

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY AGENDA



Regular Meeting

June 27, 2024 at 4:00 PM

- 1) **CALL TO ORDER**
- 2) **ROLL CALL**
- 3) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.
- 4) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of five (5) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.
- 5) **PRESENTATIONS AND RECOGNITIONS**
- 6) **CONSENT AGENDA**
 - A. **DDA/LDFA Minutes**
DDA/LDFA Minutes- APRIL 25, 2024
 - B. **Financial Reports**
DDA Revenue/Expense Report- May 31, 2024
LDFA Revenue/Expense Report- May 31, 2024
- 7) **MAEDA UPDATE**
- 8) **PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION**
- 9) **DDA NEW BUSINESS**
 - A. **MICHIGAN AVENUE ROAD CALMING CONCEPT**
 - B. **FACADE GRANT APPLICATION**
 - C. **BLUESFEST**
- 10) **DDA OLD BUSINESS**
- 11) **LDFA NEW BUSINESS**
 - A. **PARCEL PROJECT AND POSSIBLE LOT LINE CHANGES**
- 12) **LDFA OLD BUSINESS**
- 13) **BOARD REPORTS**
- 14) **ADJOURNMENT**

, 323 W Michigan Ave, Training Room, Marshall, MI 49068

DOWNTOWN DEVELOPMENT AUTHORITY/LOCAL DEVELOPMENT FINANCE AUTHORITY MINUTES

April 25, 2024 Regular
Meeting - 4:00 PM

1) CALL TO ORDER

IN A REGULAR SESSION held on Thursday, April 25, 2024 at 4:00 PM in the Training Room of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall Downtown Development Authority/Local Development Finance Authority was called to order by Chair Mike Beck.

2) ROLL CALL

Roll was called:

Present: Beck, Damron, Davis, Kirkland, LaForge, Perry, Thompson, Walters

and Yates. Also Present: Clerk Eubank

Absent: Jones and Lanker.

3) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by City Council action.

Moved by Matt Davis, supported by Catherine Yates to approve the agenda as presented. On a voice vote: **Motion carried.**

4) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing the board are required to give their name and address for the record when called upon by the Chair. Members of the public shall be limited to speaking for a maximum of five (5) minutes. Comments should address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion of the meeting agenda. Non-Agenda items should be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS portion of the meeting agenda.

None.

5) PRESENTATIONS AND RECOGNITIONS

6) CONSENT AGENDA

Moved by Matt Davis, supported by Sue Damron to approve the consent agenda as presented. On a voice vote: **Motion carried.**

A. DDA/LDFA Minutes

DDA/LDFA Minutes- February 22, 2024

B. Financial Reports

DDA Revenue/Expense Report Ending March 31, 2024

LDFA Revenue/Expense Report Ending March 31, 2024

C. YPC-FRIDAY'S AT THE FOUNTAIN SPECIAL EVENT REQUEST

D. OAKLAWN PET, BIKE, AND WAGON PARADE

E. GARDEN TOUR SPECIAL EVENT REQUEST

7) MEADA UPDATE

MAEDA CEO Jim Durian provided an update.

8) PUBLIC HEARINGS & SUBSEQUENT BOARD ACTION

9) DDA NEW BUSINESS

A. DOWNTOWN DEVELOPMENT AUTHORITY FY 2025 BUDGET

Moved by Diane Thompson, supported by Jason LaForge to recommend approval of the DDA FY 2025 Budget. On a voice vote: **Motion carried.**

10) DDA OLD BUSINESS

11) LDFA NEW BUSINESS

A. LOCAL DEVELOPMENT FINANCE AUTHORITY FY 2025 BUDGET

Moved by Catherine Yates, supported by J.P. Walters to recommend approval of the LDFA FY 2025 Budget. On a voice vote: **Motion carried.**

12) LDFA OLD BUSINESS

A. SURVEY UPDATE

Midwest Survey Consulting provided an update to the Board on the survey project currently underway. The Board discussed the need to perform a wetland delineation. Discussion also occurred regarding ownership and title of the parcels located in the LDFA. It was decided that we should verify that all parcels are shown as owned by the LDFA and make the necessary changes as required.

Moved by Jason LaForge, supported by Catherine Yates to task City staff with verifying that the City LDFA is shown as the owner of the parcels located in the LDFA boundaries. On a voice vote: **Motion carried.**

13) BOARD REPORTS

14) ADJOURNMENT

The meeting was adjourned at 5:03 pm.

