



City of Buchanan Downtown Facade Program

Program Purpose

The City of Buchanan Downtown Facade Program is designed to promote historic preservation and the continued use and maintenance of commercial and mixed-use buildings in the Central Business District C-3. It is intended to help property owners and commercial tenants to rehabilitate and restore the visible exterior of existing structures in ways that match the pleasing aesthetics of our historically significant downtown. Improvements must be approved through Buchanan's Design Review process, which generally follows Department of the Interior standards and guidelines. Forgivable loans are provided to property owners or commercial tenants in recognition of the positive impact that individual building improvements can have on the overall appearance, quality, and vitality of downtown Buchanan. This program is designed to drive small business growth and job creation in the downtown core of the city. However, the program may also be available to applicants outside of the Central Business District C3 in cases where the applicant can show that eligible improvements provide significant added value investment that positively impacts the community.

Funding for qualified applicants will be considered on a case-by-case basis and only as funding is available. Eligible projects will be approved by the City Commission.

Eligible Properties

To be eligible for a Downtown Facade Forgivable loan, an applicant and building shall meet all of the following criteria:

- ✓1) A building must be used in whole or in part for commercial purposes and located within the Central Business District C-3 or as otherwise authorized by the City Commission.
- ✓2) Property, building and applicant shall not be delinquent in property taxes or in default to the city on any loan or city related incentive program.
- ✓3) Properties and buildings with existing code violations or deficiencies must include their remedy as part of the proposed improvements.
- ✓4) Property required to be free of any tax liens and mechanic's liens and provide evidence that payments on any loans secured by the building are current.
- ✓5) Eligible properties can submit applications for improvement costs incurred as of January 1, 2021 (or such other dates that are approved by the City Commission).

What Loans Are Available?

The maximum amount of the forgivable loan for a specific property will be set forth in a Façade Improvement Agreement between the Commission and the property owner or tenant. If costs exceed the original estimates, the property owner or tenant shall be solely responsible for the payment of the full amount of the excess. The Commission cannot reimburse more than the total amount specified in the Agreement.

Forgivable loans are subject to Federal and State taxes and are reported to the Internal Revenue Service on Form 1099. You are required to provide your taxpayer ID number or social security number as part of the Façade Improvement Agreement. Property owners and tenants should consult their tax advisor for tax liability information.

Property owners or commercial tenants who install at least \$1,000 of improvements are eligible to receive a forgivable loan of 60 percent of the cost of construction of exterior building improvements, including 100% of architectural fees, totaling up to \$10,000 per building for construction and architectural fees combined.

The amount of any forgivable loan for architectural services shall be limited to \$5,000 not to exceed 12% of the value of work to be performed per building, whichever is less. Where architectural services are required, the owner or tenant should retain an architect to prepare a conceptual design and cost estimate for work proposed. If the project is approved by the commission, the architect may provide bidding and construction plans and documents, as well as construction supervision. Only those architectural services directly related to the approved façade improvement will be reimbursed.

Eligible Improvements

- Exit doors (exterior) – installation, repair and replacement of exit doors and hardware to provide public access, or where current doors do not meet the building and fire codes, or it will improve the overall appearance of the building.
- Painting – painting of the exterior surface of buildings.
- Shutters and Awnings – repair, replacement or addition of exterior shutters and awnings.
- ✓ • Signs – repair and replacement – all exterior signage must be brought into compliance with existing city ordinance.
 - Blade signs
 - Stairs, Porches, Railings, Exits – repair and replacement or installation of exterior stairs, porches, railings and exit facilities.
- ✓ • Walls – repair, replacement, restoration, and rebuilding of exterior walls, including: cleaning, sealing, tuck pointing, painting, removal of materials and replacement with appropriate materials, etc. Repair and replacement of cornice and parapet portions of walls are also eligible.
- Windows – repair of frames, sills, glazing, replacement of glass and installation of new windows

- Roofs – repair and re-roofing, where the effects of the repair will be visible from a public street or public parking lot. (In general, sloping roofs would qualify, flat roofs would not).
- Walkways – pavers, plazas, and other permanent improvements designed primarily for pedestrian use, only in conjunction with rear entrance improvements.
- ✓ • Lighting – installation, repair and replacement of decorative lighting mounted on a building that illuminates the façade or signage.

The following items are not eligible for forgivable loans under the Façade Improvement Program:

- Building Permit fees and related costs
- Extermination of insects, rodents, vermin, and other pests
- Sidewalks – replacement or private sidewalks
- Title reports and legal fees
- Acquisition of land or buildings
- Air conditioning and heating facilities
- Electrical wiring or service upgrade, except electrical work necessary to illuminate an eligible sign.
- Elevators – repair or installation
- Interior floor or ceiling replacement and repair
- Plumbing
- Refinancing existing debt
- Sprinkler systems
- Sweat equity
- Working capital for businesses
- Resurfacing of parking lots
- Landscaping

Improvements not specifically listed as eligible or ineligible are subject to review as to eligibility and approval or disapproval by the Community Development Department.

The Community Development Director will consider the architectural appropriateness of proposed improvements using the approval and recommendation by the Design Review Committee. Improvements that are not architecturally appropriate, as determined by the Committee are not eligible for a forgivable loan.

Approval of Façade Improvement Agreement

Buildings that have not received a Façade Improvement Program forgivable loan in the past will have first consideration. After all first time users are processed, the remaining applications will be considered in the order in which they were received. In the event that the total amount of the potential forgivable loans exceeds the amount budgeted for the program for that fiscal year, the applications which cannot be approved due to budget

limitations will be carried over for consideration during the following fiscal year. Not more than one Downtown Facade Agreement shall be approved for a building in any fiscal year, and a Downtown Facade Agreement shall not be approved if a Façade Improvement grant was made for the same portion of the building within the previous five years. Maximum forgivable loan funding per building is \$10,000.

Commencement of Work

After the Façade Improvement Agreement is approved by the City Commission, applicants may obtain a building permit and begin the work. **DO NOT START BEFORE – APPLICANTS WILL NOT BE GUARANTEED TO BE REIMBURSED FOR WORK DONE PRIOR TO CITY COMMISSION APPROVAL OF THE FAÇADE IMPROVEMENT AGREEMENT.**

Completion of Work

All improvements shall be completed and requests for reimbursement submitted within 180 calendar days after the City Commission's approval of Façade Improvement Agreement unless otherwise authorized by the Commission for a maximum of a one (1) year extension. It shall be the applicant's sole responsibility to make sure that all deadlines are met. All requests for extension must be submitted in writing to the Community Development Director prior to the expiration of the initial deadline to complete the work and submit requests for reimbursement. In the event that an applicant fails to comply with these deadlines or otherwise request an extension from the City, the City may terminate its obligation to reimburse the applicant.

Reimbursement Payments

Upon completion of the work, the owner or tenant shall submit copies of all architect's invoices, contractor's statements, lien waivers and invoices to the Community Development/Executive Director, along with receipts or statements demonstrating payment of submitted invoices, as evidence that the owner or tenant has paid the architect and contractor(s). You should use the forms provided by the Community Development Department. Payment will be authorized upon completion of all work items as originally approved and receipt of all of the required documents.

The Community Development Director may authorize reimbursement to be made in two payments, if all of the following conditions are present: 1) The first partial payment may be made upon completion of work representing at least fifty percent (50%) of the amount specified in the Façade Improvement Agreement; 2) The architect's invoices, contractor's statements, invoices, notarized final lien waivers and proof of payment for the completed work have been submitted; 3) The remaining work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or other circumstances beyond the control of the owner or tenant.

Reimbursement for architectural services will be made at the same time reimbursement is provided for improvements, and only if a Façade Improvement Agreement has been approved by the City Commission. Architectural services may be reimbursed, at the sole discretion of the Commission, as follows:

Concept Plans and cost estimates prepared before approval of a Façade Improvement Agreement.

Architectural construction drawings and specifications for the improvement to the extent required by the Buchanan Building Code, following Commission approval of a Façade Improvement Agreement.

Construction supervision conducted after Commission approval of the Façade Improvement Agreement.

Major changes or elimination of improvements must be approved by the Community Development Department. Minor changes must be approved by the Community Development/Executive Director.

Alterations

The property owner and tenant shall be responsible for maintaining the façade improvements without alteration for three (3) years unless approved by the Community Development Director. A restrictive covenant limiting alterations may be required by the City Commission at the time of approval of the Façade Improvement Agreement.

