

Proposed Use Title:

Proposed Use 3: Partial Combo B - using 7th Street portion for Development at the discretion of the village and sell the remaining build-able lots.

General Overview:

The village would retain the “Lot 1” for village development, either with attainable housing, boat parking, or other village use (size and number of lots to be sold is variable). The remaining portions would be divided and sold to private buyers, developers, a conservation non-profit, etc (see Footnote 22-26 pages 11-14 - Picard Appraisals). The sale of the properties would include deed restrictions that include wetland protections and any other aspects deemed necessary.

Estimated Cost: Varies with use selections.

Can the Proposed Use be completed in Phases: Yes, depending on the type of development selected for the 7th street portion - the sale of lots can occur as needed.

Possible Funding Sources: Apply for Tribal funding, Leelanau Township funding, or grant funding from private sources, or government agencies. One or more lots can be sold off if local matching funds are also needed to fund the development. Explore Brownfield Redevelopment funding ([see document EPA-I-OLEM-OBLR-22-09%20RFA.pdf in 7th Street Document dropbox on village web site](#)).



Master Plan Alignment - Explain how proposed use aligns to each Master Plan Goal:

Master Plan Goal	Proposed Use's Alignment with Goal
Protect the area's natural beauty, open space, environmentally sensitive features, attractive man-made environment and historic features by guiding the pattern of growth.	This plan preserves the least natural space out of the three proposed uses, but does allow the village to preserve some of its natural space. However, the area the village would retain is the area that is currently barren and contains the areas of contamination.
Encourage economic development that provides diverse and continuing employment opportunities for Northport residents	This proposed use has minimal alignment with this goal. See Variation 2 on page 4.
Encourage the provision of adequate and affordable public utilities and services	Good alignment. Increasing the number of residences that are hooked up to the village sewer and water spreads the operating costs over more users. Hookup fees will help to pay off the sewer debt. See Footnote 1 page 6.
Encourage affordable housing and diversity in housing types and lifestyle	This plan could provide multiple housing units near town. The properties could be affordable or attainable housing, market rate. or a combination of these. This proposed use aligns with this goal. See Footnote 2-3 on page 6.
Encourage Energy Conservation	This proposed use does not align with this goal.
Conserve Natural Resources	This proposed use does not align with this goal, though maintaining some portion of the property in its natural state may provide alignment with this goal. See Footnote 4 and 5 on page 6.

Recreation Plan Alignment - Explain how proposed use aligns to each Recreation Plan Goal & Action:

Recreation Plan Goal	Proposed Use's Alignment with Goal
<i>Provide facilities to meet the needs and abilities of all park users - incorporate universal access at all parks</i>	This proposed use does not align with this goal.
<i>Explore funding opportunities and partnerships that support and enhance recreational opportunities in the village</i>	This proposed use does not align with this goal.
<i>Explore opportunities to acquire acreage for additional recreation areas</i>	This proposed use does not align with this goal.
<i>Preserve and maintain the scenic and natural open areas within the village</i>	This proposed use does not align with this goal.

How does the proposed use align with current Village Residential Zoning Ordinances (R2):

Yes, this proposed use aligns with R2 zoning. The Northport community needs more housing to meet demand, particularly affordable housing. Areas zoned R2 are intended to be developed into housing.
See Footnotes 1,2,3, and 6 on page 6.

How consistent is the Proposed Use with the surrounding properties: All aspects of this use (*single-family homes, and two-family homes or public use*) are consistent with the surrounding properties, provided the design of any new structures blends in with existing properties in the area. See Footnote 7 on page 7.

Any applicable Federal or State Regulations:

- ☐ Exceeds regulations
- ☒ Meets regulations
- ☐ Does not meet regulations

Explain applicable regulations and how the proposed use complies:

This property appears to meet Federal and State regulations for housing development. As noted in the Wetland Delineation Report any development or changes to the site would require multiple permits from a variety of agencies (see Footnote 8 on page 7). Remediation to some portions of this property may be necessary to meet all regulations.