Respectfully submitted by,

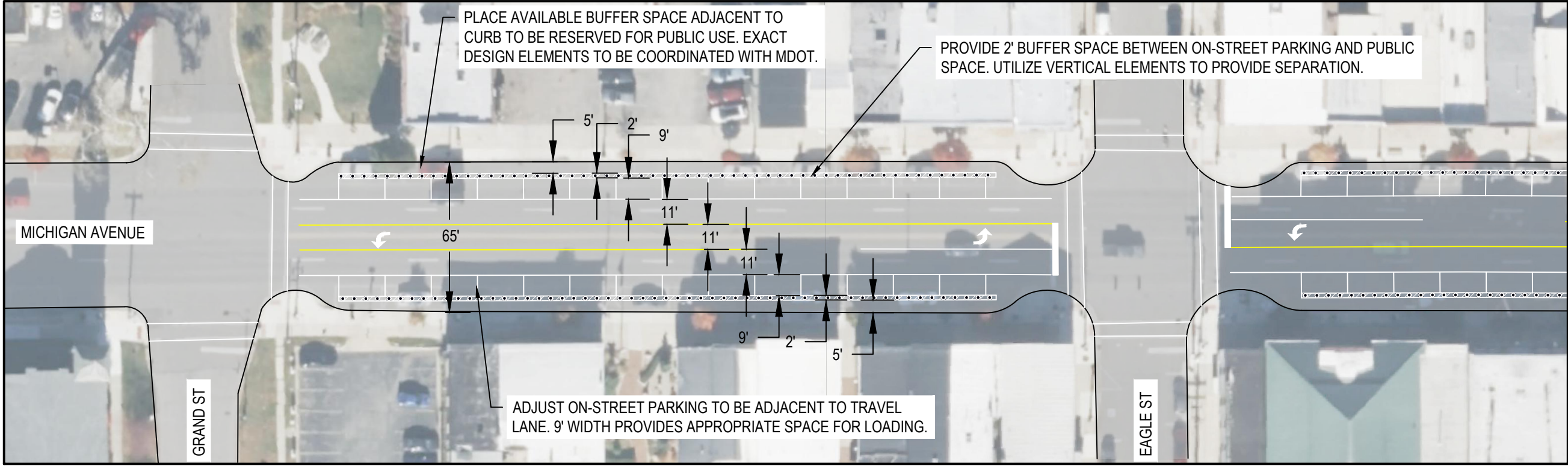
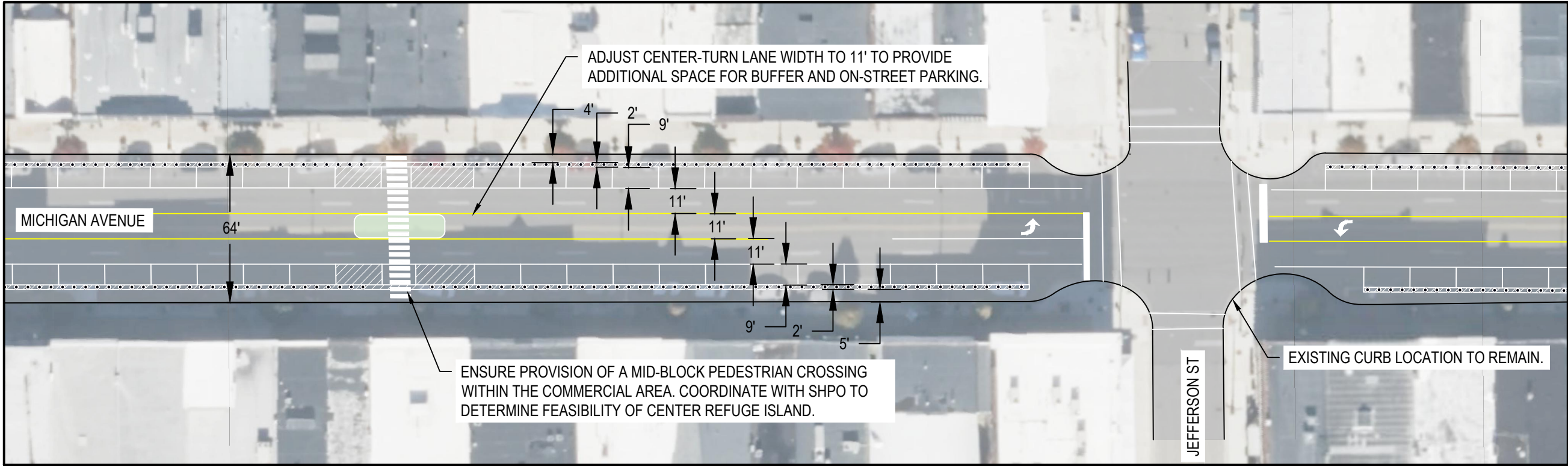
Michelle Eubank
City Clerk

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL
PERIOD ENDING 05/31/2024
% Fiscal Year Completed: 91.80