Certify and Attest

By signing below, I hereby certify and attest that I have read and understand the foregoing instructions, and that I also certify and attest as follows:

1. The building that is the subject of my application will be used in whole or in part for commercial purposes and it is either located within the Central Business District C-3 or it has been otherwise authorized by the City Commission.
2. My property, building and myself, as applicant, are not delinquent in property taxes or in default to the City of Buchanan or any related entities for any loan or city-related incentive programs.
3. That if my property or building has existing code violations or deficiencies, that I will include their remedy as part of the proposed improvements to be made through this program.
4. That my property is free of any tax liens and/or mechanic's liens and that I will provide evidence that payments for any loans secured by my building are current.
5. That I will not submit for reimbursement costs related to any improvements incurred prior to January 1, 2021 (unless I have received approval for another date by the City Commission).

Merese Williams
Signature

10/11/21
Date

DOWNTOWN FACADE PROGRAM – STEP-BY-STEP PROCESS

1. Review the Program Description and contact the Community Development Department to see if the improvements you are considering are eligible.
2. Define the scope of your proposed improvements. This will probably involve consulting with an architect or other appropriate design professional (for projects that do not need an architect, consult with a contractor).
3. Complete this application including appropriate plans and description of work to be done.
4. Submit a façade improvement application to the Buchanan City Hall, Community Development Director, 302 N. Redbud Trail, Buchanan, MI 49107.
5. Submit a second copy of your façade improvement application to the City of Buchanan Design Review Committee (302 N. Redbud Trail, Buchanan, MI 49107) and attend the scheduled Design Review Committee meeting if necessary when contacted to present your proposed improvements and to receive the Commission's approval or suggested revisions to your project design.
6. If necessary, revise plans and return to the Community Development Department and/or Design Review Committee for second review.
7. Submit final revised plans, estimates, proof of Zoning Approval and Design Review Committee approval and signed Façade Improvement Agreement to the Community Development Department Office at Buchanan City Hall (302 N. Redbud Trail, Buchanan, MI 49107).
8. Buchanan's Community Development Director will approve or disapprove the content of a proposed Façade Improvement Agreement.
9. Application and grant agreement are forwarded to the Community Development Department for their review and approval.
10. Apply for a building permit or improvement location permit through the City of Buchanan Building Department Office (302 N. Redbud Trail, Buchanan, MI 49107).
11. Pick up permit at Building Department Office when notified.
12. Construct per approved plans and call the Building Department Office to schedule inspections as required.
13. Finish Construction.
14. Call the Building Department Office for final inspection.
15. Request reimbursement: Submit Invoices, orders, Treasurer's Form (to show compliance with property tax), Lien Waivers, etc., to Community Development Department
16. Receive payment from Community Development Department for eligible project costs based on the façade improvement agreement.

BUCHANAN DOWNTOWN FAÇADE PROGRAM

Application Form

1. Applicant Information

NAME: REDBUD HARDWARE / Tracy and Dave Nippo

ADDRESS OF PROPERTY TO BE IMPROVED:

266 E. Front St
Buchanan, MI 49107

NAME OF BUSINESS: REDBUD HARDWARE, LLC

TAX ID#/SOCIAL SECURITY #: 04 - 3628493

HOME ADDRESS: 3045 York Road, Niles, MI 49120

BUSINESS PHONE: 269 695-6891 HOME PHONE: 269 695-2762

FAX: — EMAIL: redbudhdwr@gmail.com

2. Project Information

BUILDING LOCATION: corner of Front St and Redbud Trail (see address above)

BUSINESS(ES) LOCATED IN BUILDING: retail hardware store

BUILDING AGE: 75+ years BUILDING LOCATED IN CENTRAL BUSINESS DISTRICT? yes

BUILDING ZONED AS: commercial PIN NUMBER: 11-58-0035-0192-00-0

OWNER OF RECORD: T&D Nippo, LLC, leased monthly by Redbud Hardware

IF LEASED: Lease Expires 12/31/2024 Renewal Term NA

3. Project Description

Describe in detail the proposed scope of work including design firm and/or contractor(s) selected. In describing project, be sure to differentiate

between interior renovations vs. exterior façade improvements to be undertaken. Use separate sheet(s) if necessary.

The entire project involved the fabrication and installation of custom metal awnings (both front and back of store), addition of exterior lighting, replacement of metal wall panels between the front street windows, and exterior signage front and back

Anticipated Construction

Start Date: _____ Completion Date: _____ Total Project Cost: _____

4. Mortgage Information

Is there a Mortgage/Lease on the property currently: YES NO _____

If YES, Holder of Mortgage or Lease T&D Appo

Date of Mortgage or Lease 1/1/2020

Are there any other loans, liens, deed restrictions on the property:

YES _____ NO

If YES, please list:

Provide evidence that loans secured by the building are current (attach statements, etc.)

5. Building Information

Will project result in a change of use for the building? YES _____ NO

Uses of the building after completion of the façade project:

1st Floor: retail hardware

~~2nd Floor:~~ basement : storage

~~3rd Floor:~~ _____

Other:

6. Other Required Documentation

- a. Confirm that all property taxes are paid and current
- b. Project budget
- c. Photographs of proposed project site

I/We certify that all information set forth in this application is a true representation of the facts pertaining to the subject property for the purpose of obtaining funding under the Façade Improvement Program. I understand and acknowledge that any willful misrepresentation of the information contained in this application could result in disqualification from the program, requiring any funds already disbursed to be repaid in full to the Buchanan Community Development Department.

The applicant further certifies that he/she has read and understands the Façade Improvement Program Guidelines. If a determination is made by the Commission that program funds have not been used for eligible program activities, the Applicant agrees that the proceeds shall be returned, in full, to the Buchanan Community Development Department and acknowledges that, with respect to such proceeds so returned, he/she shall have no further interest, right, or claim. It is understood that all Façade Improvement Program funding commitments are contingent upon the availability of program funds.

Signed this 11th day of October, 20 21

By: *Janeese N. Brown*

**City of Buchanan
Downtown Façade Agreement**

THIS AGREEMENT, entered into this ____ day of _____, 20__, between the Buchanan City Commission (hereinafter referred to as “COMMISSION”) and the following designated OWNER/LESSEE, to wit:

Owner/Lessee’s Name: REOBVO HANDWARE LLC

Name of Business: same

Tax ID#/Social Security # 04-3628493

Address of Property to be Improved:
266 E. Front St
Buchanan, MI 49107

PIN Number: 11-58-0035-0192-00-0

WITNESSETH:

WHEREAS, the COMMISSION has established a Façade Improvement Program for application within the Buchanan Downtown Façade Program Area (“Program Area”); and

WHEREAS, said Façade Improvement Program is administered by the COMMISSION with the advice of the Community Development Department and Design Review Committee and is funded from City of Buchanan Marijuana Revenues and/or Stimulus for the purposes of controlling and preventing blight and deterioration within the Program Area; and

WHEREAS, pursuant to the Façade Improvement Program COMMISSION has agreed to participate, subject to its sole discretion, 1) in compensating Owners/Lessees for the cost of eligible exterior improvements to commercial establishments within the Program Area up to a

maximum of sixty percent (60%) of the approved contract cost of such improvements and 2) in reimbursing Owners/Lessees for 100% of the cost of the services of an architect for such façade improvements up to a maximum of 12% of project cost, or \$5,000 whichever is less, per building, as set forth herein, but in no event shall the total COMMISSION participation exceed a maximum reimbursement amount of thirty thousand dollars (\$10,000) per building; and

WHEREAS, the OWNER/LESSEE's property is located within the Façade Improvement Program Area, and the OWNER/LESSEE desires to participate in the Façade Improvement Program pursuant to the terms and provisions of this agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements obtained herein, the COMMISSION and the OWNER/LESSEE do hereby agree as follows:

SECTION 1:

With respect to façade improvements to the front and side of a building and related eligible improvements, the COMMISSION shall reimburse OWNER/LESSEE for the cost of improvements to the OWNER/LESSEE'S property at the rate of sixty percent (60%) of such cost, and shall reimburse OWNER/LESSEE for 100% of the cost of fees for architectural services pertaining to such improvements, up to a maximum amount of 12% of project cost or \$5,000, whichever is less per building as defined herein, provided that the total reimbursement for improvements to the front and side of a building and related eligible improvements and architectural services shall not exceed thirty thousand dollars (\$10,000) per building. The reimbursement shall be in the form of a forgivable loan. The loan is forgiven over a period of thirty-six (36) months by the Owner/Lessee's compliance with the covenants contained in the Promissory Note.

The actual total reimbursement amounts per this Agreement shall not exceed

\$10,000 for façade improvements per building to the front and sides of a building and related eligible improvements. The improvement costs that are eligible for Commission reimbursement include all labor, materials, equipment, and other contract items necessary for the proper execution and completion of the work as shown on the plans, design drawings, specifications and estimates approved by the City. Such plans, design drawings, specifications and estimates are attached hereto as Exhibit I.

