City Commission authorized the hiring of consultants in October of 2024 to review and put the next steps in this process into action.

The proposed CIA District is larger than what was originally discussed, in part based on input from the City Planner and Assessor in order comply with the various aspects of the law and to accommodate future projects like the pedestrian link from Mill Street down to Hines Drive via Wilcox, and the potential start of a link between downtown and the old village. The larger area will also help the CIA to be able to collect tax revenue at a faster pace. The attached proposed district map may be a little mis-leading, because we have to show a 500 foot “buffer zone” around the proposed CIA. Properties that are included in the actual proposed CIA are highlighted in blue and not the grey shaded area, which is the “buffer zone.” The proposed district would include some industrial property, as well as the new Wilcox Mill area at Wilcox and Hines Dr. and some commercial areas on N. Main Street.

The one word of caution is that formalizing a CIA District will mean that city tax money meant to be spent across the city will be limited to the CIA District area. The same can be said for the Downtown Development Authority District. The concept of the CIA and DDA Districts is to use specialized tax revenues to foster enhanced economic growth, mainly through infrastructure improvements.

Another issue is that there has been considerable time and effort put into this project, and we have had consultants collaborating with our staff to develop this project as we move forward. If the City Commission sets up a CIA District, there will be significant on-going expenses related to assessing, finance, and legal support of the project. We have been clear that any expenses related to the set up

and on-going operations of the CIA District must be reimbursed to the General Fund, including future annual expenses, just as the DDA District does.

We have attached a memorandum from John Buzuvis which provides additional background on this issue. Further, we have attached a copy of a map of the proposed CIA District for your review and remember only the blue highlighted parcels are in the proposed district.

The next step in the process to create a CIA is to adopt a Resolution of Intent to create a CIA. This does not commit the City Commission to actually forming the district, this just says that you are currently intending to form the CIA, and this moves it to the next step. A Resolution of Intent will trigger a scheduling of a Public Hearing in June and will require that the Administration publish two notices in a newspaper, post twenty notices of the Hearing within the proposed district and mail a notice to all taxpayers in the district. In addition, we must notify all taxing authorities, and the state tax commission.

The matter before the City Commission tonight will be a basically go-no go action.

Recommendation

If the City Commission wants to proceed with the formation of the Corridor Improvement District for the Old Village area, then we would recommend that you adopt the proposed Resolution that is attached to this packet.

Should you have any questions in advance of the meeting, please feel free to contact either John Buzuvis or myself.



Administrative Recommendation

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-4531234
Fax 734-455-892

To: Paul Sincock, City Manager

From: John Buzuvis, Economic Development Director

CC: S:\Community Development\OVDA/2024

Date: March 7, 2025

RE: Old Village Corridor Improvement Authority and Tax Increment Finance District

Background

As you are aware the consideration of creating a Corridor Improvement Authority (CIA) in Old Village has been discussed several times over the course of the last couple of years as part of the City Commissions strategic plan. In October 2024, the City Commission approved the engagement of a consultant team to assist the city with the process to create and implement a CIA district in the Old Village area. Since that time, the administration and consultant team have developed proposed draft district boundaries (see attached) and are working on a draft Corridor Improvement Plan. At this point, the City Commission needs to act and declare the city's intent to create a Corridor Improvement Authority and set a public hearing for the consideration of the same.

The process to establish a development authority is detailed and specific as prescribed by PA 157 of 2018. The next step to keep the process moving is for the City Commission to consider and pass a "Resolution of Intent" to create a Corridor Improvement Authority. This is the first of the next three steps that will come in quick succession over the next four months to include holding a public hearing (June 2nd assuming the City Commission approves the intent to create) followed by the actual resolution to create the Corridor Improvement Authority and legally designate the boundaries of the same. The action being requested of the City Commission is simply formally stating their intent to move forward with the creation of the district and is required by statute. This action does not create the district, and it does not require the City Commission to do anything else but hold a public hearing to take public comments on the creation of a district. The City Commission would then, not less than 60 days following the public hearing, consider the official resolution to create the authority. If, after the public hearing, the City Commission does not wish to create the district they are not required to do so.

The resolution of intent indicates that the City Commission feels it is "in the best interest of the public to redevelop and improve the Old Village Corridor Improvement District to promote economic growth." This language is drawn directly from the statute and should not be construed to indicate that there isn't economic growth already occurring. The language of the resolution is required by statute, among other requirements (see attached draft resolution) to continue to move the project forward.

The draft district boundaries (see attached) meet the statute for eligibility and encompass a large enough area to enhance tax capture and create a "development area" that is in line with the City's Strategic goals of the City Commission. By statute, at least 50% of the properties contained in a district must have first-floor commercial use. While we reviewed other larger district options with the concentration of residential in this area of the city (specifically single-family) the draft boundaries represent the key commercial areas of Old Village Area and include areas of focus in the strategic plan to include Wilcox Dr. and the Wilcox Mill property, and a good portion of north Main St. This district layout allows us to consider and potentially fund future projects to connect these areas with pedestrian friendly enhancements.

The proposed district includes approximately 225 parcels, with roughly 72% designated for commercial use, meeting the statutory requirement. Preliminary tax capture projections estimate revenue of approximately \$16,500 in 2026 (Graph A), assuming the county opts out and its portion of the taxable value increase is not captured. By 2030, that figure is projected to increase to \$89,000. If the county does not opt out (Graph B) and its portion is included, early projections indicate a capture of approximately \$29,000 in 2026 and \$155,000 by 2030. As a reminder, development areas and TIF districts generate revenue on an incremental basis. That is, revenue growth is based on the year-over-year increase in taxable value above the established base value (Graph C). The opportunity for other taxing jurisdictions to opt out will come later in the process. These initial revenue projections assume that most, if not all, taxing jurisdictions will opt out. These are preliminary projections and will be refined as we move through the process.

Initially, the start-up costs for the district will need to be reimbursed to the City, as was the case during the establishment of the Downtown Development Authority. We anticipate these start-up costs, including staff time, consultants (with \$30,800 approved by the City Commission in October 2024), materials, mailings, publications, and related expenses, totaling approximately \$45,000 to \$50,000. Annual administrative fees paid to the City, consistent with other departments, will also be funded through annual TIF revenues.

Assuming the City Commission approves the intent to create and sets a public hearing to take comment on the same the administration will need to publish the PH notice twice in the newspaper, post the notice in 20 conspicuous places within the proposed district, send the notice to taxpayers in the district, all taxing jurisdictions, and the state tax commission. If the resolution of intent is approved the public hearing will be scheduled for June 2nd. This timeline is based on statute which requires no less than 20 days and no more than 60 days between the approval of the resolution of intent to create a district and the public hearing to take public comment on that intent. The City Commission will take no action at the Public Hearing and will simply gather public feedback.