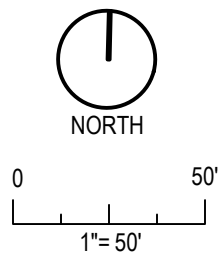
GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 05/31/2024	AVAILABLE BALANCE	% BDGT USED
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY					
Revenues					
Dept 000					
248-000-402.00	Current Property Taxes	170,949.00	185,701.55	(14,752.55)	108.63
248-000-445.00	Penalties & Int. on Taxes	0.00	111.24	(111.24)	100.00
248-000-573.00	LOCAL COMM STAB SHARE TAX	30,000.00	45,094.28	(15,094.28)	150.31
248-000-665.00	Interest	2,000.00	4,032.35	(2,032.35)	201.62
248-000-679.16	MISC REVENUE - BLUES FEST	60,000.00	23,860.00	36,140.00	39.77
Total Dept 000		262,949.00	258,799.42	4,149.58	98.42
TOTAL REVENUES		262,949.00	258,799.42	4,149.58	98.42
Expenditures					
Dept 000					
248-000-702.00	Payroll	0.00	8,189.30	(8,189.30)	100.00
248-000-702.40	Payroll - Rubbish/Garbage	0.00	2,808.12	(2,808.12)	100.00
248-000-702.42	Payroll - Parking Structure	800.00	295.79	504.21	36.97
248-000-702.43	Payroll - Sidewalk Snow Removal	0.00	1,033.41	(1,033.41)	100.00
248-000-702.44	Payroll - Flowers	700.00	775.45	(75.45)	110.78
248-000-703.00	Part-time Salaries	39,000.00	6,224.86	32,775.14	15.96
248-000-703.42	PART-TIME - PARKING STRUCTURE	0.00	42.75	(42.75)	100.00
248-000-704.42	Overtime - Parking Structure	0.00	511.25	(511.25)	100.00
248-000-704.43	Overtime - Sidewalk Snow Removal	0.00	412.47	(412.47)	100.00
248-000-715.00	Social Security	1,560.00	1,532.69	27.31	98.25
248-000-755.00	Miscellaneous Supplies	5,000.00	11,980.14	(6,980.14)	239.60
248-000-755.01	MISC SUPPLIES - DOWNTOWN PLANTER	2,040.00	1,865.34	174.66	91.44
248-000-757.00	Fuels & Lubricants	0.00	300.00	(300.00)	100.00
248-000-777.00	MINOR TOOLS AND EQUIPMENT	100.00	299.99	(199.99)	299.99
248-000-801.00	Professional Services	1,000.00	397.00	603.00	39.70
248-000-805.00	Administrative Costs	36,725.00	23,022.37	13,702.63	62.69
248-000-820.00	Contracted Services	27,000.00	32,244.50	(5,244.50)	119.42
248-000-850.00	Communications	720.00	654.00	66.00	90.83
248-000-941.00	MOTOR POOL VEHICLE RENTAL	0.00	5,373.74	(5,373.74)	100.00
248-000-961.00	COMMUNITY PROMOTIONS	65,000.00	10,692.52	54,307.48	16.45
248-000-970.00	Capital Outlay	10,000.00	0.00	10,000.00	0.00
248-000-990.00	Debt Service	59,000.00	0.00	59,000.00	0.00
248-000-995.00	Transfers to Other Funds	0.00	484,400.00	(484,400.00)	100.00
Total Dept 000		248,645.00	593,055.69	(344,410.69)	238.52
Dept 718 - DDA Parking Ramp					
248-718-941.00	MOTOR POOL VEHICLE RENTAL	4,560.00	0.00	4,560.00	0.00
Total Dept 718 - DDA Parking Ramp		4,560.00	0.00	4,560.00	0.00
Dept 719 - DDA Sidewalk					
248-719-941.00	MOTOR POOL VEHICLE RENTAL	5,370.00	0.00	5,370.00	0.00
248-719-941.02	MOTOR POOL REPLACEMENT CHARGE	1,343.00	1,379.62	(36.62)	102.73
248-719-941.03	MOTOR POOL OPERATING CHARGE	2,233.00	1,935.12	297.88	86.66
Total Dept 719 - DDA Sidewalk		8,946.00	3,314.74	5,631.26	37.05
TOTAL EXPENDITURES		262,151.00	596,370.43	(334,219.43)	227.49
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:					
TOTAL REVENUES		262,949.00	258,799.42	4,149.58	98.42
TOTAL EXPENDITURES		262,151.00	596,370.43	(334,219.43)	227.49
NET OF REVENUES & EXPENDITURES		798.00	(337,571.01)	338,369.01	12,302.13
BEG. FUND BALANCE		231,508.72	231,508.72		
END FUND BALANCE		232,306.72	(106,062.29)		

REVENUE AND EXPENDITURE REPORT FOR CITY OF MARSHALL
PERIOD ENDING 05/31/2024
% Fiscal Year Completed: 91.80