Describe the Environmental Impact: This use would have an Environmental Impact to the existing wetlands. There are reports and letters from citizens and professionals outlining the environmental impact in the 7th Street Dropbox on the village web site. Highlights of the data generated can be found in the Footnotes, but all documents can be reviewed in full for clarity and detail. See Footnotes 8-21 on pages 7-10.

Does the project remedy an Existing Deficiency, explain:

This proposed use can help to remedy a deficiency in all types of housing, though the deficiency in workforce/affordable housing is the most critical. The value of these lots, may make it challenging to be utilized for affordable or attainable housing (see Footnote 22-26 on pages 11-14 - Picard Appraisals).

Additional revenues for the village, in particular for the sewer debt, is another existing deficiency within the village. New housing construction would increase the revenues for sewer connections, sewer fees, water fees, and property tax revenue.

Benefits/impacts Percentage of Residents:

- ☒ *Leelanau Township and Village residents*
- ☐ *All Village Residents*
- ☐ *Most Village Residents*
- ☐ *Some Village Residents*
- ☐ *Minimal Village Residents*

Explain:

The benefits of this proposed use will depend on the types of development that are chosen. If affordable housing is developed on the property, the benefits will impact anyone who uses services in the village, as housing for local employees is a need for all.

All residents will benefit from additional sewer connections and costs, as well as tax revenues.

The village residents surrounding the property will be impacted by the change in use proposed in this plan. As this lot was previously protected as village recreation, any property purchases of the surrounding area prior to the deed changes in July of 2018, may have assumed the lot would remain public property, for recreational use. Any development of the properties, may affect the drainage, flooding, and water runoff, as mentioned in our Village Master Plan.

See Footnote 4 on page 6.

Potential Traffic Impacts of Proposed Use:

- ☐ *Significant*
- ☐ *Moderate*
- ☒ *Minimal*
- ☐ *None*

Explain:

Only a small number of residences can be constructed on the property with current R2 zoning, so the traffic impact would be minimal.

Potential Monetary Impacts on Village (identify how proposed use aligns with each column and include explanation and/or details in the appropriate cell):

Short Term Revenue	Long Term Revenue	Short Term Expenses	Long Term Expenses
<i>Significant</i> The sale of the properties could yield up to \$405,000 if all sold for the higher value of the appraisal. The village could also gain sewer/water hookup fees (\$50-60k if all sold and developed).	<i>Significant</i> N/A	<i>Significant</i> Environmental testing and cleanup of Lot 1 would be necessary prior to any development on that portion of the site, though that cost is unknown.	<i>Significant</i> N/A
<i>Some</i>	<i>Some</i> The village would bring in water and sewer fees and ongoing property tax revenues.	<i>Some</i> Selling the properties would require legal documentation work, to ensure that the proposed deed restrictions were included and protected as desired in the sale of the properties.	<i>Some</i> N/A
<i>No Impact</i> N/A	<i>No Impact</i> N/A	<i>No Impact</i> N/A	<i>No Impact</i> The village already maintains 7th Street and North Shore Drive, so there would be no known additional expenses required.

Possible Variations on this Proposed Use:

1. Lot sizes to be sold could vary from those currently appraised.
2. Lot one could be developed into a variety of housing types that would meet community needs, while also including beautification of the current barren area:
 - Single Family Homes
 - Two-Family homes (condos or long term rental units)
 - Affordable/Attainable/Workforce Housing (townhomes or apartments) - though this variation would require re-zoning the parcel to R3 (and applying for a Special Use PUD) or R4 (multi-family allowed by right or applying for a Special Use PUD).
3. Infrastructure upgrades and development of "Lot one" into a public parking lot for boat trailer parking.
4. Selling the parcels to a non-profit conservancy (or similar) to protect the parcels through private ownership.
5. Restricting the deeds to prohibit any use for STR (Short Term Rentals).
6. The village could minimize the environmental impact by creating deed restrictions to the buildable area of the lots, leaving the most sensitive areas undeveloped and assuring that only builders with experience in construction near environmentally sensitive areas are utilized for development.

Unanswered Questions about this Proposed Use:

- Questions regarding the property lines still remain - the county still does not reflect the DPW lift station split or the adjustment of the Northern property lines.
- Additional extent of/and any migration and cost of the contaminates located in the 2020 studies.