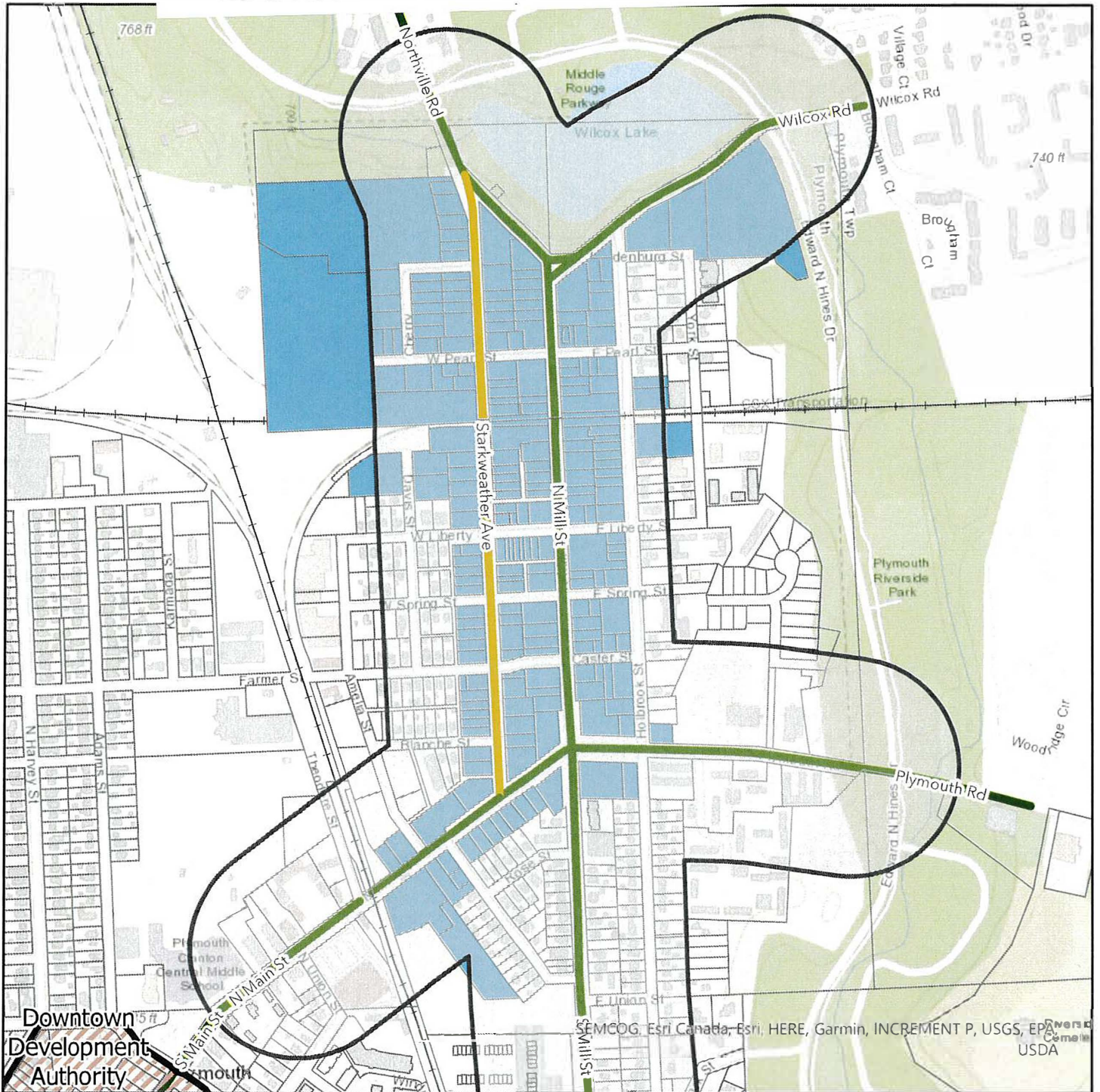
If after the public hearing the City Commission intends to create the CIA district the commission will need to adopt a resolution establishing the authority and designating the boundaries of the development area not less than sixty (60) days after the public hearing. At this point consideration of and appointment of CIA board members would take place. The newly constituted board would begin reviewing the draft Corridor Plan in conjunction with the City Commission.

The declaration of intent is the first of several steps on the path to creating an authority. This is essentially a go-no-go vote. Should the City Commission not approve of the intent to create a resolution the process would stop at this point. There would not be a reason to hold a public hearing, and work would cease on this project. We are at a point in the process where official action from the City Commission is required to keep the process moving.

Recommendation

The administration recommends that the City Commission review and approve the enclosed Resolution of Intent to Establish a Corridor Improvement Authority and scheduling of a Public Hearing to take comment on the same.

EXHIBIT A DRAFT BOUNDARIES



Old Village CIA District DRAFT City of Plymouth Wayne County, Michigan

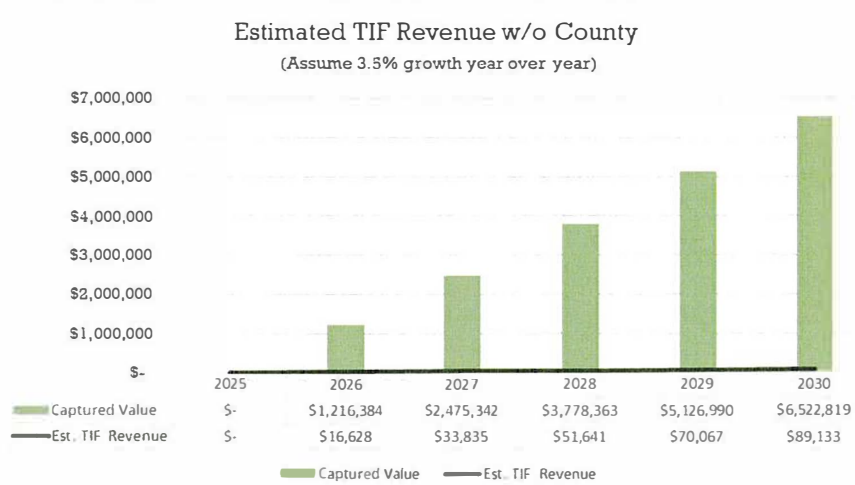
 TIF & Development
District Parcels

 500 foot buffer
 Major Arterial
 Major Collector

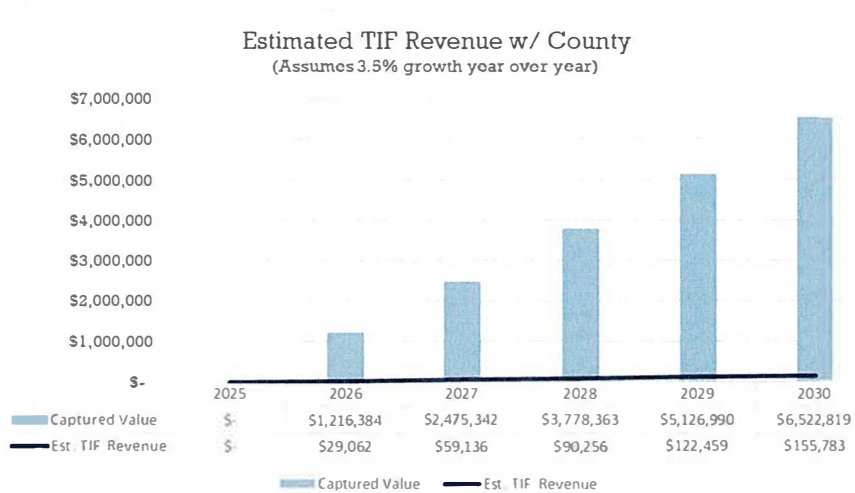
0 0.25 0.5 Miles 



Graph A:



Graph B:



Graph C:

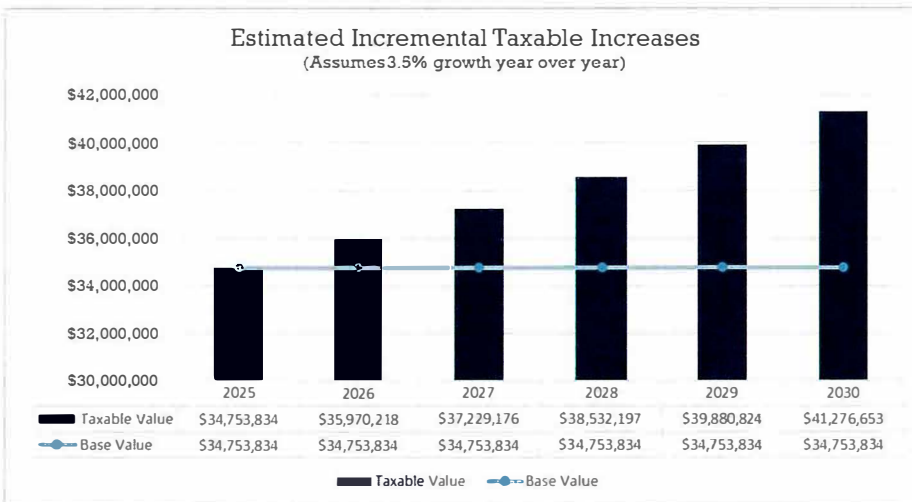


EXHIBIT A PARCELS

Taxable Value History in Proposed CIA District 4.15.2025

Parcel Number	Class	2025/BASE	2024	2023	2022	2021	Overall % Change
002 01 0563 000	402 (RESIDENTIAL-VACANT)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
002 01 0564 301	202 (COMMERCIAL-VACANT)	\$ 450	\$ 450	\$ 437	\$ 417	\$ 398	13%
002 01 0564 302	401 (RESIDENTIAL-IMPROVED)	\$ 70,567	\$ 70,567	\$ 68,446	\$ 65,187	\$ 62,083	14%
002 01 0565 000	401 (RESIDENTIAL-IMPROVED)	\$ 63,759	\$ 63,759	\$ 61,842	\$ 58,898	\$ 56,094	14%
002 01 0566 000	201 (COMMERCIAL-IMPROVED)	\$ 394,091	\$ 394,091	\$ 382,242	\$ 364,040	\$ 346,705	14%
002 01 0568 000	401 (RESIDENTIAL-IMPROVED)	\$ 117,051	\$ 117,051	\$ 113,532	\$ 108,126	\$ 102,978	14%
002 01 0570 000	401 (RESIDENTIAL-IMPROVED)	\$ 92,231	\$ 92,231	\$ 89,458	\$ 85,199	\$ 81,142	14%
002 01 0571 000	401 (RESIDENTIAL-IMPROVED)	\$ 151,291	\$ 151,291	\$ 146,742	\$ 139,755	\$ 133,100	14%
002 01 0572 000	401 (RESIDENTIAL-IMPROVED)	\$ 187,200	\$ 189,500	\$ 149,895	\$ 142,758	\$ 135,960	38%
002 01 0573 000	401 (RESIDENTIAL-IMPROVED)	\$ 116,500	\$ 117,900	\$ 64,547	\$ 61,474	\$ 58,547	99%
002 01 0574 001	401 (RESIDENTIAL-IMPROVED)	\$ 71,383	\$ 71,383	\$ 69,237	\$ 65,940	\$ 62,800	14%
002 01 0574 002	401 (RESIDENTIAL-IMPROVED)	\$ 163,104	\$ 163,104	\$ 158,200	\$ 156,300	\$ 88,175	85%
002 01 0577 001	402 (RESIDENTIAL-VACANT)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
002 01 0577 002	201 (COMMERCIAL-IMPROVED)	\$ 404,400	\$ 410,600	\$ 401,625	\$ 382,500	\$ 241,600	67%
002 01 0579 000	401 (RESIDENTIAL-IMPROVED)	\$ 96,907	\$ 96,907	\$ 93,994	\$ 89,519	\$ 85,257	14%
002 01 0580 000	401 (RESIDENTIAL-IMPROVED)	\$ 125,505	\$ 125,505	\$ 121,732	\$ 115,936	\$ 110,416	14%
002 01 0581 000	401 (RESIDENTIAL-IMPROVED)	\$ 102,290	\$ 102,290	\$ 99,215	\$ 94,491	\$ 89,992	14%
002 01 0582 000	401 (RESIDENTIAL-IMPROVED)	\$ 57,517	\$ 57,517	\$ 55,788	\$ 53,132	\$ 50,602	14%
002 01 0583 000	201 (COMMERCIAL-IMPROVED)	\$ 103,267	\$ 103,267	\$ 100,162	\$ 95,393	\$ 90,851	14%
002 01 0584 000	301 (INDUSTRIAL-IMPROVED)	\$ 35,124	\$ 35,124	\$ 34,068	\$ 32,446	\$ 30,901	14%
002 01 0585 000	201 (COMMERCIAL-IMPROVED)	\$ 177,095	\$ 177,095	\$ 171,771	\$ 163,592	\$ 155,802	14%
002 01 0587 001	401 (RESIDENTIAL-IMPROVED)	\$ 9,588	\$ 9,588	\$ 99,600	\$ 95,900	\$ 89,600	-89%
002 01 0587 002	201 (COMMERCIAL-IMPROVED)	\$ 90,664	\$ 90,664	\$ 87,938	\$ 83,751	\$ 79,763	14%
002 01 0589 001	202 (COMMERCIAL-VACANT)	\$ 17,848	\$ 17,848	\$ 17,312	\$ 16,488	\$ 15,703	14%
002 01 0589 002	201 (COMMERCIAL-IMPROVED)	\$ 155,000	\$ 157,200	\$ 132,900	\$ 126,800	\$ 127,400	22%
002 01 0590 000	201 (COMMERCIAL-IMPROVED)	\$ 117,652	\$ 117,652	\$ 114,115	\$ 108,681	\$ 103,506	14%
002 01 0591 000	401 (RESIDENTIAL-IMPROVED)	\$ 116,532	\$ 116,532	\$ 113,029	\$ 107,647	\$ 102,521	14%
002 01 0592 000	401 (RESIDENTIAL-IMPROVED)	\$ 85,710	\$ 85,710	\$ 83,133	\$ 79,175	\$ 75,405	14%
002 01 0593 000	401 (RESIDENTIAL-IMPROVED)	\$ 129,287	\$ 129,287	\$ 125,400	\$ 123,500	\$ 62,829	106%
002 01 0595 301	201 (COMMERCIAL-IMPROVED)	\$ 85,670	\$ 85,670	\$ 83,095	\$ 79,139	\$ 75,371	14%
002 01 0596 302	301 (INDUSTRIAL-IMPROVED)	\$ 114,651	\$ 114,651	\$ 111,204	\$ 105,909	\$ 100,866	14%
002 01 0597 000	301 (INDUSTRIAL-IMPROVED)	\$ 68,200	\$ 69,028	\$ 66,953	\$ 63,765	\$ 60,729	12%
002 01 0599 000	401 (RESIDENTIAL-IMPROVED)	\$ 64,383	\$ 64,383	\$ 62,448	\$ 59,475	\$ 56,643	14%
002 01 0600 000	301 (INDUSTRIAL-IMPROVED)	\$ 33,570	\$ 33,570	\$ 32,561	\$ 31,011	\$ 29,535	14%
002 01 0601 001	301 (INDUSTRIAL-IMPROVED)	\$ 82,800	\$ 83,900	\$ 83,803	\$ 79,813	\$ 76,013	9%
002 01 0601 003	301 (INDUSTRIAL-IMPROVED)	\$ 79,300	\$ 80,600	\$ 79,018	\$ 75,256	\$ 71,673	11%
002 01 0601 004	301 (INDUSTRIAL-IMPROVED)	\$ 90,746	\$ 90,746	\$ 88,018	\$ 83,827	\$ 79,836	14%
002 01 0602 001	201 (COMMERCIAL-IMPROVED)	\$ 105,426	\$ 105,426	\$ 102,257	\$ 97,388	\$ 92,751	14%
002 01 0602 002	301 (INDUSTRIAL-IMPROVED)	\$ 88,000	\$ 75,693	\$ 73,418	\$ 69,922	\$ 66,593	32%
002 01 0602 005	401 (RESIDENTIAL-IMPROVED)	\$ 87,978	\$ 87,978	\$ 85,333	\$ 81,270	\$ 77,400	14%
002 01 0602 006	401 (RESIDENTIAL-IMPROVED)	\$ 86,947	\$ 86,947	\$ 84,333	\$ 80,318	\$ 76,494	14%
002 01 0602 301	301 (INDUSTRIAL-IMPROVED)	\$ 47,426	\$ 47,426	\$ 63,000	\$ 60,100	\$ 59,400	-20%
002 01 0602 302	401 (RESIDENTIAL-IMPROVED)	\$ 49,555	\$ 49,555	\$ 48,065	\$ 45,777	\$ 43,598	14%
002 01 0603 000	301 (INDUSTRIAL-IMPROVED)	\$ 117,700	\$ 120,800	\$ 119,457	\$ 113,769	\$ 108,352	9%
002 01 0605 000	302 (INDUSTRIAL-VACANT)	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,400	4%
002 01 0606 000	401 (RESIDENTIAL-IMPROVED)	\$ 89,910	\$ 89,910	\$ 87,207	\$ 83,055	\$ 79,100	14%
002 01 0607 000	201 (COMMERCIAL-IMPROVED)	\$ 213,187	\$ 213,187	\$ 206,777	\$ 196,931	\$ 187,554	14%
002 01 0609 000	401 (RESIDENTIAL-IMPROVED)	\$ 70,475	\$ 70,475	\$ 68,356	\$ 65,101	\$ 62,001	14%
002 01 0610 000	401 (RESIDENTIAL-IMPROVED)	\$ 126,681	\$ 126,681	\$ 122,872	\$ 117,021	\$ 111,449	14%
002 01 0611 000	401 (RESIDENTIAL-IMPROVED)	\$ 87,677	\$ 87,677	\$ 85,041	\$ 80,992	\$ 77,136	14%
002 01 0612 000	401 (RESIDENTIAL-IMPROVED)	\$ 171,600	\$ 174,300	\$ 98,592	\$ 93,898	\$ 89,427	92%
002 01 0613 000	401 (RESIDENTIAL-IMPROVED)	\$ 78,937	\$ 78,937	\$ 76,564	\$ 72,919	\$ 69,447	14%
002 01 0614 000	401 (RESIDENTIAL-IMPROVED)	\$ 72,377	\$ 72,377	\$ 70,201	\$ 66,859	\$ 62,533	16%
002 01 0615 001	201 (COMMERCIAL-IMPROVED)	\$ 106,590	\$ 106,590	\$ 103,386	\$ 98,463	\$ 93,775	14%
002 01 0616 000	201 (COMMERCIAL-IMPROVED)	\$ 163,970	\$ 163,970	\$ 159,040	\$ 151,467	\$ 144,255	14%
002 01 0622 003	201 (COMMERCIAL-IMPROVED)	\$ 152,300	\$ 155,000	\$ 153,615	\$ 146,300	\$ 139,600	9%
002 01 0622 004	201 (COMMERCIAL-IMPROVED)	\$ 69,814	\$ 69,814	\$ 67,715	\$ 64,491	\$ 61,420	14%
002 01 0622 005	301 (INDUSTRIAL-IMPROVED)	\$ 846,100	\$ 846,800	\$ 841,100	\$ 825,400	\$ 821,300	3%
002 01 0623 000	302 (INDUSTRIAL-VACANT)	\$ 287,412	\$ 287,412	\$ 278,771	\$ 265,497	\$ 252,855	14%