GL NUMBER	DESCRIPTION	2023-24 AMENDED BUDGET	YTD BALANCE 05/31/2024	AVAILABLE BALANCE	% BDGT USED
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND					
Revenues					
Dept 000					
250-000-402.00	Current Property Taxes	703,662.00	728,323.41	(24,661.41)	103.50
250-000-573.00	LOCAL COMM STAB SHARE TAX	200,000.00	186,505.17	13,494.83	93.25
250-000-665.00	Interest	33,000.00	17,189.96	15,810.04	52.09
Total Dept 000		936,662.00	932,018.54	4,643.46	99.50
TOTAL REVENUES		936,662.00	932,018.54	4,643.46	99.50
Expenditures					
Dept 000					
250-000-740.00	Operating Supplies	0.00	23.00	(23.00)	100.00
250-000-801.00	Professional Services	5,000.00	41,652.33	(36,652.33)	833.05
250-000-803.00	Service Fee	500.00	500.00	0.00	100.00
250-000-805.00	Administrative Costs	160,537.00	146,666.63	13,870.37	91.36
250-000-811.00	Taxes	0.00	8.51	(8.51)	100.00
250-000-820.00	Contracted Services	239,500.00	236,585.00	2,915.00	98.78
250-000-902.00	Marketing	1,500.00	0.00	1,500.00	0.00
250-000-922.00	Utilities-Elec, Water, Sewer	1,200.00	0.00	1,200.00	0.00
250-000-970.35	BROOKS INDUSTRIAL PARK SUBSTATION	0.00	452,825.74	(452,825.74)	100.00
250-000-972.00	SHARE OF CAPITAL PURCHASED BY OTHER	0.00	97,954.59	(97,954.59)	100.00
250-000-990.00	Debt Service	335,000.00	335,000.00	0.00	100.00
250-000-994.00	Bond Interest Paid	246,400.00	246,400.00	0.00	100.00
Total Dept 000		989,637.00	1,557,615.80	(567,978.80)	157.39
TOTAL EXPENDITURES		989,637.00	1,557,615.80	(567,978.80)	157.39
Fund 250 - LOCAL DEVELOPMENT FINANCE AUTHORITY FUND:					
TOTAL REVENUES		936,662.00	932,018.54	4,643.46	99.50
TOTAL EXPENDITURES		989,637.00	1,557,615.80	(567,978.80)	157.39
NET OF REVENUES & EXPENDITURES		(52,975.00)	(625,597.26)	572,622.26	1,180.93
BEG. FUND BALANCE		2,389,660.65	2,389,660.65		
END FUND BALANCE		2,336,685.65	1,764,063.39		
TOTAL REVENUES - ALL FUNDS		1,199,611.00	1,190,817.96	8,793.04	99.27
TOTAL EXPENDITURES - ALL FUNDS		1,251,788.00	2,153,986.23	(902,198.23)	172.07
NET OF REVENUES & EXPENDITURES		(52,177.00)	(963,168.27)	910,991.27	1,845.96
BEG. FUND BALANCE - ALL FUNDS		2,621,169.37	2,621,169.37		
END FUND BALANCE - ALL FUNDS		2,568,992.37	1,658,001.10		



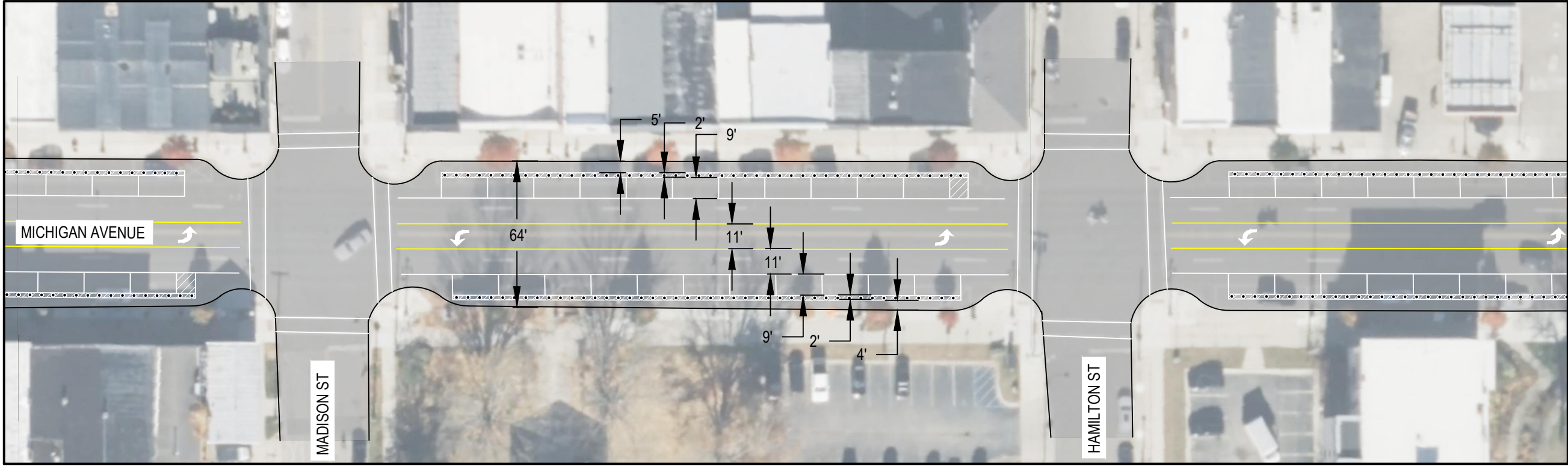
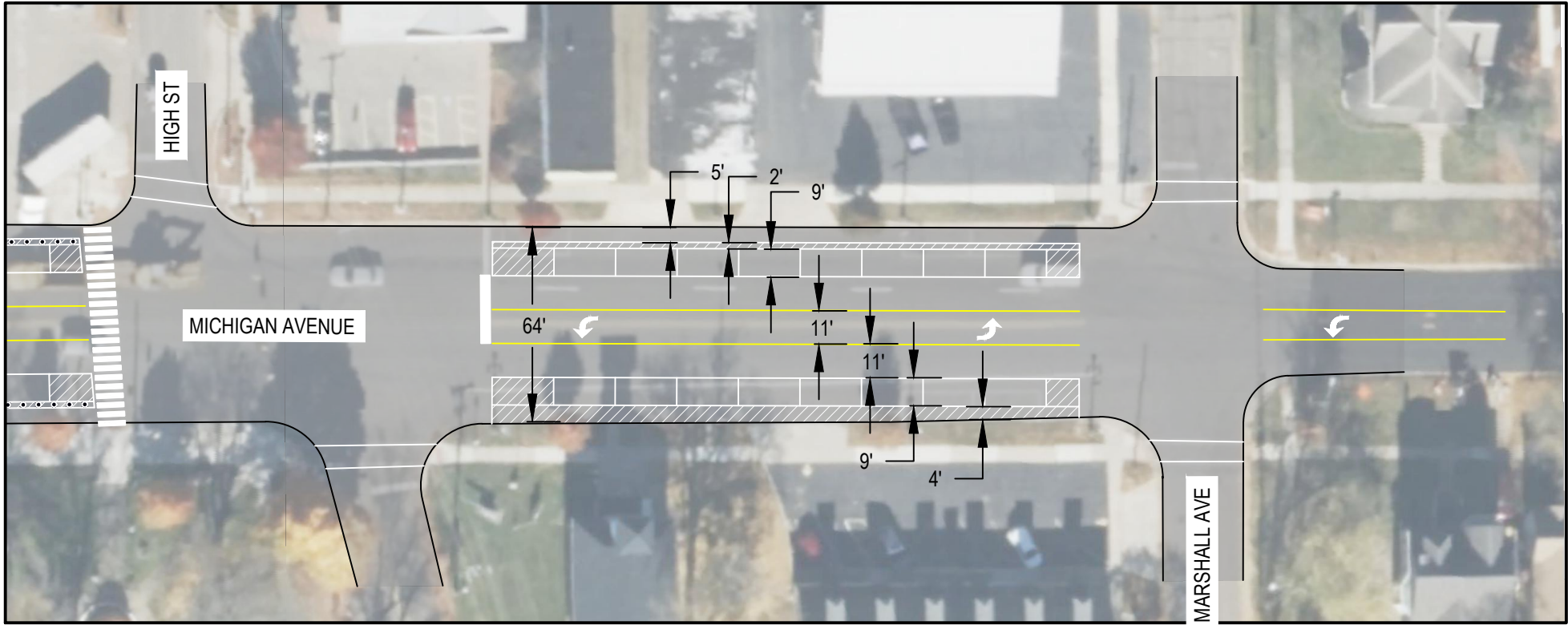
FILE NUMBER 83266014
PROJECT MANAGER CEZ
PROFESSIONAL
DRAWN BY MBB
CHECKED BY