SECTION 2: No improvement work shall be undertaken until its design has been submitted to and approved by the Community Development Department. Following approval, the OWNER/LESSEE shall contract for the work and shall commence and complete all such work and submit all requests for reimbursement to the Community Development within six months from the date of such approval by the Community Development Department. The OWNER/LESSEE may seek an extension of the deadline, not to exceed 12 months, for completing the work and submitting its request for reimbursement from the Community Development, however, such request must be made in writing and submitted to the Community Development prior to the expiration of the initial deadline to complete the work and submit the requests for reimbursement. In the event that the OWNER/LESSEE fails to comply with these requirements the COMMISSION may terminate this Agreement and its obligation to reimburse the applicant.

SECTION 3: The Community Development shall periodically review the progress of the contractor's work on the façade improvement pursuant to this Agreement. Such inspections shall not replace any required permit inspection by the Building Department/Inspectors. All work which is not in conformance with the approved plans,

design drawings and specifications shall be immediately remedied by the OWNER/LESSEE and deficient or improper work shall be replaced and made to comply with the approved plans, design drawings and specifications and the terms of this Agreement.

SECTION 4: Upon completion of the improvements and upon their final inspection and approval by the Community Development Director, the OWNER/LESSEE shall submit to the COMMISSION a properly executed and notarized contractor statement showing the full cost of the work as well as each separate component amount due to the contractor and each and every subcontractor involved in furnishing labor, materials, or equipment in the work. The OWNER/LESSEE shall also submit to the COMMISSION a copy of the architect's statement of fees for professional services for preparation of plans and specifications. The COMMISSION shall, within thirty (30) days of receipt of the contractor's statement, proof of payment and lien waivers, and the architect's statement, issue a check to the OWNER/LESSEE as reimbursement for work completed as per the façade agreement, subject to the limitations set forth in Section 1 hereof.

In the alternative, at its sole discretion, COMMISSION may reimburse the OWNER/LESSEE in one or two payments. The first payment may be made only 1) upon completion of work representing 50% or more of the maximum reimbursement specified in Section 1 hereof and 2) upon receipt by COMMISSION of the architect's invoices, contractor's statements, invoices, and 3) upon a determination by the Community Development that the remainder of the work is expected to be delayed for thirty days or more following completion of the initial work due to weather, availability of materials, or

other circumstances beyond the control of the OWNER/LESSEE. The second, final payment shall be made by COMMISSION only upon submittal of all necessary documents as described herein.

SECTION 5: If the OWNER/LESSEE or his contractor fails to complete the improvement work provided for herein in conformity with the approved plans, design drawings and specifications and the terms of this Agreement, then upon written notice being given by the Community Development Director to the OWNER/LESSEE, by certified mail to the address listed above, this Agreement shall terminate and the financial obligation on the part of the COMMISSION shall cease and become null and void.

SECTION 6: Upon completion of the improvement work pursuant to this Agreement and for a period of three (3) years thereafter, the OWNER/LESSEE shall be responsible for properly maintaining such improvements in finished form and without change or alteration thereto, as provided in this Agreement, and for the said period of three (3) years following completion of the construction thereof, the OWNER/LESSEE shall not enter into any Agreement or contract or take any other steps to alter, change or remove such improvements, or the approved design thereof, nor shall OWNER/LESSEE undertake any other changes, by contract or otherwise, to the improvements provided for in this Agreement unless such changes are first submitted to the Community Director, and any additional review body designated by the Director, for approval. Such approval shall not be unreasonably withheld if the proposed changes do not substantially alter the original design concept of the improvements as specified in the plans, design drawings and specifications approved pursuant to this Agreement. OWNER/LESSEE shall execute and record a restrictive covenant, in the form supplied by the Commission. This shall be

recorded in the Office of the Recorder of Berrien County. Proof of recording shall be provided to the Commission prior to the issuance of any reimbursement of funds.

OWNER/LESSEE further acknowledges in the event any unapproved changes, alterations, or demolition are effected upon the herein described improvements during the aforementioned three-year (3) time period, the OWNER/LESSEE, or their successor or assignee, shall be financially liable to the COMMISSION in a pro rata amount as calculated by the number of months remaining in said three-year (3) time period. (By way of example: in the event of the modification or demolition of a facade improvement valued at \$30,000 two (2) years after completion, the OWNER/LESSEE or their successor in interest would be responsible for the sum of \$10,000 in repayment to the COMMISSION. $\$10,000 \text{ divided by } 36 \text{ months} = \$277.78/\text{month} \times 12 \text{ months} = \$10,000.$)

SECTION 7: The OWNER/LESSEE releases the COMMISSION from, and covenants and agrees that the COMMISSION shall not be liable for, and covenants and agrees to indemnify and hold harmless the COMMISSION and its officials, officers, employees and agents from and against, any and all losses, claims, damages, liabilities or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from or in any way connected with directly or indirectly with the facade improvements(s), including but not limited to actions arising from the Michigan law. The OWNER/LESSEE further covenants and agrees to pay for the COMMISSION and its officials, officers, employees, and agents for any and all costs, reasonable attorneys' fees, liabilities or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or causes of

action. The COMMISSION shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action. The provisions of this section shall survive the completion of said façade improvement(s).

SECTION 8: Nothing herein is intended to limit, restrict, or prohibit the OWNER/LESSEE from undertaking any other work in or about the subject premises which is unrelated to the façade improvement provided for in this Agreement.

SECTION 9: This Agreement shall be binding upon the COMMISSION and upon the OWNER/LESSEE and its successors, to said property for a period of three (3) years from and after the date of completion and approval of the façade improvement provided for herein by the Community Development Department. It shall be the responsibility of the OWNER/LESSEE to inform subsequent OWNER(s)/LESSEE(s) of the provisions of this Agreement.

~~IN WITNESS THEREOF~~, the parties hereto have executed this Agreement on the date first appearing above.

OWNER/LESSEE

Sherece Woyppo
Redbud Hardware

Buchanan

Mayor

City Manager

**FAÇADE/RESTAURANT EQUIPMENT PROGRAM
PROMISSORY NOTE**

Effective Date: 10/12/21 ("Effective Date")
Principal Balance: \$9,650.97 ("Principal Balance")
Monthly Amortization Amount: \$269.09 (Principal Balance/36 - "Monthly Amortization Amount")
Borrower: Redbud Hardware ("Borrower")
Project Address: 266 E. Front St, Buchanan MI 49107 ("Project")

On the Effective Date, Borrower does hereby agree to pay to the City of Buchanan the Principal Balance as follows ("Promissory Note"):

RECITALS

The City of Buchanan has created two programs to facilitate downtown area growth. The Downtown Façade Program that provides a forgivable loan to improve the facade of a building. The second program is the Restaurant Incentive program that provides a forgivable loan to help restaurant businesses acquire new equipment and make restaurant related improvements. The approval requirements and amount for each program is as provided in the program terms. Once an applicant is approved, the applicant is required to comply with certain requirements of the program including the execution of this Promissory Note. The Promissory Note is to be forgiven if the Borrower complies with the covenants as provided in this Agreement. The approved application of any Borrower is incorporated into this recitals provisions as if fully restated herein ("Approved Application"). The Borrower agrees to this Promissory Note in compliance with the program and as part of the program.

TERMS AND CONDITIONS

The Borrower agrees to the following terms and conditions in the payment of the Principal Balance:

1. **Approved Application.** The Approved Application is incorporated into this Promissory Note as if fully restated herein. Upon execution of this Promissory Note, Borrower represents and warrants to the City of Buchanan that Borrower has completed all improvements or purchased and Installed all equipment as set forth in the Application. Borrower also represents that all improvements and/or equipment was installed in compliance with permitting requirements and the City of Buchanan Code of Ordinances. Any deviation from the Approved Application must be re-approved by the City of Buchanan.
2. **Principal Amount Confirmed.** Borrower confirms that the Principal Balance is the amount that the City of Buchanan reimbursed to the Borrower pursuant to the terms of the Program.
3. **Interest.** The Borrower shall not pay interest on the Principal Balance unless there is a breach as provided in this Promissory Note ("Interest").
4. **Payment.** The Borrower shall pay the Principal Balance over a period of thirty-six (36) months by compliance with the terms of this Promissory Note. If Borrower fails to remain in compliance with the compliance covenants, the Borrower shall pay the Monthly Amortization Amount for each partial or full month of non-compliance. Borrower shall pay \$25.00 as an administrative late fee for any payment due under this Promissory Note that is not paid within five (5) days of a due date ("Late Fee"). If Borrower shall make payment that is returned to City of Buchanan as a result of non-sufficient funds, Borrower shall pay all costs charged to City of Buchanan for the non-sufficient funds return check plus a \$50.00 administrative processing fee ("NSF Fee")(the Late Fee and NSF Fee

Buchanan of this note shall be a waiver of the exercise of any right or remedy. No single or partial exercise by the City of Buchanan of any right or remedy shall preclude any other or future exercise of that or any other right or remedy. No waiver by the City of Buchanan of any default or of any provision of this note shall be effective unless it is in writing and signed by the City of Buchanan. No waiver of any right or remedy on one occasion shall be a waiver of that right or remedy on any future occasion. Borrower waives demand for payment, presentment, notice of dishonor, and protest of this note, waives all defenses based on suretyship or impairment of collateral, and consents to any extension or postponement of time of its payment, to any substitution, exchange, or release of all or any part of any security given to secure this note, to the addition of any party, and to the release, discharge, waiver, modification, or suspension of any rights and remedies against any person who may be liable for the indebtedness evidenced by this note. If any part of this Promissory Note shall be deemed by a court of competent jurisdiction to be unenforceable, the remainder of the Promissory Note shall remain in full force and effect. This note shall be governed by and interpreted according to the laws of the State of Michigan without giving effect to conflict-of-laws principles. Borrower irrevocably agrees and consents that any action against Borrower to collect or enforce this note may be brought in any state or federal court that has subject matter jurisdiction and is located in, or whose district includes, Kent County, Michigan, and that any such court shall have personal jurisdiction over Borrower for purposes of such action.