003 01 0506 301	201 (COMMERCIAL-IMPROVED)	\$ 214,500	\$ 214,500	\$ 214,500	\$ -	\$ -	0%
003 01 0509 301	401 (RESIDENTIAL-IMPROVED)	\$ 204,762	\$ 204,762	\$ 198,606	\$ 189,149	\$ 180,142	14%
003 01 0509 302	401 (RESIDENTIAL-IMPROVED)	\$ 1,029,592	\$ 1,029,592	\$ 998,635	\$ 782,415	\$ 677,200	52%
003 01 0536 000	201 (COMMERCIAL-IMPROVED)	\$ 91,732	\$ 91,732	\$ 88,974	\$ 84,738	\$ 80,703	14%
003 01 0537 001	201 (COMMERCIAL-IMPROVED)	\$ 160,625	\$ 160,625	\$ 155,796	\$ 148,378	\$ 141,313	14%
003 01 0538 000	202 (COMMERCIAL-VACANT)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
003 01 0539 000	201 (COMMERCIAL-IMPROVED)	\$ 294,000	\$ 298,200	\$ 291,060	\$ 277,200	\$ 278,600	6%
003 01 0540 000	401 (RESIDENTIAL-IMPROVED)	\$ 147,648	\$ 147,648	\$ 143,209	\$ 131,895	\$ 123,900	19%
003 01 0541 000	401 (RESIDENTIAL-IMPROVED)	\$ 56,833	\$ 56,833	\$ 55,125	\$ 52,500	\$ 50,000	14%
003 01 0542 000	401 (RESIDENTIAL-IMPROVED)	\$ 83,900	\$ 84,800	\$ 51,203	\$ 48,765	\$ 46,443	81%
003 01 0543 000	201 (COMMERCIAL-IMPROVED)	\$ 88,300	\$ 88,300	\$ 88,300	\$ 85,600	\$ 76,197	16%
003 01 0544 002	401 (RESIDENTIAL-IMPROVED)	\$ 272,596	\$ 272,596	\$ 264,400	\$ 252,900	\$ 233,000	17%
003 01 0545 000	401 (RESIDENTIAL-IMPROVED)	\$ 91,120	\$ 91,120	\$ 88,381	\$ 84,173	\$ 80,165	14%
003 01 0546 000	401 (RESIDENTIAL-IMPROVED)	\$ 137,759	\$ 137,759	\$ 133,617	\$ 127,255	\$ 113,100	22%
003 01 0547 301	401 (RESIDENTIAL-IMPROVED)	\$ 109,614	\$ 109,614	\$ 106,319	\$ 101,257	\$ 96,436	14%
003 01 0548 301	401 (RESIDENTIAL-IMPROVED)	\$ 125,412	\$ 125,412	\$ 121,642	\$ 115,850	\$ 110,334	14%
003 01 0549 301	402 (RESIDENTIAL-VACANT)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
003 01 0551 000	201 (COMMERCIAL-IMPROVED)	\$ 263,200	\$ 267,500	\$ 264,810	\$ 216,512	\$ 206,202	28%
003 01 0554 000	401 (RESIDENTIAL-IMPROVED)	\$ 155,952	\$ 155,952	\$ 151,263	\$ 144,060	\$ 104,026	50%
003 01 0556 000	401 (RESIDENTIAL-IMPROVED)	\$ 165,355	\$ 165,355	\$ 160,384	\$ 152,747	\$ 145,474	14%
003 01 0557 000	401 (RESIDENTIAL-IMPROVED)	\$ 137,452	\$ 137,452	\$ 133,320	\$ 126,972	\$ 120,926	14%
003 01 0558 000	401 (RESIDENTIAL-IMPROVED)	\$ 119,009	\$ 119,009	\$ 115,431	\$ 109,935	\$ 104,700	14%
003 01 0559 000	401 (RESIDENTIAL-IMPROVED)	\$ 57,647	\$ 57,647	\$ 55,914	\$ 53,252	\$ 50,717	14%
003 01 0560 000	401 (RESIDENTIAL-IMPROVED)	\$ 125,451	\$ 125,451	\$ 121,679	\$ 115,885	\$ 106,400	18%
003 01 0561 000	401 (RESIDENTIAL-IMPROVED)	\$ 127,327	\$ 127,327	\$ 123,499	\$ 117,619	\$ 112,019	14%
003 03 0001 000	401 (RESIDENTIAL-IMPROVED)	\$ 55,735	\$ 55,735	\$ 54,060	\$ 51,486	\$ 49,035	14%
003 03 0002 000	401 (RESIDENTIAL-IMPROVED)	\$ 55,735	\$ 55,735	\$ 54,060	\$ 51,486	\$ 49,035	14%
004 01 0430 001	201 (COMMERCIAL-IMPROVED)	\$ 112,760	\$ 112,760	\$ 109,370	\$ 104,162	\$ 99,202	14%
004 01 0451 303	201 (COMMERCIAL-IMPROVED)	\$ 120,525	\$ 120,525	\$ 116,902	\$ 111,336	\$ 106,035	14%
004 01 0460 000	201 (COMMERCIAL-IMPROVED)	\$ 205,900	\$ 205,900	\$ 205,900	\$ 199,700	\$ 199,700	3%
004 01 0461 000	401 (RESIDENTIAL-IMPROVED)	\$ 89,167	\$ 89,167	\$ 86,486	\$ 82,368	\$ 78,446	14%
004 01 0462 301	401 (RESIDENTIAL-IMPROVED)	\$ 192,552	\$ 192,552	\$ 186,763	\$ 177,870	\$ 169,400	14%
004 01 0462 302	401 (RESIDENTIAL-IMPROVED)	\$ 338,296	\$ 338,296	\$ 328,125	\$ 312,500	\$ 285,375	19%
004 01 0463 000	401 (RESIDENTIAL-IMPROVED)	\$ 74,825	\$ 74,825	\$ 72,576	\$ 69,120	\$ 65,829	14%
004 01 0464 000	401 (RESIDENTIAL-IMPROVED)	\$ 134,817	\$ 134,817	\$ 130,764	\$ 124,538	\$ 118,608	14%
004 01 0465 000	401 (RESIDENTIAL-IMPROVED)	\$ 134,916	\$ 134,916	\$ 130,860	\$ 124,629	\$ 118,695	14%
004 01 0466 000	401 (RESIDENTIAL-IMPROVED)	\$ 95,905	\$ 95,905	\$ 93,022	\$ 88,593	\$ 84,375	14%
004 01 0467 301	201 (COMMERCIAL-IMPROVED)	\$ 156,502	\$ 156,502	\$ 151,797	\$ 144,569	\$ 137,685	14%
004 01 0468 000	202 (COMMERCIAL-VACANT)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
004 01 0470 300	201 (COMMERCIAL-IMPROVED)	\$ 115,901	\$ 115,901	\$ 112,417	\$ 107,064	\$ 101,966	14%
004 01 0471 000	401 (RESIDENTIAL-IMPROVED)	\$ 210,800	\$ 214,300	\$ 174,844	\$ 166,519	\$ 158,590	33%
004 01 0472 000	401 (RESIDENTIAL-IMPROVED)	\$ 127,174	\$ 127,174	\$ 123,351	\$ 117,478	\$ 111,884	14%
004 01 0473 000	401 (RESIDENTIAL-IMPROVED)	\$ 86,698	\$ 86,698	\$ 84,092	\$ 80,088	\$ 76,275	14%
004 01 0474 000	401 (RESIDENTIAL-IMPROVED)	\$ 79,180	\$ 79,180	\$ 76,800	\$ 74,700	\$ 46,972	69%
004 01 0475 000	201 (COMMERCIAL-IMPROVED)	\$ 92,085	\$ 92,085	\$ 89,317	\$ 85,064	\$ 81,014	14%
004 01 0476 000	201 (COMMERCIAL-IMPROVED)	\$ 100,164	\$ 100,164	\$ 97,153	\$ 92,527	\$ 88,121	14%
004 01 0477 000	401 (RESIDENTIAL-IMPROVED)	\$ 120,214	\$ 120,214	\$ 116,600	\$ 81,645	\$ 77,758	55%
004 01 0478 301	401 (RESIDENTIAL-IMPROVED)	\$ 140,216	\$ 140,216	\$ 136,000	\$ 95,456	\$ 90,911	54%
004 01 0479 000	401 (RESIDENTIAL-IMPROVED)	\$ 63,422	\$ 63,422	\$ 61,516	\$ 58,587	\$ 55,036	15%
004 01 0480 000	401 (RESIDENTIAL-IMPROVED)	\$ 96,275	\$ 96,275	\$ 93,381	\$ 88,935	\$ 84,700	14%
004 01 0481 300	201 (COMMERCIAL-IMPROVED)	\$ 796,747	\$ 796,747	\$ 772,791	\$ 735,992	\$ 700,945	14%
004 01 0482 000	401 (RESIDENTIAL-IMPROVED)	\$ 110,939	\$ 110,939	\$ 107,604	\$ 102,480	\$ 97,600	14%
004 01 0483 000	401 (RESIDENTIAL-IMPROVED)	\$ 142,120	\$ 142,120	\$ 137,847	\$ 131,283	\$ 125,032	14%
004 01 0484 000	401 (RESIDENTIAL-IMPROVED)	\$ 82,887	\$ 82,887	\$ 80,395	\$ 76,567	\$ 72,921	14%
004 01 0485 000	401 (RESIDENTIAL-IMPROVED)	\$ 131,208	\$ 131,208	\$ 127,263	\$ 121,203	\$ 115,432	14%
004 01 0486 000	201 (COMMERCIAL-IMPROVED)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
004 01 0487 000	401 (RESIDENTIAL-IMPROVED)	\$ 303,526	\$ 303,526	\$ 294,400	\$ 144,495	\$ 90,000	237%
004 01 0488 000	201 (COMMERCIAL-IMPROVED)	\$ 258,100	\$ 162,794	\$ 157,900	\$ 150,381	\$ 143,220	80%
004 01 0489 301	401 (RESIDENTIAL-IMPROVED)	\$ 88,881	\$ 88,881	\$ 86,209	\$ 82,104	\$ 78,195	14%
004 01 0490 301	401 (RESIDENTIAL-IMPROVED)	\$ 126,853	\$ 126,853	\$ 123,039	\$ 117,180	\$ 111,600	14%
004 01 0491 000	201 (COMMERCIAL-IMPROVED)	\$ 121,100	\$ 121,100	\$ 121,100	\$ 117,900	\$ 117,900	3%
004 01 0492 000	401 (RESIDENTIAL-IMPROVED)	\$ 72,670	\$ 72,670	\$ 70,485	\$ 67,129	\$ 63,933	14%
004 01 0493 000	401 (RESIDENTIAL-IMPROVED)	\$ 148,562	\$ 148,562	\$ 144,096	\$ 137,235	\$ 130,700	14%