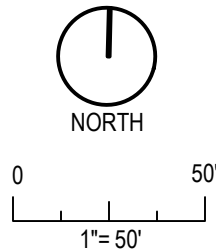
ISSUANCE
06/17/2023

CITY OF MARSHALL
**DOWNTOWN ROAD
DIET CONCEPT**
MARSHALL, MI

progressive | ae



FILE NUMBER 83266014
PROJECT MANAGER CEZ
PROFESSIONAL
DRAWN BY MBB
CHECKED BY



CITY OF MARSHALL
**DOWNTOWN ROAD
DIET CONCEPT**
MARSHALL, MI

ISSUANCE
06/17/2023

progressive | ae



ITEM 9.B

TO: Downtown Development Authority/Local Development Finance Authority
FROM: Eric Zuzga, Director of Community Services
DATE: June 27, 2024
SUBJECT: **FACADE GRANT APPLICATION**

We have received a facade grant application from 305 East Michigan Avenue to repair sections of the concrete block walls on the structure. Director Zuzga and Chair Beck met to review the application, with Desmond Kirkland recusing himself due to a conflict of interest (the building is his wife's). Our review showed that the project meets the requirements of the DDA Facade program and we are recommending that the DDA Board approve the request for a \$5,000 facade grant upon completion of the project.

RECOMMENDATION:

Approve the facade grant reimbursement for \$5,000 for 305 East Michigan Avenue.



Façade Improvement Program Application Form

Name D. Knight Designs - Deborah Knight
Mailing Address 305 E. Michigan Avenue, Marshall, MI 49068
Telephone 269.209.2085 Email deborahcdknightdesigns.com
Address of Building Considered for Façade Work 305 E. Michigan Avenue
List Persons with a Legal Interest in this Property Deborah C. Knight

Present Building Use (If mixed-use, specify use by floor) 1st Floor - Salon & Spa
2nd & 3rd Floors - Residential

Estimated Project Cost \$19,900 (Include copies of contractor bids)
Proposed Start Date 4.24.2024 Proposed Completion Date 6.15.2024

**Required documentation to be submitted with application (taken from Marshall DDA
Façade Improvement Program Guidelines, XI. Application Requirements:**

- Completed application, including \$35.00 non-refundable application fee (check payable to City of Marshall)
- Legal property description and/or Mortgage Survey
- Description of current use and proposed use of building after completion of project, including color photographs of building before initiation of project
- Project design plans, noting design firm or professional who prepared plans
- Copy of construction bids (1 required, 2 or 3 recommended)
- Timeframe for completion of project
- Proof of property & liability insurance
- Proof of property taxes paid current
- Written consent for program participation by property owner, if applicant is a tenant
- Written consent for program participation by land contract holder, if applicable
- Copy of property warranty deed
- Copy of lease, if applicable (application being submitted by tenant)

The undersigned applicant affirms the information provided with this application is true and complete to the best of his/her knowledge. The applicant affirms they have read the Marshall DDA Façade Improvement Program Guidelines revised 10-1-2022 and agrees to abide by its terms and conditions.