BORROWER IRREVOCABLY AND UNCONDITIONALLY WAIVES THE RIGHT TO A TRIAL BY JURY IN ANY ACTION, INCLUDING ANY CLAIM, COUNTERCLAIM, CROSS-CLAIM OR THIRD-PARTY CLAIM ("CLAIM") THAT IS BASED UPON, ARISES OUT OF, OR RELATES TO THIS NOTE OR THE INDEBTEDNESS EVIDENCED BY IT, INCLUDING, WITHOUT LIMITATION, ANY CLAIM BASED UPON, ARISING OUT OF, OR RELATING TO ANY ACTION OR INACTION OF CITY OF BUCHANAN IN CONNECTION WITH ANY ACCELERATION, ENFORCEMENT, OR COLLECTION OF THIS NOTE OR SUCH INDEBTEDNESS.

10. **Assignment.** Borrower shall not assign this Promissory Note without the advance written approval of City of Buchanan, which may be withheld in the sole discretion of the City of Buchanan. City of Buchanan may assign its rights and duties to a third party in its sole discretion without any prior approval or notice to Borrower. Upon an assignment by City of Buchanan, City of Buchanan shall be released from any further duties or obligations. If City of Buchanan shall assign this Promissory Note, the new City of Buchanan of the Promissory Note shall have all of the rights of City of Buchanan as if the new City of Buchanan was the City of Buchanan. Upon assignment, Borrower shall be given notice by City of Buchanan of the location where payments shall be made and name to whom payments shall be made. The parties recognize and agree that this Promissory Note is payable to City of Buchanan through assignment in the P Agreement referenced in the recitals.

By signature below, Borrower confirms that Borrower has received the consideration from City of Buchanan as provided by this Promissory Note. The Borrower further agrees that payment is due as provided herein and accepts the terms of payment provided in this Promissory Note.

BORROWER:

CITY OF BUCHANAN:

Redbud Hardware

By: _____
Telephone No.: 269 695-6891
Email: redbudhdwr@gmail.com
Address: 266 E Front St
Buchanan MI 49107

By: _____
Its: _____



**CITY OF BUCHANAN
Downtown Façade Grant Award
Redbud Hardware
October 21, 2021**

Façade Request for cost incurred as of January 1, 2021

\$13,250 RMC Labor spanned 12/10/2020 – 1/13/2021 (34 days)
\$389.71 per day x 13 = \$5,066.18

\$2225 Tom Ferguson
\$777.59 31 Electric
\$3,500 EMC Electric Labor
\$129.95 Circle Glass/panel trim
\$6,386.23 North American Signs
\$640 RMC Carpentry Labor

Total: \$16,724.95 x 60% = \$10,034.97 TOTAL GRANT AWARD

[Handwritten signature]
\$10,000.00
JPM
10/21/2021

Register: RH Exterior Facade Project

From 01/01/2020 through 10/21/2021

Sorted by: Date, Type, Number/Ref

Date	Ref.	Payee	Account	Memo	Decrease C	Increase	Balance
09/22/2020	6531	Willard Gustavson	1st Source Checking			5,000.00	5,000.00
10/06/2020		Midway Engineering	1st Source Checking			1,091.07	6,091.07
10/12/2020	6540	Nathan Eddy	1st Source Checking			335.00	6,426.07
11/18/2020		Lowe's	1st Source Checking			32.49	6,458.56
12/13/2020	6551	Willard Gustavson	1st Source Checking			5,000.00	11,458.56
12/13/2020	6552	Willard Gustavson	1st Source Checking			200.00	11,658.56
12/31/2020	6582	Redbud Hardware	1st Source Checking			13,250.00 ✓	24,908.56
03/05/2021	6588	Tom Ferguson	1st Source Checking			225.00 ✓	25,133.56
03/30/2021	6595	us 31 Electric	1st Source Checking			777.59 ✓	25,911.15
04/26/2021	6610	EMCElectric	1st Source Checking			3,500.00 ✓	29,411.15
05/30/2021	1/585		Due to Do It Best [split]	drop ship/CIR...		129.95 ✓	29,541.10
06/25/2021	6653	Redbud Hardware	1st Source Checking			640.00 ✓	30,181.10
06/30/2021	6631	North American Sign...	1st Source Checking			6,386.23 ✓	36,567.33

Scanned
receipts
10/20/21



"Our Goal Is Helping You reach Yours"

Invoice

Invoice #: 207562

Date: June 28, 2021

P.O. Box 30 South Bend, IN 46624-0030 Phone 800-348-5000 or (574) 234-5252 www.northamericansigns.com Fed. TaxID: 35-1262888

Bill To: Redbud Hardware
266 E Front St

Buchanan, MI 49107

Re: REDBUD HARDWARE
buchanan
266 E. Front St

Buchanan, MI 49107

Customer #: Customer PO#: Terms: NET30

Quan:	Description:	Ea. Price	Ext. Price	Tax	Total
1.00	Manufactured flat aluminum panel with all vinyl copy and aluminum angle frame border painted yellow	3,145.71	3,145.71	188.74	3,334.45
1.00	Manufactured flat aluminum wall sign with vinyl copy and open/closed plaque	415.00	415.00	24.90	439.90
1.00	Manufactured Dibond panels with vinyl graphics	1,558.38	1,558.38	93.50	1,651.88
1.00	Installation of sign package	960.00	960.00		960.00

6-30-21

pd ch# 6631

Taxable:	\$5,119.09
Non Taxable:	\$960.00
Net Invoice:	\$6,079.09
Sales Tax:	\$307.14
Invoice Total:	\$6,386.23
Less Deposit:	0.00

Balance Due: \$6,386.23



RMC
QUALITY CONSTRUCTION
 501 N. Redbud Trail
 BUCHANAN, MI 49107

(269) 695-2657

JOB INVOICE 1699

PHONE 269-362-4364	DATE OF ORDER JUNE 25 2021
ORDER TAKEN BY TRACY DIPPO	CUSTOMER ORDER NUMBER

DAY WORK CONTRACT EXTRA

TO: REDBUD HARDWARE
 266 E FRONT ST
 BUCHANAN MI 49107

JOB NAME / NUMBER PANELS	
JOB LOCATION SAME	
JOB PHONE	STARTING DATE

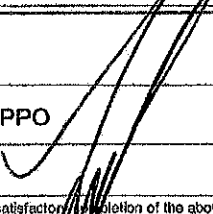
QUANTITY	MATERIAL	UNIT PRICE	AMOUNT

TOTAL MATERIALS ▶

OTHER CHARGES	AMOUNT	LABOR	HOURS	RATE	AMOUNT
CARPENTRY LABOR	640.00				
TOTAL OTHER ▶	640.00	TOTAL LABOR ▶			

DESCRIPTION OF WORK

CARPENTRY LABOR - LABOR TO INSTALL DECORATIVE PANELS ON FRONT FACADE.

TERMS NET 10 DAYS	DATE COMPLETED 6/25/21	TOTAL MATERIALS TOTAL OTHER TOTAL LABOR TAX
WORK ORDERED BY TRACY DIPPO	AUTHORIZED SIGNATURE 	
I hereby acknowledge the satisfactory completion of the above described work.		TOTAL ▶ 640.00

Tom Ferguson Interiors, Ltd.

3602 N SEBLEY
CHICAGO, IL 60618 US
+1 773 206 7996

INVOICE

BILL TO
Redbud Hardware
266 E Front Street
Buchanan, MI 49107

INVOICE 11005
DATE 03/05/2021
TERMS Due on receipt

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Design Time/Tom	1	225.00	225.00
1 Design Consultation for Exterior of Hardware Store.			