Public Comment Summary about this Proposed Use: (see full correspondence in Public Comment Addendum)

Public comment has shown little support for this plan.

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
Fred Steffens	11/21/21 & 11/9/22	4 single family homes	quiet residential neighborhood and wants it to remain that way
Gregory Nobles	11/12/22 & 11/9/21	Should remain a public asset. 1. do nothing or a small part, leave wetlands intact 2. work with non-profit to create modest attainable housing 3. in partnership with the township build a township/village office or new library on south portion	
Anne Harper	11/13/22	Use south portion for a village/ township office or new library, leave remaining wooded portion as is	Does not feel it is a suitable site for attainable housing. opposes development of 4 single-family homes.
Steven and Vickie Slot	10/11/22	Leave the land undeveloped and natural	village shouldn't become developers
Betty Miclay	10/19/22	Leave the land undeveloped and natural	financial benefit from selling to private, ruins the feeling of the community by encouraging outsiders to come in without any ties to the community
Mike Arents and Ruth Butler Arents	10/10/22	keep the area in its natural state and encourage educational learning and uses, and/ or use this space for some attainable housing - discounts to those working in the village full-time	do not sell to build 4 large homes, do not allow egress on north shore drive regardless of use.
John & Kim Zevalkink	11/13/22	would like it to remain undeveloped	feel any development will have a negative impact on the wetlands

Member of Public	Date corresponded	Suggestion for Use	Additional Comments
Mary Betzoldt	10/14/22 & 10/19/22 (voiced public comment)	would like it to remain undeveloped, or if developed only the south portion and to be housing locals can afford	is concerned about the woods being destroyed and what the disruption of the wetlands will do to surrounding properties
Ruth Steele Walker	11/15/22	Would like us to consider keeping it a park	what is the property worth (valuation from experts), understand the wetland issues and how other properties will be affected with changes, the costs of utilities, permits and engineering to install a road
Beth Swanson	11/15/22	echos joanne geha swanson comments: would like it to remain undeveloped	hopes we will consider the full and inevitable repercussions of what will happen to our town if these wetlands are built upon
Jane and Mark Voight	10/18/22	would like it to remain undeveloped	implores us to consider the impact to future generations and the long term loss of wetlands
Randy Koch	10/19/22 (voiced public comment)	supports the development of 4 single-family homes and street	feels previous committee did great work and feels 4 single family homes will be in keeping with the existing village plans and will generate more tax base
Pamela Cain	11/9/21	keep the parcel natural and install picnic tables, a community vegetable garden, grass or gravel parking for 7th st beach, and/or accessible trail	do not want the wetlands filled in or built on
Gerald Schatz	4/20/23	Brownfield Redevelopment Funds may be available even if not developing lots	

Footnotes

1. Village Master Plan 2018 - page 22

Another important local or County role is in addressing infrastructure needs. Multi-family homes, apartments, or other higher-density housing that can provide much needed affordable housing require infrastructure such as sewer and water services, which are predominantly available in cities and villages. Northport is uniquely positioned in Leelanau County in that infrastructure is available for higher-density development. However, the high cost of sewer hookups may be considered a deterrent from new development that would meet local housing.

2. Village Master Plan 2018 - page 18

In Northport, affordable housing, small homes, rentals, or multi-family housing units consistent with single-family development - otherwise known as the “missing middle” - are all becoming more important in meeting the needs of Northport’s changing population and economy.

3. Village Master Plan 2018 - page 19

The term “the missing middle” refers to multi-unit or clustered housing types that are compatible with, and look similar to, single-family homes - such as duplexes, fourplexes, row houses, cottage developments, and courtyard apartments. As the County’s population ages, household sizes shrink, and more households look to move to smaller homes, these housing types are increasingly in demand. A 2015 target market analysis for the Village of Northport showed a potential annual demand for 36 additional “missing middle” housing units.