Deborah D. Knight

Property Owner

5-1-2024

Date

Property Owner

Date

Property Owner

Date

Property Owner

Date

Please Note: This application form must be complete and submitted with required documentation, and \$35 application fee to be eligible for review and participation.

Submit to: City of Marshall
DDA Facade Grant Program
323 West Michigan Avenue
Marshall, Michigan 49068

For more information, contact the Director of Community Services at 269.558.0354

5.1.2024

Members of the DDA/Façade Improvement Committee:

Please see the enclosed application for a grant request for façade improvements on the north side of D. Knight Designs. The concrete block that makes up the rear of our structure has begun to deteriorate which has allowed water to enter the structure and consequently weaken our rear façade. This is beyond regular maintenance such as caulking and painting which has been done over the last 5 years but not fully effective as a long-term solution.

I replaced the floor of the patio which is roof above the 2-car attached garage by removing the former concrete paver blocks and sand and replaced it with a layer of rubber and composite floor tiles that fully prevent water from entering the below garage from the ceiling. This completed project in 2023 is an investment that exceeded \$6,000.

Now, I am having deteriorated mortar joints and cracks in the exterior façade concrete block walls ground and tuckpointed. Upon completion of that portion, it will be sealed, primed and repainted. I am requesting a grant for \$5,000 to assist with this portion of the project, as the estimated total for this entire project is \$19,900 for the 2024 portion.

Additional non-grant qualifying areas I am investing in to help mitigate future water damage in conjunction with the project as a whole: adding additional concrete board, façade stone and mortar done on the interior patio walls to waterproof and prevent future flow of water into the garage and degradation of mortar joints block stability.

I appreciate your time and consideration in reviewing this application and am hopeful that continually improving our building will provide the community with a vibrant, well maintained main street.