004 01 0494 000	401 (RESIDENTIAL-IMPROVED)	\$	109,572	\$	109,572	\$	106,278	\$	101,218	\$	96,399	14%
004 01 0495 000	401 (RESIDENTIAL-IMPROVED)	\$	271,335	\$	271,335	\$	263,177	\$	250,645	\$	235,300	15%
004 01 0496 000	401 (RESIDENTIAL-IMPROVED)	\$	115,315	\$	115,315	\$	111,848	\$	106,522	\$	101,450	14%
004 01 0497 000	401 (RESIDENTIAL-IMPROVED)	\$	92,739	\$	92,739	\$	89,951	\$	85,668	\$	81,589	14%
004 01 0498 000	201 (COMMERCIAL-IMPROVED)	\$	119,371	\$	119,371	\$	115,782	\$	110,269	\$	105,019	14%
004 01 0499 000	401 (RESIDENTIAL-IMPROVED)	\$	99,536	\$	99,536	\$	96,544	\$	91,947	\$	87,569	14%
004 01 0500 001	201 (COMMERCIAL-IMPROVED)	\$	322,300	\$	327,200	\$	320,707	\$	305,436	\$	290,892	11%
004 01 0503 001	201 (COMMERCIAL-IMPROVED)	\$	55,900	\$	56,400	\$	55,081	\$	52,459	\$	49,961	12%
004 01 0504 000	202 (COMMERCIAL-VACANT)	\$	29,900	\$	29,900	\$	29,900	\$	29,900	\$	29,900	0%
004 02 0265 001	201 (COMMERCIAL-IMPROVED)	\$	320,922	\$	320,922	\$	311,273	\$	296,451	\$	282,335	14%
004 02 0268 001	201 (COMMERCIAL-IMPROVED)	\$	232,700	\$	236,900	\$	237,100	\$	226,000	\$	208,363	12%
005 01 0362 007	201 (COMMERCIAL-IMPROVED)	\$	1,746,000	\$	1,746,000	\$	1,749,300	\$	1,684,700	\$	971,512	80%
005 01 0363 004	301 (INDUSTRIAL-IMPROVED)	\$	168,946	\$	168,946	\$	163,867	\$	156,064	\$	148,633	14%
005 01 0375 000	201 (COMMERCIAL-IMPROVED)	\$	396,388	\$	396,388	\$	384,470	\$	366,162	\$	348,726	14%
005 01 0377 001	201 (COMMERCIAL-IMPROVED)	\$	298,600	\$	307,600	\$	304,900	\$	293,700	\$	189,131	58%
005 01 0377 002	401 (RESIDENTIAL-IMPROVED)	\$	105,142	\$	105,142	\$	101,981	\$	97,125	\$	103,400	2%
005 01 0378 000	201 (COMMERCIAL-IMPROVED)	\$	136,942	\$	136,942	\$	132,825	\$	126,500	\$	120,477	14%
005 01 0379 000	201 (COMMERCIAL-IMPROVED)	\$	152,591	\$	152,591	\$	148,003	\$	140,956	\$	134,244	14%
005 01 0380 000	201 (COMMERCIAL-IMPROVED)	\$	136,900	\$	138,800	\$	136,095	\$	129,615	\$	123,443	11%
005 01 0381 000	201 (COMMERCIAL-IMPROVED)	\$	105,325	\$	105,325	\$	102,159	\$	97,295	\$	92,662	14%
005 01 0382 000	201 (COMMERCIAL-IMPROVED)	\$	111,145	\$	111,145	\$	107,804	\$	102,671	\$	97,782	14%
005 01 0383 000	201 (COMMERCIAL-IMPROVED)	\$	112,821	\$	112,821	\$	109,429	\$	104,219	\$	99,257	14%
005 01 0384 000	201 (COMMERCIAL-IMPROVED)	\$	165,500	\$	167,700	\$	165,023	\$	157,165	\$	149,681	11%
005 01 0385 000	201 (COMMERCIAL-IMPROVED)	\$	285,582	\$	285,582	\$	276,996	\$	263,806	\$	251,244	14%
005 02 0001 000	201 (COMMERCIAL-IMPROVED)	\$	131,085	\$	131,085	\$	127,144	\$	121,090	\$	115,324	14%
005 02 0002 002	401 (RESIDENTIAL-IMPROVED)	\$	118,029	\$	118,029	\$	114,481	\$	109,030	\$	103,839	14%
005 02 0003 002	401 (RESIDENTIAL-IMPROVED)	\$	117,093	\$	117,093	\$	113,573	\$	108,165	\$	103,015	14%
005 02 0004 002	401 (RESIDENTIAL-IMPROVED)	\$	117,406	\$	117,406	\$	113,876	\$	108,454	\$	103,290	14%
005 02 0006 000	201 (COMMERCIAL-IMPROVED)	\$	126,286	\$	126,286	\$	122,489	\$	116,657	\$	111,102	14%
005 02 0007 001	201 (COMMERCIAL-IMPROVED)	\$	196,100	\$	201,570	\$	195,510	\$	186,200	\$	187,200	5%
005 02 0007 002	201 (COMMERCIAL-IMPROVED)	\$	161,949	\$	161,949	\$	157,080	\$	149,600	\$	148,855	9%
005 02 0009 002	401 (RESIDENTIAL-IMPROVED)	\$	99,019	\$	99,019	\$	96,042	\$	91,469	\$	87,114	14%
005 02 0009 004	202 (COMMERCIAL-VACANT)	\$	22,000	\$	22,000	\$	22,000	\$	22,000	\$	22,000	0%
005 02 0011 000	401 (RESIDENTIAL-IMPROVED)	\$	364,400	\$	369,000	\$	299,169	\$	284,923	\$	271,356	34%
005 02 0014 000	401 (RESIDENTIAL-IMPROVED)	\$	118,019	\$	118,019	\$	114,471	\$	109,020	\$	103,829	14%
005 02 0015 000	201 (COMMERCIAL-IMPROVED)	\$	86,140	\$	86,140	\$	83,550	\$	79,572	\$	75,783	14%
005 02 0016 000	201 (COMMERCIAL-IMPROVED)	\$	185,200	\$	187,900	\$	184,338	\$	175,560	\$	167,200	11%
005 02 0017 002	201 (COMMERCIAL-IMPROVED)	\$	132,100	\$	134,100	\$	132,630	\$	126,315	\$	120,300	10%
005 03 0041 000	201 (COMMERCIAL-IMPROVED)	\$	325,949	\$	325,949	\$	316,149	\$	301,095	\$	286,758	14%
005 03 0042 000	401 (RESIDENTIAL-IMPROVED)	\$	213,520	\$	213,520	\$	207,100	\$	121,984	\$	116,176	84%
005 03 0043 000	201 (COMMERCIAL-IMPROVED)	\$	165,332	\$	165,332	\$	160,361	\$	152,725	\$	145,453	14%
005 03 0044 000	201 (COMMERCIAL-IMPROVED)	\$	112,700	\$	116,300	\$	114,345	\$	108,900	\$	109,498	3%
005 03 0045 000	201 (COMMERCIAL-IMPROVED)	\$	210,600	\$	215,500	\$	212,310	\$	202,200	\$	203,300	4%
005 03 0046 000	201 (COMMERCIAL-IMPROVED)	\$	203,347	\$	203,347	\$	197,233	\$	187,841	\$	178,897	14%
005 03 0047 000	201 (COMMERCIAL-IMPROVED)	\$	95,745	\$	95,745	\$	92,867	\$	88,445	\$	84,234	14%
005 03 0048 000	201 (COMMERCIAL-IMPROVED)	\$	111,935	\$	111,935	\$	108,570	\$	103,400	\$	48,374	131%
005 03 0049 000	201 (COMMERCIAL-IMPROVED)	\$	185,224	\$	185,224	\$	179,655	\$	171,100	\$	169,205	9%
005 03 0050 000	201 (COMMERCIAL-IMPROVED)	\$	119,100	\$	122,200	\$	119,910	\$	114,200	\$	114,800	4%
005 03 0051 001	201 (COMMERCIAL-IMPROVED)	\$	170,300	\$	174,500	\$	171,045	\$	162,900	\$	163,800	4%
005 03 0051 002	201 (COMMERCIAL-IMPROVED)	\$	73,600	\$	75,100	\$	74,760	\$	71,200	\$	71,500	3%
005 03 0052 000	201 (COMMERCIAL-IMPROVED)	\$	161,100	\$	163,500	\$	129,250	\$	123,096	\$	117,235	37%
005 03 0053 301	201 (COMMERCIAL-IMPROVED)	\$	205,500	\$	207,900	\$	210,400	\$	201,705	\$	192,100	7%
005 03 0054 301	201 (COMMERCIAL-IMPROVED)	\$	192,400	\$	195,200	\$	198,200	\$	192,500	\$	191,300	1%
005 03 0055 003	202 (COMMERCIAL-VACANT)	\$	-	\$	-	\$	-	\$	-	\$	-	0%
005 03 0056 002	201 (COMMERCIAL-IMPROVED)	\$	805,500	\$	811,160	\$	298,410	\$	641,900	\$	634,100	27%
005 03 0058 000	201 (COMMERCIAL-IMPROVED)	\$	133,700	\$	133,700	\$	133,700	\$	129,300	\$	129,300	3%
005 03 0060 001	201 (COMMERCIAL-IMPROVED)	\$	124,354	\$	124,354	\$	120,615	\$	114,872	\$	109,402	14%
005 03 0060 303	201 (COMMERCIAL-IMPROVED)	\$	289,200	\$	293,500	\$	292,110	\$	278,200	\$	258,335	12%
005 03 0060 304	202 (COMMERCIAL-VACANT)	\$	50,700	\$	50,700	\$	50,700	\$	50,700	\$	50,700	0%
005 03 0061 000	401 (RESIDENTIAL-IMPROVED)	\$	98,117	\$	98,117	\$	95,167	\$	90,636	\$	86,320	14%
005 03 0062 000	401 (RESIDENTIAL-IMPROVED)	\$	119,147	\$	119,147	\$	115,565	\$	110,062	\$	104,821	14%
005 03 0063 000	201 (COMMERCIAL-IMPROVED)	\$	121,927	\$	121,927	\$	118,261	\$	112,630	\$	107,267	14%
005 03 0064 001	401 (RESIDENTIAL-IMPROVED)	\$	106,374	\$	106,374	\$	103,176	\$	98,263	\$	93,584	14%