4. Village Master Plan 2018 - page 9

Natural features provide many more benefits if they are maintained in larger units, such as in a complex, interconnected systems - “green infrastructure” are more successful at maintaining ecological diversity and integrity. Continuous systems of forests, wetlands, and other open areas maintain water quality and reduce the risk of flooding by controlling stormwater runoff, and also provide protection from storm damage and erosion in coastal areas. Green infrastructure systems also provide invaluable wildlife habitat and foster ecological diversity.

5. Village Master Plan 2018 - page 41

Natural Resources

Natural resources in the Village include coastal areas, wetlands, streams, woodlands, farmlands and steep slopes. Because of their economic, cultural and open space benefits, resource lands are an important element of the growth and development pattern envisioned in the plan concept. Designate the most valuable lands as Conservation/Recreation to discourage development and preserve natural resource areas.

6. Village of Northport Zoning Ordinance 2006 - page 52

10.01 INTENT AND PURPOSE.

This district is intended for single-family and two-family residential uses, together with schools, churches, parks, and playgrounds. This district provides the main living area for the Village; therefore it is important that developments provide social interaction components such as sidewalks and parks. Buildings in this district are strongly encouraged to be designed to be compatible with the architectural character of existing buildings with respect to their: garage location, building height, materials of construction, roofline slopes, porches, windows and pedestrian and vehicular access location.

10.02 USES PERMITTED BY RIGHT. The following uses are permitted by right within a R-2 District:

1. Standard single-family dwellings.
2. Public parks, public playgrounds.
3. Home occupations as defined in Article 2.
4. Two family dwellings.
5. State licensed residential facility.
6. Home child day care facilities for six (6) or fewer children licensed by the State of Michigan.
7. Customary Accessory Uses to any of the permitted uses listed in the R- 2 District and as defined in Article 2.

7. Village of Northport Zoning Ordinance 2006 - page 51-52

Village Residential

- *Village Residential comprises the areas near downtown. Small lots having access to public water characterize these properties. Single family-residential dwellings are the primary use, while compatible uses such as neighborhood parks, churches, and schools are also allowed.*
- *Two-family dwelling units are also allowed here, as long as they reflect the existing architectural style and have the appearance of a single-family dwelling unit. This area may be appropriate for senior citizen housing, as it is close to community and health services.*
- *This land use classification encompasses a majority of the residential development within the Village, therefore it is critical that the historical building patterns are maintained and respected. Zoning should not be used to disrupt these patterns and allow for developments that look more like contemporary subdivisions.*
- *Grid street patterns are encouraged in this district. Dwelling units should be designed to be compatible with the historic character of the neighboring single-family dwelling units in terms of building height, materials of construction, roofline slope, porches and windows, and pedestrian and vehicular access locations. Garages should be either recessed beyond the front face of the house or entered from behind.*
- *Lot sizes should be small to continue to enhance the established community feeling of the Village. This area is intended to be served by a full range of public services, especially water and sewer.*
 - *Accessory building should not dominate houses.*
 - *Emphasize existing architectural style.*
 - *Respect historical building and design patterns.*
 - *Have small lot sizes and minimal setbacks.*

Bayshore Residential

- *The Bayshore Residential area is similar to Village Residential, but the properties have direct access to the Bay. The primary uses for these properties are single-family dwelling units and parks.*
- *Structures in this area should be designed to be compatible with the existing architecture of this area. Residential structures contain a more resort like appearance and character. Decks and porches are oriented towards the water. Garages in this location typically are near the street and do not face the waterfront.*
- *Structures should be one or two stories, and designed to embrace the water.*

8. Wetland Delineation Report 7/29/20 by Gozling Czubak - page 3

Based on its proximity and connection by drainage to Lake Michigan, the wetland is regulated under Part 303 of the Michigan Natural Resources and Environmental Protection Act, PA 451 of 1994. Any development within the wetland will require a permit from EGLE. The USACOE might also claim jurisdiction and require a permit jointly with EGLE. A Soil Erosion and Sedimentation Control Permit will be needed from the Leelanau Conservation District. Wetland boundaries are subject to change over time as a result of natural and human factors.

9. Wetland Delineation Report 7/29/20 by Gozling Czubak - page 1

The list of plants should not be considered comprehensive; it is possible that plants are present that were dormant at the time of the reconnaissance or not readily identifiable.