Sincerely,

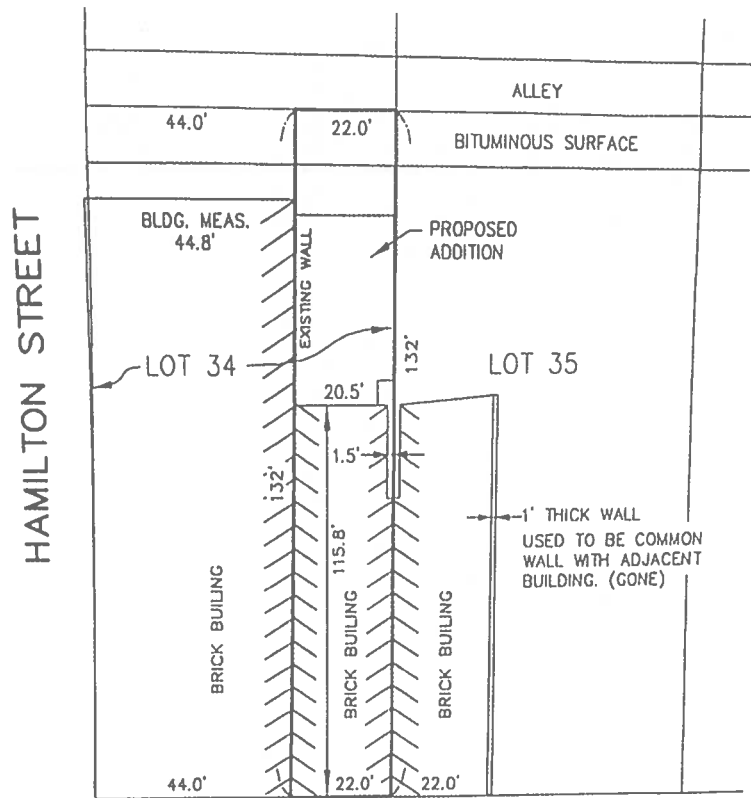


Deborah G. Knight
Designer & CEO



Henry Garrett | Masonry & Painting 517.819.0631

4.25.24	Prepared for: D. Knight Designs	
	Location of work to be completed:	
	D. Knight Designs	
	305 E. Michigan Ave. Marshall, MI 49068	
	269.781.6700	
Labor		
	Grind, tuckpoint & seal cracked block and deteriorated mortar joints exterior facade North, East & West block walls & pillars	\$ 2,450.00
	Grind, tuckpoint & seal cracked block and deteriorated mortar joints interior garage North, East & West block & repair drywall	\$ 850.00
	Prep, Prime and Paint Exterior concrete block west, north and east	\$ 4,950.00
	Prep, Prime and Paint interior garage concrete block and inside garage interior walls and ceiling	\$ 2,050.00
	Install cement board & stone with mortar to half wall of the patio	\$ 3,900.00
Sub-Total Labor		\$ 14,200.00
Materials		
	Cement board for under stone façade on patio walls added underneath stone to waterproof	\$ 250.00
	Tuckpointing mortar & sealing materials	\$ 900.00
	Stone façade for patio walk out over cement board to waterproof	\$ 2,000.00
	Primer, paint and supplies for exterior block	\$ 1,700.00
	Primer, paint and supplies for interior garage block & ceiling	\$ 950.00
Sub-Total Materials		\$ 5,800.00
TOTAL		\$ 20,000.00
	Deposit of 50% needed for project to start to purchase material on labor.	\$ 7,100.00
	Remaining Balance Due	\$ 20,000.00
	Estimate valid for 30 days from the date of preparation.	
	Work guaranteed for _____ upon completion of project.	
	Customer Signature Date	
	Acceptance of Estimate	
	Henry Garrett, Owner Date	
	Henry Garrett to notify customer if the labor or materials will exceed the amounts listed above prior to the work being completed or materials purchased.	
	4 / 24 / 2024	
	Date project begins	



MICHIGAN AVE.
99' R/W

SITE PLAN OF PROPOSED BUILDING ADDITION

DESCRIPTION OF PROPERTY:

THE EAST 1/3 OF LOT 34, UPPER VILLAGE (NOW CITY) OF MARSHALL, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 3 OF PLATS, ON PAGE 12, IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN.



Michael A. Groat
MICHAEL A. GROAT P.S.#39079

GROAT LAND SURVEYING

18625 CENTENNIAL ROAD SUITE A
MARSHALL, MI 49068 616-781-9800

CLIENT: D. KNIGHT DESIGNS
305 EAST MICHIGAN AVE
MARSHALL, MI 49068

SCALE:
1"=30'

JOB NO.
96-00397

DATE:
11-01-96

RECORDED

The Grantor **ELLA E. M. BROWN CHARITABLE CIRCLE,**
a Michigan Non-Profit corporation, whose address is
200 North Madison Street, Marshall, Michigan 49068,
conveys and warrants to
DEBORAH G. KNIGHT
whose address is 181 Perrett Road, Marshall, Michigan 49068,

SEP 25 3 39 PM '89

CLERK-REGISTER
CALHOUN COUNTY, MICH.
ANNE B. NORLANDER

the following described premises situated in the City
of **Marshall** County of **Calhoun**,
and State of Michigan:

The East 1/3 of Lot 34, Upper Village (now City) of Marshall, according
to the Plat thereof recorded in Liber 3 of Plats, on Page 12, in the
Office of the Register of Deeds for Calhoun County, Michigan.
City of Marshall, Calhoun County, Michigan.
Subject to easements, restrictions, reservations and exceptions of record.

for the sum of **Fifty Thousand and no/100**----- (\$50,000.00)

subject to easements and building and use restrictions of record and to

615180

STATE OF
MICHIGAN
Dept. of ; of SEP 25 '89
Taxation tion



REAL ESTATE
TRANSFER TAX
\$ 55.00

Dated this **15th** day of **September**

Signed in presence of:

Ann Grzeskowiak
* **Ann Grzeskowiak**
Lois A. Zuehlke
* **Lois A. Zuehlke**

Signed:

ELLA E. M. BROWN CHARITABLE CIRCLE
(Name of Corporation) **GRANTOR**

By: *Frank Giesen*
* **Frank Giesen**
Its **President**
By: *Richard R. Embury*
* **Richard Embury**
Its **Secretary**

STATE OF MICHIGAN, }
COUNTY OF **CALHOUN** } SS.

The foregoing instrument was acknowledged before me this **15th** day of **September**
1989, by **Frank Giesen** and **Richard Embury**
(Name(s) of Officer(s))
the **President** and **Secretary** of **Ella E. M. Brown**
(Title(s) of Officer(s)) (Name of Corporation)
Charitable Circle a **Michigan Non-Profit** corporation, on behalf of the corporation.
(State of Incorporation)

(Michigan)
(Calhoun) **SEP 25 1989**
Notary Public, **Calhoun** County,
Michigan
My commission expires: **7/23/90**

County Treasurer's Certificate *Ann Rosenbaum* City Treasurer's Certificate **LIBER 1506 PAGE 333**
ANN ROSENBAUM TREASURER, Calhoun County

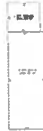
When Recorded Return To: Deborah G. Knight (Name) 181 Perrett Road (Street Address) Marshall, Michigan 49068 (City and State)	Send Subsequent Tax Bills To: Deborah G. Knight 181 Perrett Road Marshall, MI 49068	Drafted By: Ronald J. DeGraw Schroeder, DeGraw, Kendall & Mayhall Business Address: 203 East Michigan Ave. Marshall, MI 49068
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Tax Parcel # **13-53-001-034-02** Recording Fee **\$6.00** Transfer Tax **\$55.00**

* TYPE OR PRINT NAMES UNDER SIGNATURES

305 E MICHIGAN AVE MARSHALL, MI 49068 (Property Address)

Parcel Number: 53-001-034-02



Property Owner: KNIGHT DEBORAH G L/T

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: N/A
 - # of Buildings: 2
 - Total Sq.Ft.: 4,410
- > Property Tax information found
- > Assessed Value: \$92,700 | Taxable Value: \$68,245
- > 6 Building Department records found

Item 1 of 2 0 Images / 2 Sketches

Owner and Taxpayer Information

Owner

KNIGHT DEBORAH G L/T
305 E MICHIGAN AVE
MARSHALL, MI 49068

Taxpayer

SEE OWNER INFORMATION

Legal Description

MARSHALL CITY, UPPER VILLAGE E 22' OF LOT 34.

Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

5/14/2024

Recalculate

Tax History

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2023	Winter	\$922.35	\$922.35	02/13/2024	\$0.00
2023	Summer	\$3,107.18	\$3,107.18	09/13/2023	\$0.00
2022	Winter	\$849.96	\$849.96	02/13/2023	\$0.00
2022	Summer	\$2,992.31	\$2,992.31	09/14/2022	\$0.00
2021	Winter	\$822.17	\$822.17	02/12/2022	\$0.00
2021	Summer	\$2,904.25	\$2,904.25	09/11/2021	\$0.00
2020	Winter	\$811.60	\$811.60	02/13/2021	\$0.00
2020	Summer	\$2,733.07	\$2,733.07	09/14/2020	\$0.00
2019	Winter	\$808.37	\$808.37	02/15/2020	\$0.00
2019	Summer	\$2,682.95	\$2,682.95	09/12/2019	\$0.00

Load More Years

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HOMEOWNERS POLICY DECLARATIONS

INSURANCE COMPANY

6101 ANACAPRI BLVD., LANSING, MI 48917-3999

AGENCY BATY AGENCY

11-0044-00

D

Mkt Terr 004

(248) 553-7570

INSURED DEBBIE KNIGHT

ADDRESS 305 E MICHIGAN AVE

MARSHALL MI 49068-1664

Renewal Effective 11-26-2023

POLICY NUMBER

42-073-667-00

Company Use

04-87-MI-9711

Company
Bill

POLICY TERM

12:01 a.m. to 12:01 a.m.

11-26-2023 to 11-26-2024

In consideration of payment of the premium shown below, this policy is renewed. Please attach this Declarations and attachments to your policy. If you have any questions, please consult with your agent.

	TERM
TOTAL POLICY PREMIUM INCLUDING PERSONAL ARTICLES	\$399.10
PAID IN FULL DISCOUNT	-36.52
TOTAL POLICY PREMIUM IF PAID IN FULL	\$362.58

LOCATION DESCRIPTION

305 E Michigan Ave

Marshall, MI 49068-1664

Homeowners Policy Form 4

Masonry Construction

Protection Class 4

PROPERTY AND LIABILITY COVERAGES

C Personal Property

LIMITS

\$200,700

Adjusted Value Factor: 1.050

D Additional Living Expense and Loss of Rents

48,730

E Personal Liability (each occurrence)

300,000

F Medical Payments (each person)

5,000

Section I Deductible

\$500 - All Peril Deductible

COVERAGES THAT APPLY

Personal Property Replacement Cost

Renters Plus

Refrigerated Products Coverage (\$250 Deductible)

\$750

Glass Breakage (\$250 Deductible)

Water Liability

Water Backup Of Sewers Or Drains (\$250 Deductible)

5,000

Credit and Fund Transfer Card Coverage

1,000

Accidental Death Benefit

10,000

Identity Theft Expense Coverage (\$250 Deductible)

15,000

Property Coverage Limitation for Fungi, Wet Rot, Dry Rot

and Bacteria resulting from a covered cause of loss

30,105

Building Additions And Alterations

20,070

Loss Assessment Coverage

2,500

Fire Department Charges

500

PREMIUM DISCOUNTS THAT APPLY

Home/Auto Multi-Policy Discount

Home/Umbrella Multi-Policy Discount

Protective Devices Discount

Claim Free Discount

TOTAL LOCATION PREMIUM

\$378.74

Forms That Apply To This Location:

17904 (06-21) 57861 (06-21) 17685 (02-23) 67100 (09-22) 67023 (10-21) 57759 (06-21) 17033 (06-21)

Secured Interested Parties: None



AUTO-OWNERS INS. CO.

17560 (01-14)

Issued 10-19-2023

AGENCY BATY AGENCY
11-0044-00 D Mkt Terr 004
INSURED DEBBIE KNIGHT

Company POLICY NUMBER 42-073-667-00
Bill Company Use 04-87-MI-9711
Term 11-26-2023 to 11-26-2024

	TERM
TOTAL POLICY PREMIUM INCLUDING PERSONAL ARTICLES	\$399.10
PAID IN FULL DISCOUNT	-36.52
TOTAL POLICY PREMIUM IF PAID IN FULL	\$362.58

Insurance Score: X840

Forms That Apply To All Locations:

17363 (10-21) 17780 (06-21) 57884 (10-21)







