

AGENDA REPORT

To: Mayor Pat Humphrey and the Clare City Commission
From: Ken Hibl, City Manager
Date: May 13, 2016
Regarding: City Manager's Report

For the Agenda of May 16, 2016

Results of CTE Millage Proposal. I believe it is common knowledge that the recent Clare-Gladwin RESD CTE millage proposal was approved by the voters of Clare and Gladwin Counties. But of particular interest is the significant majority (nearly 2:1) of voters in Clare who voted in support of the millage proposal. And an even more significant statistic is the surprisingly good turn-out of Clare voters for this off-cycle ballot event – an indication that the subject of this ballot item was important to the Clare electorate. A spread sheet of results by voting precinct/location is attached.

Kudos for Police Department. Sheriff Wilson formally expressed his appreciation (copy of letter att'd) for the assistance rendered by the Clare Police Department in a recent incident that occurred in Clare County Sheriff's Department area of jurisdiction.

Freedom Park Dedication Ceremony. Clare County is hosting a dedication ceremony/grand opening (see copy of att'd invitation) of The Freedom Park on Wednesday, May 25th @ 1pm. We will gladly coordinate carpooling to the event if there is sufficient interest to do so.

Recreation Complex Final Coordination Meeting. Excavation/Earthmoving Equipment is scheduled to be delivered to the Rec Complex site next week. We are scheduled to hold our final coordination meeting prior to moving dirt Monday morning on the site.

House Bill 5578. The attached joint statement of the Michigan Association of Counties (MAC), the Michigan Municipal League (MML), and the Michigan Township Association (MTA) regarding this proposed bill (commonly referred to as Dark Stores legislation) is interesting in that this is the first time in my recent memory these three organizations have publicly agreed on a matter of significant importance.

Clare Railroad Depot. The estimated cost to complete the exterior and interior rehabilitation (excluding landscaping, parking, and an exterior public restroom facility) of the Clare Depot is \$125K. We are applying for a \$50K grant to a foundation and are applying for MEDC approval of a crowd-funding event of \$40K – both for this summer. If we are successful in these efforts, we will only be shy \$35K to completing the depot structure. All very good news!

Attachments.

1. CTE Millage Voting Results.
2. CCSD Letter of Appreciation.
3. Invitation – CC Freedom Park.
4. Joint Statement – HB 5578.

**Clare-Gladwin Regional Education Service District
Area Career and Technical Education Proposal
Precincts Counted 28 of 28**

Clare County	Yes	No		
Arthur	44	40		
Franklin	27	58		
Garfield	56	91		
Grant	228	149		
Hamilton	87	80		
Hayes 1	399	264		
Hayes 2	222	141		
Lincoln	156	178		
Surrey	197	153		
City of Clare	307	178		
Clare County Total			1723	1332
Isabella County				
Gilmore	31	17		
Nottawa	0	2		
Vernon	51	21		
Wise	17	27		
Isabella County Total			99	67
Gladwin County				
Beaverton Twp	123	88		
Billings	117	168		
Buckeye	57	80		
Butman	134	157		
Gladwin Twp	59	47		
Grim	0	4		
Grout	115	105		
Hay	23	39		
Sage	117	139		
Secord	36	71		
Sherman	33	98		
Tobacco	179	126		
Beaverton City	70	28		
Gladwin City	175	49		
Gladwin County Total			1238	1199
Grand Total All			3060	2598



Office of the Clare County Sheriff

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John S. Wilson, Sheriff
Dwayne Miedzianowski, Undersheriff

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May 9, 2016

Chief Brian Gregory
Clare City Police Department
207 W. Fifth Street
Clare, MI 48617

Re: Barricaded Gunman – Lake George

Chief Gregory;

The Clare County Sheriff Department would like to express their thanks to you and your Officers for their assistance during the Barricaded Gunman incident that started on May 6, 2016 in Lincoln Township of Clare County.

With the help of all those involved, we were able to bring this incident to a close without injury to any law enforcement personnel.

We have always been able to count on the Clare City Police Department to help, without hesitation, when called upon and we are truly grateful.

Please convey our thanks to everyone involved for a job well done.

Respectfully,

John S. Wilson
Sheriff

GRAND OPENING VETERANS FREEDOM PARK

Unveiling the Wall of Tears

Wednesday, May 25th, 2016

1:00 PM

Harrison, MI

Everyone Welcome



**For More Information Contact
Clare County Veterans Services
(989) 539-3273
www.veteransfreedompark.com**

For immediate release

April 27, 2016

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Hearing on ‘Dark Stores’ measure shows need for bill’s adoption to restore fairness, transparency to property assessments

LANSING, MICH. — A “fair and equitable” property tax system would be the result of legislation presented to the House Tax Policy Committee, representatives of local government groups said today.

[House Bill 5578](#), sponsored by Rep. Dave Maturen and co-sponsored by 27 of his House colleagues, would put into law valuation procedures that ensure the Michigan Tax Tribunal assesses commercial property at its “highest and best use,” thereby putting an end to the “Dark Stores” valuation loophole.

Starting in about 2013, “Big Box” retailers — Home Depot, Menards, Target, etc. — convinced the Michigan Tax Tribunal to deviate from traditional practice in valuing property and rely on the “sales approach.” Under this theory of valuation, an operating store’s value is built off comparable structures — even if said structures are vacant. Dark Stores appeals have distorted Michigan’s property tax system, with Big Box retailers in our state enjoying per square foot values of about \$20, regardless of the size of the store or the type of products being sold — far less than smaller, local businesses or Big Box retailers in other states.

The “Dark Stores” problem is spreading beyond the Big Box stores, with fast food restaurants, auto parts stores and national, chain pharmacies now seeking to exploit the same loophole — at the expense of other local government taxpayers.

Maturen’s bill would prevent the inappropriate use of deed restrictions and unreasonable comparable sales, while establishing a fair and equitable system to resolve disputes. HB 5578 also is consistent with state law defining a property’s “true cash value,” clearing a hurdle that had stopped previous legislative attempts to close the loophole.

Groups representing local governments dedicated to providing key public services praised Maturen’s measure.

“Maturen has used his experience as the only professional real estate appraiser in the Legislature and as a county commissioner to craft a direct and fair solution,” said Steve Currie, deputy director for the Michigan Association of Counties.



“This issue is about far more than the lost tax revenues for local government services — money that could be spent on fire protection, roads or economic development. This is about ensuring that all taxpayers pay their fair share and that all properties are being properly assessed,” added Judy Allen, director of government relations for the Michigan Townships Association.

“This is about shared responsibility for the services we all rely on,” explained Chris Hackbarth, director of state affairs. “With Dark Stores appeals, the loss of revenue has shifted the burden for providing local services from large corporations to Main Street businesses and homeowners. Rep. Maturen’s bill would block such future shifts.”

The House Tax Policy Committee is expected to take additional testimony on HB 5578 prior to voting on the measure in May.

For more information:

Michigan Municipal League: www.mml.org

Michigan Townships Association: www.michigantownships.org

Michigan Association of Counties: www.micounties.org

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