BALANCE DUE **\$225.00**

Paid
March 5, 2021

Register: RH Exterior Facade Project

From 06/01/2020 through 10/08/2021

Sorted by: Date, Type, Number/Ref

Date	Ref.	Payee	Account	Memo	Decrease C	Increase	Balance
09/22/2020	6531	Willard Gustavson	1st Source Checking			5,000.00	5,000.00
10/06/2020		Midway Engineering	1st Source Checking			1,091.07	6,091.07
10/12/2020	6540	Nathan Eddy	1st Source Checking			335.00	6,426.07
11/18/2020		Lowes	1st Source Checking			32.49	6,458.56
12/13/2020	6551	Willard Gustavson	1st Source Checking			5,000.00	11,458.56
12/13/2020	6552	Willard Gustavson	1st Source Checking			200.00	11,658.56
12/31/2020	6582	Redbud Hardware	1st Source Checking			13,250.00	24,908.56
03/05/2021	6588	Tom Ferguson	1st Source Checking	RMC Quality Construction/labor (this spans 12/10/20 thru 1/13/21)		225.00	25,133.56
03/30/2021	6595	us 31 Electric	1st Source Checking			777.59	25,911.15
04/26/2021	6610	EMCElectric	1st Source Checking			3,500.00	29,411.15
05/30/2021	1/585	Circle Glass (trim)	Due to Do It Best [split]	drop ship/CIR...		129.95	29,541.10
06/30/2021	6631	North American Sign...	1st Source Checking			6,386.23	35,927.33
+ 72/09/20				Charge to RH /store account for threaded rod + bolts used to anchor new awning through building , front + back		\$ 426.85	36,354.18

JOB INVOICE 1678



RMC
QUALITY CONSTRUCTION
 501 N. Redbud Trail
 BUCHANAN, MI 49107

(269) 695-2657

PHONE 695-6891	DATE OF ORDER 12/20/20
ORDER TAKEN BY TRACY	CUSTOMER ORDER NUMBER

DAY WORK CONTRACT EXTRA

REDBUD HARDWARE
 266 E FRONT ST
 BUCHANAN MI 49107

JOB NAME / NUMBER	
JOB LOCATION SAME	
JOB PHONE	STARTING DATE

QUANTITY	MATERIAL	UNIT PRICE	AMOUNT
1	2 BY 6 -18 TREATED		350.00

TOTAL MATERIALS ▶

OTHER CHARGES	AMOUNT	LABOR	HOURS	RATE	AMOUNT
FRONT ROOF	5900.00				
REAR ROOF	7000.00				
TOTAL OTHER ▶	12900.00				TOTAL LABOR ▶

DESCRIPTION OF WORK

FRONT ROOF- INSTALL OWNER PROVIDED TRUSSES AND ROOF METAL
 REAR ROOF- INSTALL OWNER PROVIDED TRUSSES AND ROOF METAL

TERMS NET 10 DAYS	DATE COMPLETED 12/20/20	TOTAL MATERIALS 350.00
WORK ORDERED BY TRACY DIPPO		TOTAL OTHER 12900.00
AUTHORIZED SIGNATURE I hereby acknowledge the satisfactory completion of the above described work.		TOTAL LABOR TAX
		TOTAL ▶ 13250.00

JOB INVOICE 1699



**RMC
QUALITY CONSTRUCTION**

501 N. Redbud Trail
BUCHANAN, MI 49107.

(269) 695-2657

PHONE 269-362-4364	DATE OF ORDER JUNE 25 2021
ORDER TAKEN BY TRACY DIPPO	CUSTOMER ORDER NUMBER

DAY WORK CONTRACT EXTRA

O: REDBUD HARDWARE
266 E FRONT ST
BUCHANAN MI 49107

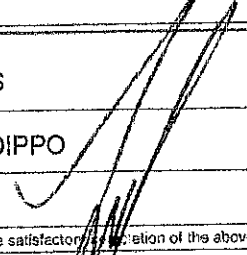
JOB NAME / NUMBER PANELS	
JOB LOCATION SAME	
JOB PHONE	STARTING DATE

QUANTITY	MATERIAL	UNIT PRICE	AMOUNT
TOTAL MATERIALS ▶			

OTHER CHARGES	AMOUNT	LABOR	HOURS	RATE	AMOUNT
CARPENTRY LABOR	640.00				
TOTAL OTHER ▶	640.00	TOTAL LABOR ▶			

DESCRIPTION OF WORK

CARPENTRY LABOR - LABOR TO INSTALL DECORATIVE PANELS ON FRONT FACADE.

TERMS NET 10 DAYS	DATE COMPLETED 6/25/21	TOTAL MATERIALS TOTAL OTHER TOTAL LABOR TAX
WORK ORDERED BY TRACY DIPPO		
AUTHORIZED SIGNATURE 		TOTAL ▶ 640.00

I hereby acknowledge the satisfactory completion of the above described work.

Electrical Maintenance & Construction LLC
 4520 Bundy Rd.
 Coloma MI 49038
 E-mail timm@emcelectricalllc.com
 Phone # 269-683-9473

Invoice

Date	Invoice #
4/21/2021	8066

Bill To
Redbud Hardware 266 E Front St Buchanan MI 49107

Job Location

P.O. No.	Due Date
	4/21/2021

Item	Quantity	Description	Rate	Amount
LABOR/MATER...		Install 7 exterior fixtures and 1 exit GFI. 1 time clock for control	3,500.00	3,500.00
		TAX INCLUDED	0.00%	0.00
WE APPRECIATE YOUR BUSINESS. A MINIMUM SERVICE CHARGE OF \$20.00 OR 1.5% ON ALL BALANCES OVER 30 DAYS.			Total	\$3,500.00

4-26-21
 pd ch # 6610



Invoice

Invoice #: 207562

Date: June 28, 2021

P.O. Box 30 South Bend, IN 46624-0030 Phone 800-348-5000 or (574) 234-5252 www.northamericansigns.com Fed. TaxID: 35-1262888

Bill To: Redbud Hardware
266 E Front St

Buchanan, MI 49107

Re: REDBUD HARDWARE
buchanan
266 E. Front St

Buchanan, MI 49107

Customer #: Customer PO#: Terms: NET30

Quan:	Description:	Ea. Price	Ext. Price	Tax	Total
1.00	Manufactured flat aluminum panel with all vinyl copy and aluminum angle frame border painted yellow	3,145.71	3,145.71	188.74	3,334.45
1.00	Manufactured flat aluminum wall sign with vinyl copy and open/closed plaque	415.00	415.00	24.90	439.90
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1.00	Installation of sign package	960.00	960.00		960.00

6-30-21

pd ch# 6631

Taxable:	\$5,119.09
Non Taxable:	\$960.00
Net Invoice:	\$6,079.09
Sales Tax:	\$307.14
Invoice Total:	\$6,386.23
Less Deposit:	0.00

Balance Due: \$6,386.23

BOX PACKING SLIP

399L9

Redbud Hardware
266 E. Front St
Buchanan, MI. 49107
269-695-6891

Order Number
SUL8K/00

Ship To: Red Bud Hardware
266 E Front St
Buchanan, MI 49107-1408

Transaction#: A226923
Associate: Tracy
Date: 12/09/2020 Time: 02:09:48 PM

1408

Due Date: 01/15/2021

*** SALE ***

PO: Awning Project

Bill To:
Customer # REDB
Redbud Hardware
266 E. Front St.
Buchanan, MI 49107

Order: No Entry Terms: Net 60 Days

Approval: 19681202 Member: 0690

Order Date: 12/02/2020 From: Kalamazoo, MI Salesperson: John Marsiglia

Description	Per	List
1/2x3' ZP SMOOTH ROD 731088 1.00 EACH @ \$4.104 T \$4.10 (Reg Price \$8.99) 053538303068 Midwest Fasteners MF1 1.00 EACH @ \$11.79 T \$11.79 Midwest Fasteners MF1 3.00 EACH @ \$128.93 T \$386.79	12	\$128.93

Comments

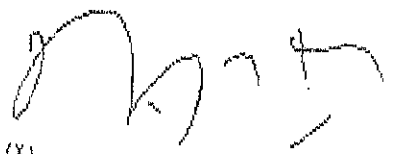
Order is being shipped in the following boxes: Each box has its own packing slip.
9, 399MA

1/2x3' ZP SMOOTH ROD
731088
1.00 EACH @ \$4.104 T \$4.10
(Reg Price \$8.99)
053538303068
Midwest Fasteners
MF1
1.00 EACH @ \$11.79 T \$11.79
Midwest Fasteners
MF1
3.00 EACH @ \$128.93 T \$386.79

Subtotal: \$402.68
6% - State Tax: \$24.17
TOTAL: \$426.85

INVOICE: \$426.85
CHANGE: \$0.00

A Minimum Finance Charge of
\$0.50 or 1.5% per month
applies to all past due balances


(X) Big Daddy Dips

Thank You!