10. Wetland Delineation Report 7/29/20 by Gozling Czubak - page 2

The site appears to be within a "dune-swale" complex running parallel to Lake Michigan.

11. Wetland Delineation Report 7/29/20 by Gozling Czubak - page 3

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12. Wetland Delineation Report 7/29/20 by Gozling Czubak - Attachment 3

Wetlands Map Viewer



13. Wetland Delineation Report 7/29/20 by Gozling Czubak - Attachment 4

SP=Sample Point

SP	Any Findings of Wetlands/Water
SP-1	Hydrophytic Vegetation Present
SP-2	High water table at 10", saturation at 8", Geomorphic Position, Wetland Hydrology Present, Hydrophytic Vegetation Present
SP-3	Water table present at 22", Saturation present at 21"
SP-4	Water table present at 26", Saturation present at 25"
SP-6	Water table present at 6", Saturation present at 5", Hydrophytic Vegetation Present, Hydric Soil Present
SP-7	Water table present at 23", Saturation present at 22"
SP-8	Water table present at 13", Saturation present at 12", Hydric soil present. The sample point is on the margin of the wetland, and appears to be dominated by vegetation spreading from the adjacent upland, particularly in the herbaceous stratum. Dead ash trees, possibly green ash, were noted.
SP-9	Water table present at 25", Saturation present at 24"
SP-10	Water table present at 20", Saturation present at 18"
SP-11	Water table present at 16", Saturation present at 13", Hydrophytic vegetation present, Hydric soil present. Possibly in swale within a dune-swale complex. Hydrology may be altered due to a historically constructed drainage ditch, but is considered "Normal Circumstances".



14. Phase 1 Environmental Site Assessment 7/30/20 by Gozling Czubak - page 3

The Phase 1 ESA has revealed evidence of recognized environmental conditions (RECs) associated with the subject property.

15. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 4

In addition, the boreholes reflect soil and groundwater conditions at the time they were performed. The soil information was obtained for preliminary use for the project described. This information should not be used for determining earthwork quantities, construction estimating, or other purposes.

16. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 4-5

Generally, the soil borings indicate the site has sandy soils near the surface to the maximum explored depth of the borings. The soils encountered are generally considered suitable for the support of conventional shallow foundations.

All site grading work should be completed in the construction area prior to building pad preparation or deep foundation work. If remnants of previous construction such as underground tanks, foundations, fill, utilities, or other items are encountered they should be completely removed and replaced with engineered fill.

All topsoil in the construction area should be completely removed to the depth it occurs. All subgrade soils at the foundation bearing level should be compacted, tested and evaluated by Gozling Czubak personnel.

The footings may be established directly on the properly compacted and approved native sandy soils or engineered fill and designed in a conventional manner. Footings may be sized using a soil contact pressure of up to 2,000 pounds per square foot. These recommendations are conditioned upon a representative of Gozling Czubak observing the subgrade prior to construction. A minimum footing depth of 3.5 feet for frost protection, a minimum width of 24 inches for the column footings and 18 inches for the wall footings should be maintained.

17. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 6

It is recommended that all vegetation, topsoil, and otherwise unsuitable soil be removed to the extent it occurs.

A minimum of two feet of well-compacted granular soil should be present below the floor slab. Engineered fill should be properly placed as needed to bring the building area to plan grade as necessary.

All vegetation, topsoil, and other unsuitable materials where encountered, should be removed from the proposed pavement areas. MDOT Class II material, or other material approved for engineered fill should be placed and properly compacted to bring the pavement areas to the intended grade.

Groundwater was encountered at approximately three feet below grade during drilling.

It is anticipated that a dewatering system may be necessary for the proposed construction on site. Perimeter drains, if used should be placed in the lower foundation area to control groundwater collecting outside the walls.

The drains should be connected to a positive gravity outlet at multiple locations to remove water from the building area.

18. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 6-7

It is important that the site grading plan be properly designed for controlled surface drainage. The foundation drainage system should be segregated from the surface drainage anticipated on site. In other words, the site should be designed to shed surface water in a way that will not add to the water finding its way to the drainage system of the building.