005 03 0064 002	401 (RESIDENTIAL-IMPROVED)	\$ 45,393	\$ 45,393	\$ 44,029	\$ 40,504	\$ 38,576	18%
005 03 0065 000	401 (RESIDENTIAL-IMPROVED)	\$ 114,145	\$ 114,145	\$ 110,713	\$ 105,441	\$ 100,420	14%
005 03 0066 000	401 (RESIDENTIAL-IMPROVED)	\$ 135,414	\$ 135,414	\$ 131,343	\$ 125,089	\$ 119,133	14%
005 03 0067 000	401 (RESIDENTIAL-IMPROVED)	\$ 96,484	\$ 96,484	\$ 93,583	\$ 89,127	\$ 84,883	14%
005 03 0068 000	401 (RESIDENTIAL-IMPROVED)	\$ 117,026	\$ 117,026	\$ 113,508	\$ 108,103	\$ 102,956	14%
005 03 0073 000	401 (RESIDENTIAL-IMPROVED)	\$ 143,938	\$ 143,938	\$ 139,611	\$ 132,963	\$ 126,632	14%
005 03 0074 000	401 (RESIDENTIAL-IMPROVED)	\$ 170,616	\$ 170,616	\$ 165,486	\$ 157,606	\$ 150,101	14%
005 03 0075 000	201 (COMMERCIAL-IMPROVED)	\$ 105,631	\$ 105,631	\$ 102,455	\$ 97,577	\$ 92,931	14%
005 03 0076 000	401 (RESIDENTIAL-IMPROVED)	\$ 105,725	\$ 105,725	\$ 102,547	\$ 97,664	\$ 93,014	14%
005 03 0077 000	401 (RESIDENTIAL-IMPROVED)	\$ 162,089	\$ 162,089	\$ 157,216	\$ 149,730	\$ 142,600	14%
005 04 0011 001	201 (COMMERCIAL-IMPROVED)	\$ 250,700	\$ 250,700	\$ 249,800	\$ 235,000	\$ 197,362	27%
005 04 0011 002	202 (COMMERCIAL-VACANT)	\$ 26,800	\$ 26,800	\$ 26,800	\$ 26,800	\$ 23,406	15%
005 04 0012 000	201 (COMMERCIAL-IMPROVED)	\$ 112,528	\$ 112,528	\$ 109,145	\$ 103,948	\$ 98,999	14%
005 04 0013 001	402 (RESIDENTIAL-VACANT)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
005 04 0014 001	402 (RESIDENTIAL-VACANT)	\$ 10,430	\$ 10,430	\$ 10,117	\$ 9,636	\$ 9,178	14%
005 04 0015 000	401 (RESIDENTIAL-IMPROVED)	\$ 191,083	\$ 191,083	\$ 185,338	\$ 176,513	\$ 168,108	14%
005 04 0016 000	401 (RESIDENTIAL-IMPROVED)	\$ 116,963	\$ 116,963	\$ 113,447	\$ 108,045	\$ 102,900	14%
005 04 0017 000	201 (COMMERCIAL-IMPROVED)	\$ 195,400	\$ 197,500	\$ 199,001	\$ 189,525	\$ 180,500	8%
005 04 0018 001	201 (COMMERCIAL-IMPROVED)	\$ 101,800	\$ 103,700	\$ 102,270	\$ 97,400	\$ 83,605	22%
005 04 0018 003	201 (COMMERCIAL-IMPROVED)	\$ 218,064	\$ 218,064	\$ 211,508	\$ 201,437	\$ 191,845	14%
005 04 0019 001	201 (COMMERCIAL-IMPROVED)	\$ 488,200	\$ 493,400	\$ 496,300	\$ 474,200	\$ 468,200	4%
005 04 0021 000	201 (COMMERCIAL-IMPROVED)	\$ 113,654	\$ 113,654	\$ 110,237	\$ 104,988	\$ 99,989	14%
005 04 0022 000	201 (COMMERCIAL-IMPROVED)	\$ 49,301	\$ 49,301	\$ 47,819	\$ 45,542	\$ 43,374	14%
005 04 0023 000	201 (COMMERCIAL-IMPROVED)	\$ 124,354	\$ 124,354	\$ 120,615	\$ 114,872	\$ 109,402	14%
005 04 0024 001	402 (RESIDENTIAL-VACANT)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
005 04 0025 000	401 (RESIDENTIAL-IMPROVED)	\$ 101,184	\$ 101,184	\$ 98,142	\$ 93,469	\$ 88,967	14%
005 04 0026 000	401 (RESIDENTIAL-IMPROVED)	\$ 88,801	\$ 88,801	\$ 86,131	\$ 82,030	\$ 78,124	14%
005 04 0027 000	201 (COMMERCIAL-IMPROVED)	\$ -	\$ -	\$ -	\$ -	\$ -	0%
005 07 0001 002	201 (COMMERCIAL-IMPROVED)	\$ 158,200	\$ 160,200	\$ 159,900	\$ 152,300	\$ 146,600	8%
005 07 0003 303	201 (COMMERCIAL-IMPROVED)	\$ 848,900	\$ 867,200	\$ 865,300	\$ 828,400	\$ 822,000	3%
005 07 0007 000	201 (COMMERCIAL-IMPROVED)	\$ 162,257	\$ 162,257	\$ 157,379	\$ 149,885	\$ 142,748	14%
005 07 0010 000	202 (COMMERCIAL-VACANT)	\$ 20,063	\$ 20,063	\$ 19,460	\$ 18,534	\$ 17,652	14%
005 07 0031 000	401 (RESIDENTIAL-IMPROVED)	\$ 212,100	\$ 215,200	\$ 169,663	\$ 161,584	\$ 153,890	38%
005 07 0032 000	201 (COMMERCIAL-IMPROVED)	\$ 129,989	\$ 129,989	\$ 126,081	\$ 120,078	\$ 114,360	14%
005 07 0033 000	401 (RESIDENTIAL-IMPROVED)	\$ 152,996	\$ 152,996	\$ 148,396	\$ 141,330	\$ 134,600	14%
005 07 0034 000	401 (RESIDENTIAL-IMPROVED)	\$ 156,869	\$ 156,869	\$ 152,153	\$ 144,908	\$ 138,008	14%
005 07 0035 000	401 (RESIDENTIAL-IMPROVED)	\$ 109,768	\$ 109,768	\$ 106,468	\$ 101,399	\$ 96,571	14%
005 07 0036 000	401 (RESIDENTIAL-IMPROVED)	\$ 119,795	\$ 119,795	\$ 102,785	\$ 97,891	\$ 93,230	28%
005 07 0037 000	401 (RESIDENTIAL-IMPROVED)	\$ 120,906	\$ 120,906	\$ 117,271	\$ 111,687	\$ 106,369	14%
005 07 0038 002	401 (RESIDENTIAL-IMPROVED)	\$ 107,429	\$ 107,429	\$ 104,199	\$ 98,380	\$ 93,696	15%
005 07 0038 003	401 (RESIDENTIAL-IMPROVED)	\$ 80,532	\$ 80,532	\$ 78,111	\$ 74,392	\$ 70,850	14%
005 99 0001 704	301 (INDUSTRIAL-IMPROVED)	\$ 289,600	\$ 294,000	\$ 286,309	\$ 272,676	\$ 259,692	12%
Cumulative Total		\$ 34,753,834	\$ 34,792,979	\$ 33,233,753	\$ 31,403,159	\$ 28,860,864	20%