Want to track your Rewards progress?
Go in to customerbestrewards.com and
create an account using the LC # shown
above your name on your receipt!

Thank you for your order!

View Payments **Download:**

Invoice #: 1930-415091

Status: Closed **Invoice Date: 5/19/2021** **Due Date: 6/5/2021** **Paid: 6/3/2021**

Sold to Member: 0690
 REDBUD HARDWARE
 266 E FRONT STREET
 BUCHANAN, MI 49107

Vendor: 1930
 CIRCLE GLASS CO
 8801 FENKELL AVE
 DETROIT, MI 48238

Invoice Type: DIR
 PO #: NONE
 PO Date: 5/12/2021
 Date Transmitted: 5/18/2021

Reference #: N211512784
Vendor Inv. #: 415091
Vendor Inv. Date: 5/13/2021

Ship to:
 REDBUD HARDWARE #0690
 266 E. FRONT ST.
 BUCHANAN, MI 49107

Carrier:
 Date Shipped:
 Req. Date Shipped:
 Pro #:
 B/L #:

***Amount Due 0.00**
 Disputed Amount 0.00

*As of Today

Vendor Amount 132.29
 Vendor Discount (2.34)
 Adder 0.00
Invoice Amount 129.95
 Amount Paid 129.95
 Regular Discount 0.00
 *Anticipation Discount 0.00

Line Items (3)

Mfg. Part #	SKU	UPC	Description	Ordered	Shipped	Units	Unit Cost	Extended Cost	Dispute (0)
<input type="checkbox"/> 9002823		999999999999999	CORNER KEY 100/PK #2823	0	1	EA	16.950	16.95	
<input type="checkbox"/> 9003201		999999999999999	FRAME WIN.5/16X96 MIL.12PK3201	0	2	EA	49.950	99.90	
<input type="checkbox"/>			FREIGHT	0	0		0.000	15.44	

(used this 'frame' to install / hold panels between the windows in place)



BUILDING PERMIT

DATE 12-9-2020 PERMIT# PB 20-042

LOCATION 266 E. Front St.

OWNER Redbud Hardware CONTRACTOR BMC Construction

OCC CLASS Merc TYPE CONST 5B

DESCRIPTION OF WORK

Install Custom Made Metal Awnings on
the Front and Rear of the Building

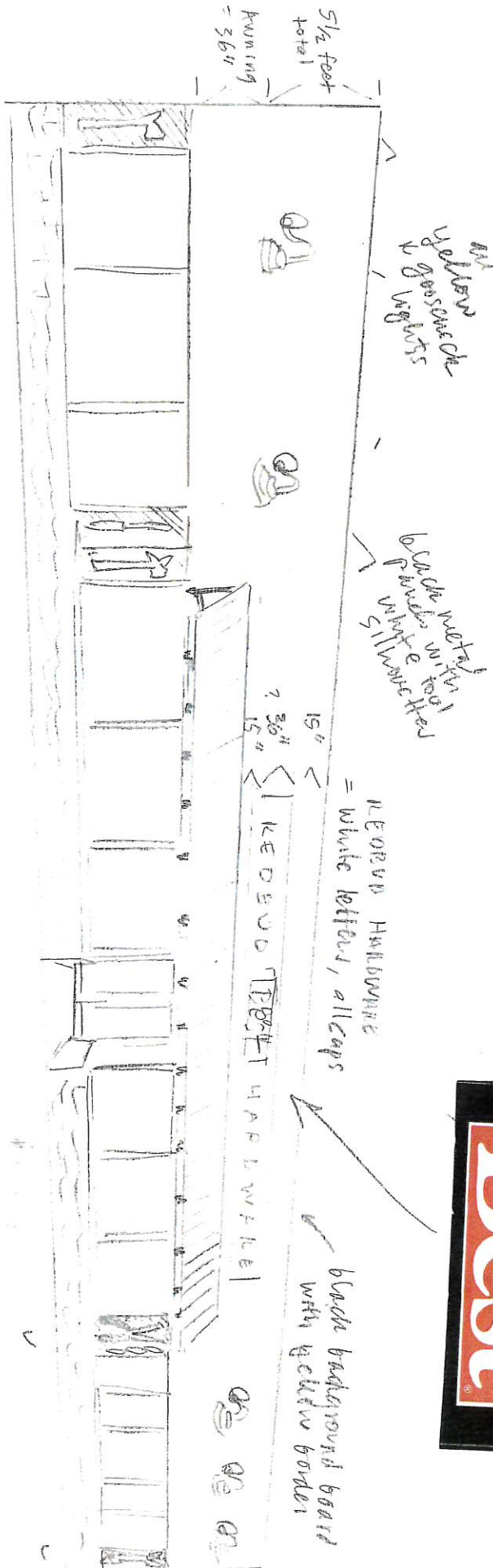
ISSUED BY Gary Lewis BUILDING OFFICIAL

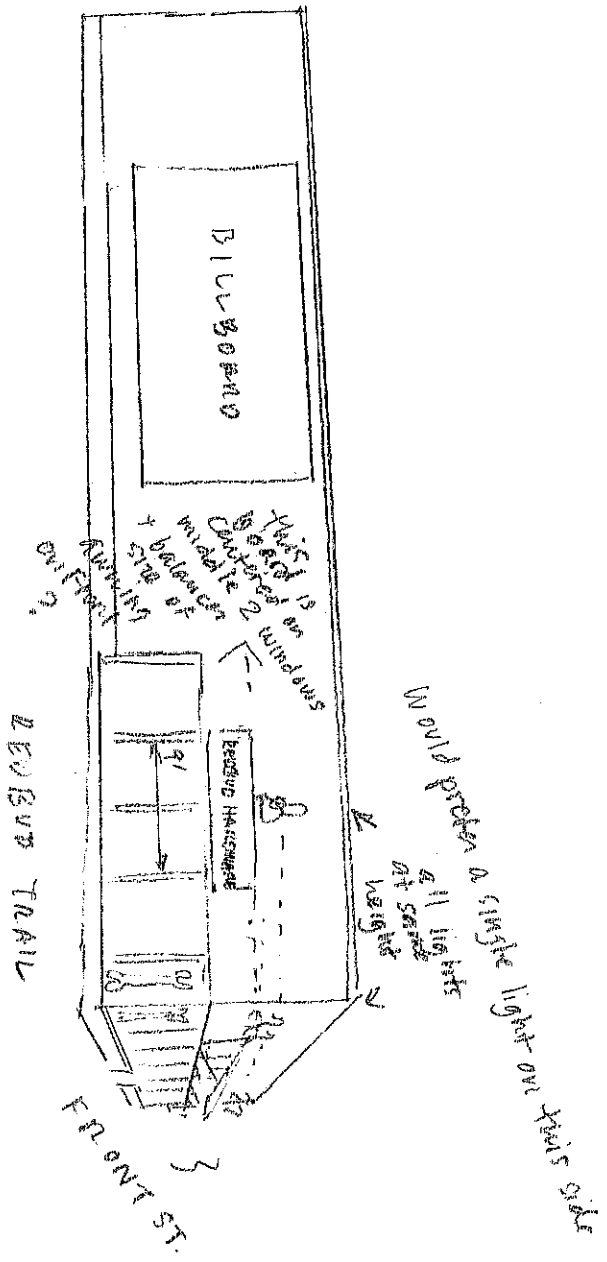
IT IS THE DUTY OF THE PERMIT HOLDER OR AGENT TO NOTIFY THE BUILDING OFFICIAL WHEN WORK IS READY FOR INSPECTION. THE PERMIT HOLDER SHALL PROVIDE ACCESS TO AND MEANS FOR THE REQUIRED INSPECTIONS OF SUCH WORK. INSPECTIONS REQUIRE AT LEAST 24HRS NOTICE.