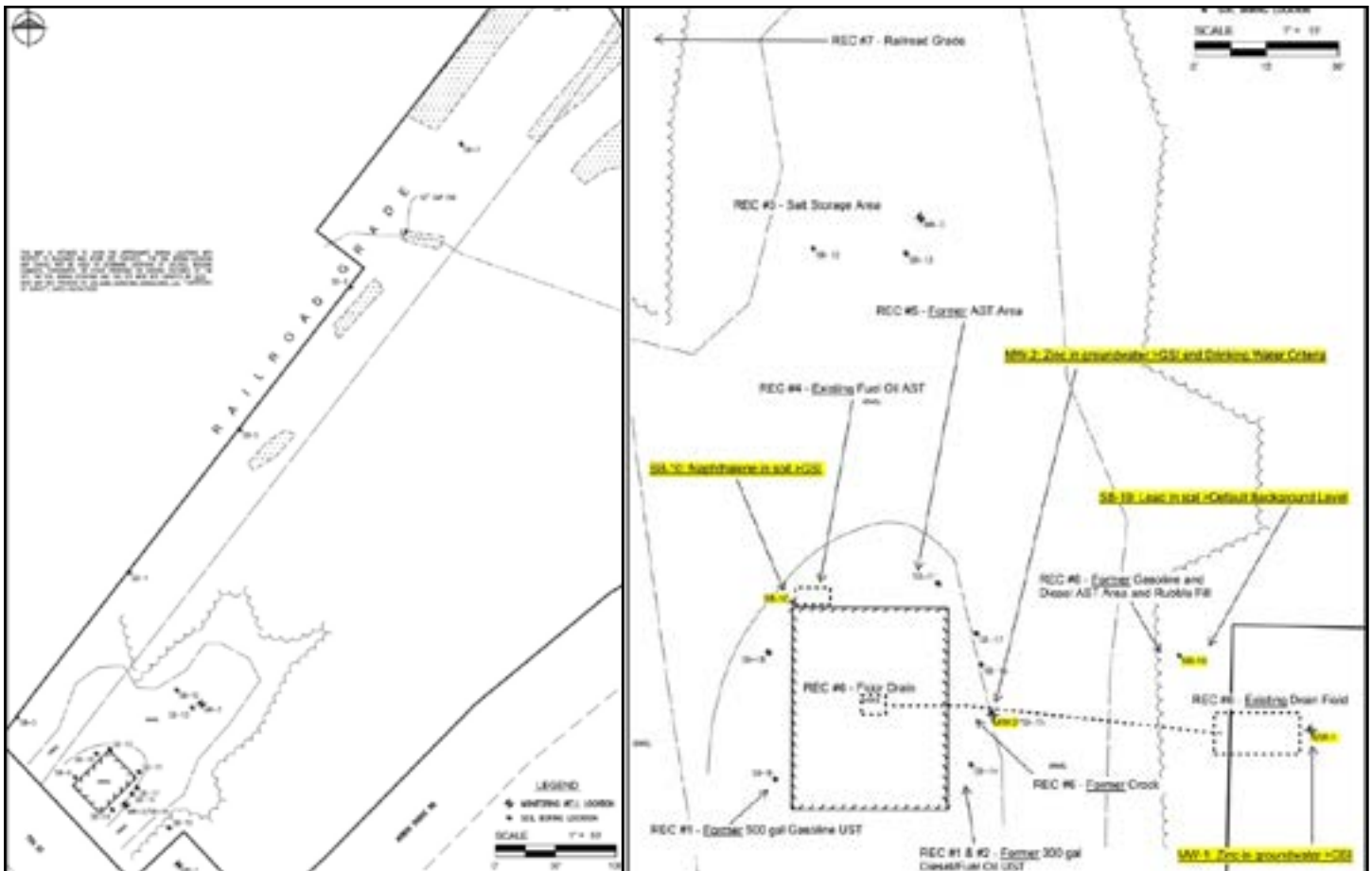
19. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - page 7

For these recommendations to be valid, earthwork should be done under the observation of a qualified engineer or technician and density tests performed to determine if each lift is sufficiently compacted.