20% over 5 years, average of 4% Increase per year.

- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.
- (e) Is presently served by municipal water or sewer.
- (f) Is zoned to allow for mixed use that includes high-density residential use.
- (g) The municipality agrees to all of the following:
- (i) To expedite the local permitting and inspection process in the development area.
- (ii) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4606 Creation of authority; resolution by governing body; notice of public hearing; adoption of resolution designating boundaries; alteration or amendment; interlocal agreement.

Sec. 606. (1) If the governing body of a municipality determines that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth, the governing body may, by resolution, do 1 of the following:

(a) Declare its intention to create and provide for the operation of an authority.

(b) Declare its intention to jointly create and provide for the operation of a joint authority created under section 604(2).

(2) In the resolution of intent, the governing body shall state that the proposed development area meets the criteria in section 605, set a date for a public hearing on the adoption of a proposed resolution creating the authority, and designate the boundaries of the development area. Notice of the public hearing shall be published twice in a newspaper of general circulation in the municipality, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the governing body proposing to create the authority shall also mail notice of the hearing to the property taxpayers of record in the proposed development area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the authority is established and a tax increment financing plan is approved, and to the state tax commission. Failure of a property taxpayer to receive the notice does not invalidate these proceedings. Notice of the hearing shall be posted in at least 20 conspicuous and public places in the proposed development area not less than 20 days before the hearing. The notice shall state the date, time, and place of the hearing and shall describe the boundaries of the proposed development area. A citizen, taxpayer, or property owner of the municipality or an official from a taxing jurisdiction with millage that would be subject to capture has the right to be heard in regard to the establishment of the authority and the boundaries of the proposed development area. The governing body of the municipality shall not incorporate land into the development area not included in the description contained in the notice of public hearing, but it may eliminate described lands from the development area in the final determination of the boundaries.

(3) Not less than 60 days after the public hearing, if the governing body of the municipality intends to proceed with the establishment of the authority it shall adopt, by majority vote of its members, a resolution establishing the authority and designating the boundaries of the development area within which the authority shall exercise its powers. The adoption of the resolution is subject to any applicable statutory or charter provisions in respect to the approval or disapproval by the chief executive or other officer of the municipality and the adoption of a resolution over his or her veto. This resolution shall be filed with the secretary of state promptly after its adoption and shall be published at least once in a newspaper of general circulation in the municipality.

(4) The governing body of the municipality may alter or amend the boundaries of the development area to include or exclude lands from the development area in the same manner as adopting the resolution creating the authority.

(5) A municipality that has created an authority may enter into an agreement with an adjoining municipality that has created an authority to jointly operate and administer those authorities under an interlocal agreement under the urban cooperation act of 1967, 1967 (Ex Sess) PA 7, MCL 124.501 to 124.512. The interlocal agreement shall include, but is not limited to, a plan to coordinate and expedite local inspections and permit approvals, a plan to address contradictory zoning requirements, and a date certain to implement all provisions of these plans. If a municipality enters into an interlocal agreement under this subsection, the municipality shall provide a copy of that interlocal agreement to the state tax commission within 60 days of entering into the interlocal agreement.

History: 2018, Act 57, Eff. Jan. 1, 2019.

125.4607 Annexation or consolidation; effect.

CITY OF PLYMOUTH
WAYNE COUNTY, MICHIGAN

RES # _____

**A RESOLUTION OF INTENT TO ESTABLISH CORRIDOR IMPROVEMENT AUTHORITY AND
SETTING OF PUBLIC HEARING**

At a Regular Meeting of the City Council of the City of Plymouth, Wayne County, Michigan, held at Plymouth City Hall located at 201 S Main St. in said City on Monday, June 2, 2025, at 7:00 pm.