Buchanan Building Safety Dept.
302 N. Redbud Trail,
Buchanan, MI 49107 (269)695-0011

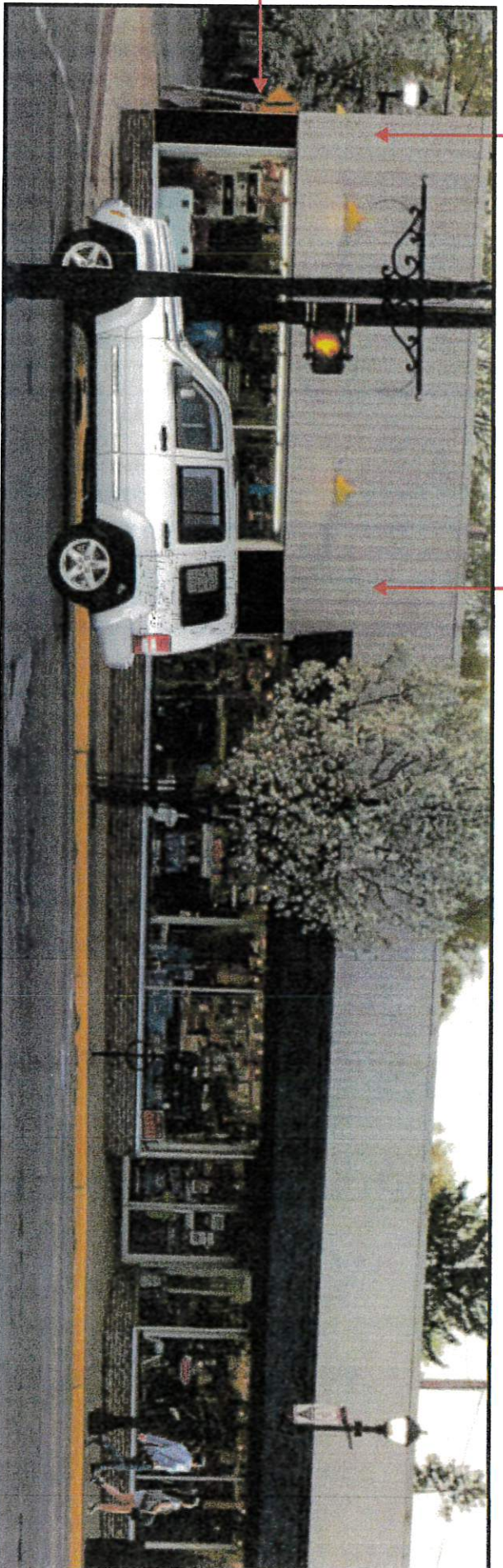
PERMITS ARE VALID FOR 18
MONTHS, OR EXPIRE AFTER
6 MONTHS OF INACTIVITY

PLEASE POST THIS NOTICE AT JOB SITE

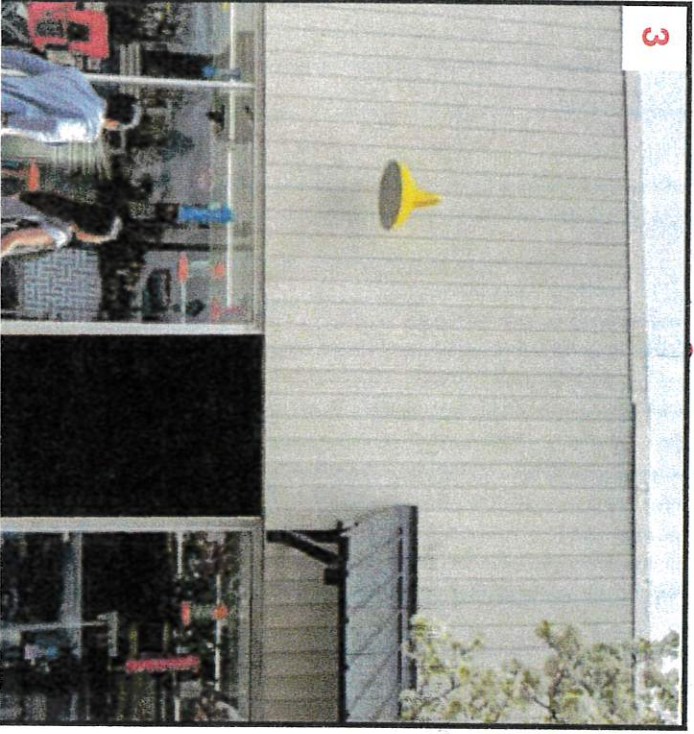




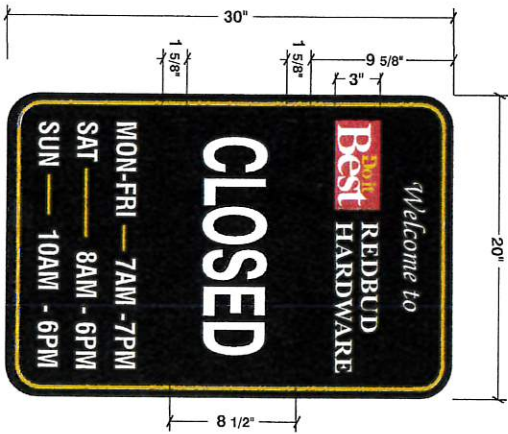
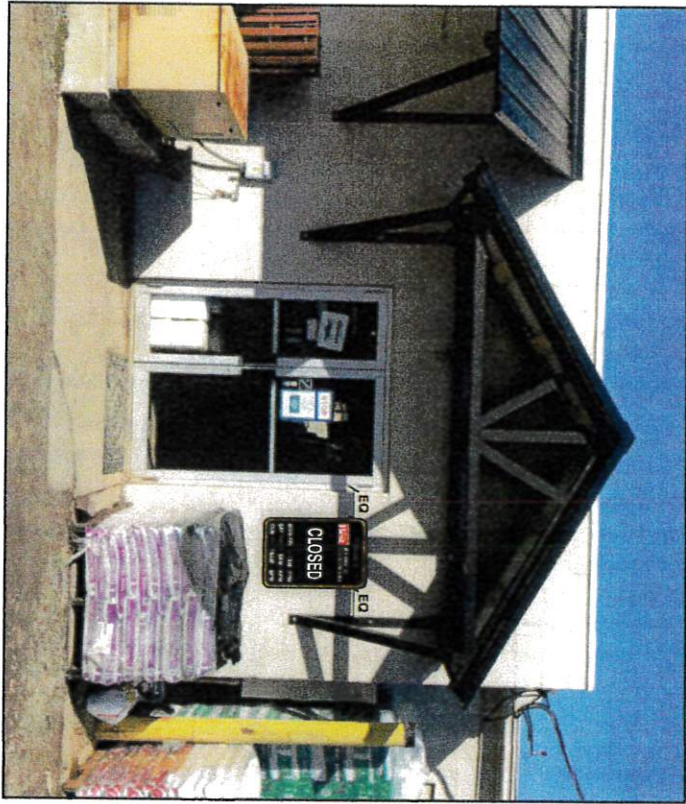
RE SIGN: Can eliminate DIB center logs to station, make it easier to walk on windows. Same color as Front St. board



PROPOSED STOREFRONT ELEVATION
NTS



MATTE BLACK DI
SEE NEXT PAGE F



B ONE (1) S/F ALUMINUM WALL SIGN
SCALE: 1 1/2" = 1'-0"

QTY: 1 S/F SIGN

FACES
ALUMINUM FACE PAINTED BLACK WITH FIRST SURFACE OPAQUE VINYL GRAPHICS. PICS TO MATCH FINIS 2550C HD & WAGNER MULTIAIR TYPE THREE. QUOTED TO FACES W/ TWO (2) .060 LEXAN SLIDE IN CHANGEBLE PIECES WITH BLACK VINYL FRONT AND BACK SIDE. WHITE VINYL TEXT. OPEN FOR SIDE ONE(1) AND CLOSED FOR SIDE TWO (2) APPLIED FIRST SURFACE.

MOUNTING
FACE MOUNTED FLUSH TO STOREFRONT FACADE THRU FACE W/ HARDWARE APPROPRIATE FOR WALL MATERIAL.

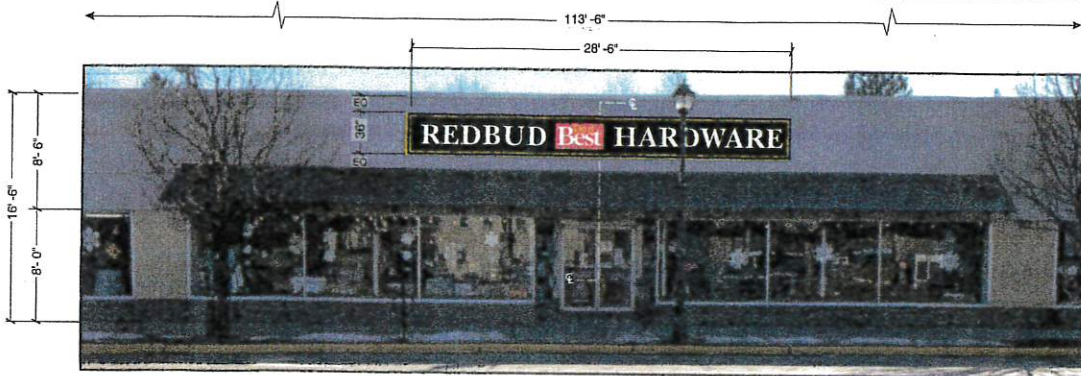
B PROPOSED REDBUD TRAIL ELEVATION SIGNAGE
NTS