20. Report of Geotechnical Exploration 7/30/20 by Gozling Czubak - Attachment 4

Most of the "Findings" Related in This Report Are Professional Opinions: Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgment to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ - maybe significantly - from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent: The recommendations included in this report - including any options or alternatives - are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgment and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*



21. Phase II Environmental Site Assessment Report 1/7/21 by Gozling Czubak pages 1-3, 8, and Attachment 5

- Page 1 - REC #1: Unknown historical activities including spills constitute a REC that warrants investigation of subsurface conditions. Gasoline and diesel fuel contain hazardous substances including volatile organic compounds (VOCs), semivolatile organic compounds (SVOCs), and lead.
- Page 2 - REC #2: The unknown historical activities associated with the UST, exact location, possible spills, and lack of documentation of UST removal/closure represents a REC and warrants investigation of subsurface conditions.
REC #3: The historical storage of road salt mixed with sand on the ground surface northeast of the garage, with no containment and uncovered at the subject property represents a REC that warrants investigation of subsurface conditions. Salt contains chloride, which is a listed environmental contaminant.
REC #4: Possible spills and lack of containment presents a REC that warrants investigation of subsurface conditions.
REC #5: Possible spills and unknown construction present a REC that warrants investigation of subsurface conditions.
- Page 2-3 - REC #6: It is unknown what materials entered the drain and crock; however, given the history of vehicle maintenance, it is plausible that solvents, fuels, oil, or other substances containing hazardous compounds could have entered the system. Given the unknown construction of the piping and crock, it is possible that hazardous materials were released to the environment, presenting a REC that warrants subsurface investigation.
- Page 3 - REC #7: Contaminants including heavy metals and SVOCs from the discharge of coal waste and fuel are not uncommon in old railroad grades, therefore subsurface investigation is warranted.
REC #8: Tank filling and fueling could have resulted in releases and constitute a REC that warrants subsurface investigation.
- Page 8 - further investigation to demonstrate no potential impact is warranted.
...found zinc in groundwater at concentrations exceeding the Residential Drinking Water and GSI Criteria promulgated under Part 201 of NREPA. Additional investigation down gradient is warranted to determine if zinc is migrating off site via groundwater transport.
Additional investigation is warranted to determine the areal extent and characterization of the fill material and whether it is a source of groundwater contamination.
- Attachment 5 - Part 201 Generic Cleanup Criteria Comparison Table for Soil (Residential) SB=Soil Boring
 - Lead in SB-19(2') exceeds the drinking water and calculated Final Chronic Value (FCV) for GSI. Therefore, the target cleanup criterion is the Background Screening Level.
 - Napthalene exceeded DW and GSI in SB-10(1'), SB-11(4') and SB-15(3.5'). The locations were resampled on 12/17/20. Results were non-detect or below criteria; however, leachate analysis by SPLP showed a GSI exceedance in SB-10(1').

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 2
File No. 21SEP22A

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22A

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 1 E 7th St
Northport, MI 49670

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

\$100,000
One Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

pjp

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 21
File No. 21SEP22B

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22B

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 2 E 7th St
Northport, MI 49670

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

\$130,000
One Hundred Thirty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

pjp

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 21
File No. 21SEP22C

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22C

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 3 E 7th St
Northport, MI 49670

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

\$135,000
One Hundred Thirty-Five Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

pjp

PICARD APPRAISALS, LLC
Real Estate Appraisal and Consultation

Village of Northport 21
File No. 21SEP22D

January 30, 2023

Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator
Village of Northport
116 W Nagonaba St
Northport, MI, 49670

File Number: 21SEP22D

Dear Ms. Joni L. Scott, Village of Northport Clerk and Zoning Administrator:

In accordance with your request, I have appraised the real property at:

Lot 4 E 7th St
Northport, MI 49670

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as vacant.
The property rights appraised are the fee simple interest in the site.

In my opinion, the defined value of the property as of December 2, 2022 is:

\$100,000
One Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Sincerely,



Peter J. Picard

Certified Residential Appraiser License #1204000880 and expires July 31, 2024

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