Commissioners Present:

Commissioners Absent:

WHEREAS, the Corridor Improvement Authority Act, 2018 PA 57, MCL 125.4602-4929, as amended, authorizes the City of Plymouth to establish a corridor improvement authority ("Authority"), subject to the provisions of the Act; and

WHEREAS, the City wishes to resolve its intention to establish an Authority; make certain findings as provided by the Act; and schedule a public hearing concerning the establishment of the Authority.

NOW, THEREFORE BE IT RESOLVED, the City Commission of the City of Plymouth, Wayne County, Michigan, resolves as follows:

1. The City finds that it is necessary and in the best interest of the public to redevelop and improve the Old Village Corridor District and to promote economic growth.
2. To that end, the City hereby declares its intention to create and provide for the operation of an Authority within the City.
3. The proposed development area shall consist of the property described in **Exhibit A** to this Resolution and shall have the boundaries described therein ("Proposed Development Area").
4. The City finds that the Proposed Development Area meets the criteria set forth in Section 5 of the Act, as follows:
 - a. The Proposed Development Area is adjacent to or is within five hundred feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures";

- b. The Proposed Development Area contains at least 10 contiguous parcels or at least five contiguous acres;
 - c. More than one-half (1/2) of the existing ground floor square footage in the Proposed Development Area is classified as commercial real property under Section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
 - d. Residential use, commercial use, or industrial use has been allowed and conducted under the Zoning Ordinance or conducted in the entire Proposed Development Area for the immediately preceding 30 years.
 - e. The Proposed Development Area is presently served by municipal water or sewer.
 - f. The Proposed Development Area is zoned to allow for mixed use, within specific defined areas, that includes high-density residential use.
 - g. The City shall amend its Zoning Ordinance as necessary to expedite the local permitting and inspection process in the City as well as in the Proposed Development Area; and
 - h. The City shall amend its Master Plan as necessary to provide for walkable non-motorized interconnections, including sidewalks and streetscapes throughout the Proposed Development Area.
5. Pursuant to Section 6 of the Act, the City shall hold a public hearing concerning the establishment of the Authority and designation of the Proposed Development Area on Monday, June 2, 2025 at 7:00 pm at the Plymouth City Hall, 201 S Main St., Plymouth, MI 48170-1637.
6. Notice of the public hearing shall be published twice in a newspaper of general circulation in the Township, not less than 20 or more than 40 days before the date of the hearing. Not less than 20 days before the hearing, the Clerk shall also mail notice of the hearing to the property taxpayers of record in the Proposed Development Area, to the governing body of each taxing jurisdiction levying taxes that would be subject to capture if the Authority is established and a tax increment financing plan is approved, and to the State Tax Commission. Notice of the hearing shall be posted in at least twenty conspicuous and public places in the proposed development area not less than 20 days before the hearing.
7. Any and all resolutions that are in conflict with this Resolution are hereby repealed to the extent necessary to give this Resolution full force and effect.

ROLL CALL VOTE:

Ayes:

Nays:

Absent:

Abstain

RESOLUTION DECLARED ADOPTED

Suzi Deal, Mayor

City of Plymouth

DATED:



Administrative Recommendation

City of Plymouth
201 S. Main
Plymouth, Michigan 48170-1637

www.plymouthmi.gov
Phone 734-453-1234
Fax 734-455-1892

To: Mayor & City Commission
From: Paul J. Sincock, City Manager
CC: *S:\Manager\Sincock Files\Memorandum - Community Project Funding CFP for Roof and Windows at Cultural Center - Resolution of Support 04-21-25.docx*
Date: April 16, 2025
RE: Resolution of Support -Community Project Funding (CPF) – Roof & Window Replacement at the Cultural Center

BACKGROUND

The City Commission set sustainable infrastructure as a major goal area, to include projects that are environmentally aware and eco-friendly. Further, the public has told us that we need to be more creative when working to fund our Recreation program. One way that we can do that is to seek potential federal government funding for capital projects by way of Community Project Funding. Our staff has been working with Congresswoman Debbie Dingell, and we have identified one such project that may be eligible. We are looking at a potential roof and window at the Cultural Center, as this would eliminate water and air leaks and would further reduce the energy footprint of the operations of the Plymouth Cultural Center.

To submit for the upcoming Community Project Funding portion of the federal budget, the City Commission will need to pass a resolution of support, which we have attached for consideration. Congresswoman Dingell is very supportive of our request and has discussed the project with the City team. There is also a memorandum from Recreation Director Steve Anderson related to this request for CPF as additional background.

RECOMMENDATION

The City Administration recommends that the City Commission adopt a Resolution of support for the Community Project Funding through Congresswoman Debbie Dingell's office. We have prepared a brief Resolution of Support for the project. This is like other Resolutions of support that we have previously adopted for grant projects.

If you have any questions in advance of the meeting, please feel free to contact me.



CITY OF PLYMOUTH


www.plymouthmi.gov

Recreation Department
Plymouth Cultural Center
525 Farmer
Plymouth, MI 48170

Phone 734-455-6620

Memo

To: Paul Sincock, City Manager

From: Steve Anderson, Recreation Director 

CC:

Date: 4/16/2025

Re: Resolution of Support – Community Project Funding - FY 2026

As you are aware, we recently received a request from Representative Dingell's Office, through Mayor Deal, to submit for a Community Project Funding (CPF) grant for the Congressional 2026 Fiscal Year. Our request will be the same as last year for the 2025 Fiscal Year. Unfortunately, our FY 2025 submission was cut from the 2025 Federal budget when a continuing resolution was passed by Congress on March 11 and signed into law on March 14.

Representative Dingell's staff have been extremely helpful in providing the resources to reapply for the 2026 round of CPF. With this being the case, we wanted to gather the support from the City Commission to endorse the following project submittal.

In the 2026 CPF, we would like to include the following projects and costs:

- Replacement of 20-year-old roof on the Cultural Center - \$1,400,000.00

As we understand, through two separate roofing contractors, any new roof for this type of application must now have an R-30 insulation rating. The current roof basically has little or no "R" value whatsoever. With this being the case, any new roof put on the facility must have the current roofing material removed before the ridged insulation and roofing top surface can be installed. The extensive labor needed to conduct this project is the primary driver in the million-dollar price tag.

- Replace original 1972 windows - \$110,000.00

All the windows in the Cultural Center are the original single pane glass with aluminum frames installed with the building in 1972. During above average winds, you can feel the breeze right through the windows.

To multiply the issue, as you are aware, the front facade of the building has a glass exterior wall measuring 47'x15' and the fireplace area has a glass wall measuring 11'x 9'. This gives the building 804 sq. feet of single pane glass windows, not including the other smaller windows and glass entryways around the facility.

- Additional 25% project costs for unknown expenditures due to the Davis-Bacon Act, Buy American Act or other contingencies - \$ 380,000.00

Lastly, the General Contractor may have to adhere to any prevailing wage laws, purchasing acts, or any other provisions that Congress may add to the CPF process. Unfortunately, we have no idea what added costs will or will not be added until the CPF legislation is passed and signed into law.

With all that said, we would like to request a resolution of support from the City Commission to go with the listed projects for the FY 2026 CPF application. There is no funding commitment required by the city by passing this resolution. If you have any questions, please feel to contact me at anytime.

RESOLUTION

The following Resolution was offered by _____ and seconded by
_____.

- WHEREAS The City of Plymouth recognizes the importance of federal funding in supporting critical projects and initiatives that directly benefit our community; and
- WHEREAS Community Project Funding allows for the allocation of federal funds to specific projects identified by local representatives who have a deep understanding of the unique needs and priorities of their constituents; and
- WHEREAS The inclusion of Community Project Funding in the federal budget provides an opportunity for the City of Plymouth to address local challenges, invest in infrastructure, create jobs, and enhance the overall well-being of our residents; and
- WHEREAS Congresswoman Debbie Dingell, our elected representative in the United States Congress, has identified key projects within the City of Plymouth that align with the community's goals and have the potential to yield significant positive outcomes; and
- WHEREAS The City Commission of the City of Plymouth has reviewed and endorsed the roof and window replacement project at the Plymouth Cultural Center, recognizing the merit and alignment with our community's needs.

NOW, THEREFORE, BE IT RESOLVED, that the City of Plymouth City Commission expresses its full support for Community Project Funding and encourages Congress to include the proposed funding for roof and window replacement at the Cultural Center in the federal budget, and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to Congresswoman Dingell and any other relevant federal officials to demonstrate the unified support of the City of Plymouth for the inclusion of Community Project Funding for the roof and window replacement at the Plymouth Cultural Center in the federal budget.