SALES: SEAN DENISON
PM
ART: CAD 3.16.21

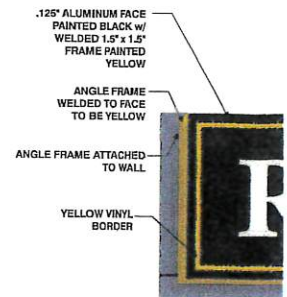
DWG # 2101068-02
REVISION

LOCATION: REDBUD HARDWARE
266 E FRONT ST.
BUCHANAN, MI 49107

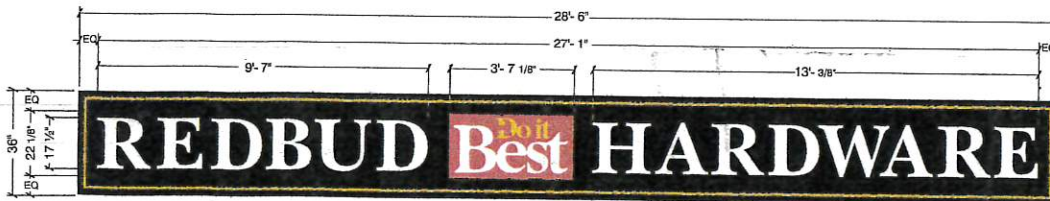


A PROPOSED STOREFRONT
NTS

* CENTER SIGN TO STOREFRONT DOOR AND VERTICALLY IN AREA ABOVE AWNING



SIDE VIEW:
NTS

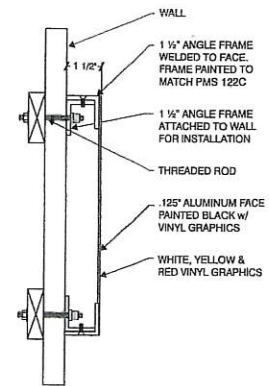


A NON-ILLUMINATED S/F WALL SIGN w/ 1 1/2" ANGLE FRAME & VINYL GRAPHICS
SCALE: 3/8" = 1'-0"
SQ FT. 85.5

QTY: 1 S/F SIGN

FACE
.125" ALUMINUM FACE PAINTED BLACK w/
VINYL GRAPHICS APPLIED 1st SURFACE.
VINYL COLORS TO MATCH PMS 2350C RED,
PMS 122C YELLOW, WHITE & BLACK.
1 1/2" ANGLE FRAME WELDED TO FACE AND PAINTED
TO MATCH PMS 122C YELLOW.

MOUNTING
1 1/2" ANGLE ATTACHED TO WALL w/ NON-CORROSIVE
HARDWARE APPROPRIATE FOR WALL MATERIAL.
FACE MOUNTED FLUSH TO STOREFRONT w/ COUNTERSUNK
SCREWS THROUGH WELDED ANGLE ON FACE.



SECTION VIEW
NTS



SALES: SEAN DENISON
PM:
ART: CAD 3.16.21

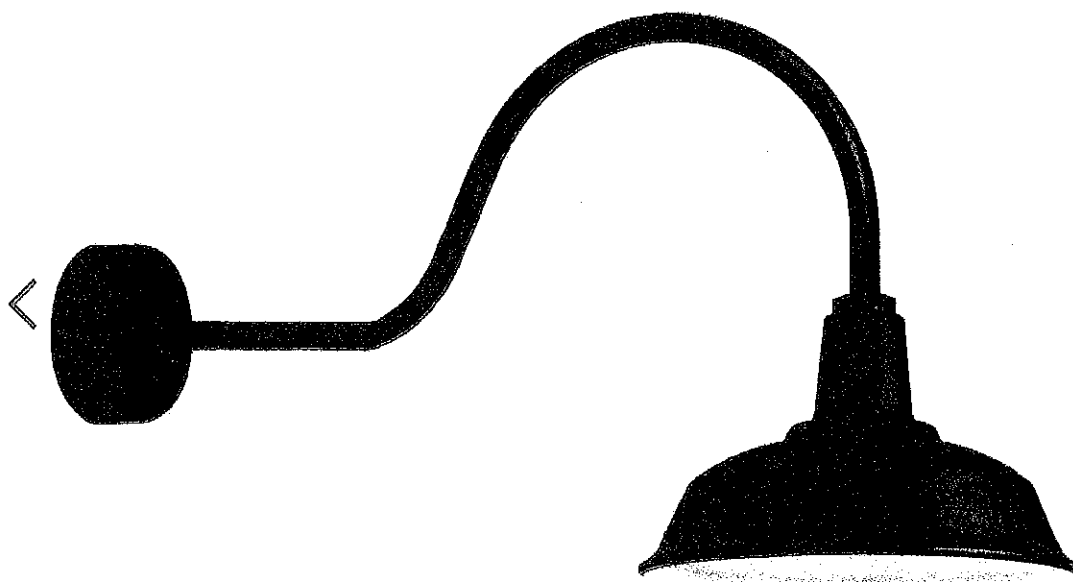
DWG # 2101068-01
REVISION

LOCATION: REDBUD HARDWARE
266 E FRONT ST.
BUCHANAN, MI 49107

1 OF 3



**Heavy Duty 21 1/4" High
Textured Bronze Outdoor
Wall Light - Style # 19P99**



+ ZOOM IN

- ZOOM OUT

START OVER

Constructed from heavy duty aluminum in a textured bronze finish, the Heavy Duty wall light is durable enough for outdoor settings and stylish enough for interior decor.

Additional Info:

The Heavy Duty outdoor wall light from Troy RLM adds industrial charm to your home decor. The tapered aluminum shade and gooseneck arm offers guided lighting over a surface or greater area of interest. Available in a textured bronze finish, this fixture is suitable for indoor and outdoor settings. From Troy RLM, a line of downward facing lighting inspired by historical designs. Made in the U.S.A.

- 21 1/4" high x 16" wide x extends 29 1/2" from the wall x round backplate is 6" wide.
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Heavy Duty outdoor wall light by Troy RLM. Inspired by industrial and farmhouse barn lighting.
- Textured bronze finish. Aluminum construction. Gooseneck top arm.
- Wet location outdoor rated. Can also

Print Date: 10/08/2021
Recpt Date: 07/13/2021

2021
Official Summer Tax Receipt
CITY OF BUCHANAN
11-58-0035-0192-00-0

Recpt No: 00000197

CITY OF BUCHANAN
ATTN: TREASURER
302 N REDBUD TRAIL
BUCHANAN MI 49107

Received of:
T&D DIPPO LLC
3045 YORK RD
NILES MI 49120

Stephanie Powers, Treasurer

TAXABLE: 58,932 SEV: 142,100 SCHL: 11310
PRE/MBT: 0.0000 CLASS: 201

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

** CURRENT PAYMENT **

Date	Chk #	Amount
07/13/2021	006634	3,332.36

Total Recvd: 3,332.36

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 11-58-0035-0192-00-0

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
COUNTY GENERAL	4.7680	280.98	280.98	0.00
CITY	17.6000	1,037.20	1,037.20	0.00
DIAL-A-RIDE	0.9924	58.48	58.48	0.00
STATE ED TAX	6.0000	353.59	353.59	0.00
SCHOOL OPERATING	18.0000	1,060.77	1,060.77	0.00
SCH-2013DEBT	3.2000	188.58	188.58	0.00
SCH-2014BLDGSITE	0.7932	46.74	46.74	0.00
LAKE MI COLLEGE	2.2654	133.50	133.50	0.00
RESA GENERAL	0.1743	10.27	10.27	0.00
RESA SPECIAL ED	2.1934	129.26	129.26	0.00

Admin Fee		32.99	32.99	0.00
Interest/Pen		0.00	0.00	0.00
Over Payments		0.00	0.00	0.00
TOTALS ----->	55.98670	3,332.36	3,332.36	0.00

CNTY: - Cty: -
SCHL: - ST: -

Property Description

COM 33' S & 33' W OF NE COR OF NE1/4 SEC 35 T7S R18W
TH S 84.5' W 120' N 84.5' TH E 120' TO POB

Addr: 266 E FRONT ST

To: T&D DIPPO LLC
3045 YORK RD
NILES MI 49120

Print Date: 10/08/2021
Recpt Date: 07/13/2021

2021
Official Summer Tax Receipt
CITY OF BUCHANAN
11-58-0035-0193-00-6

Recpt No: 00000199

CITY OF BUCHANAN
ATTN: TREASURER
302 N REDBUD TRAIL
BUCHANAN MI 49107

Received of:
T&D DIPPO LLC
3045 YORK RD
NILES MI 49120

Stephanie Powers, Treasurer

TAXABLE: 8,368 SEV: 15,700 SCHL: 11310
PRE/MBT: 0.0000 CLASS: 202

PREVIOUS PAYMENTS

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

** CURRENT PAYMENT **

Date	Chk #	Amount
07/13/2021	006634	473.11

Total Recvd: 473.11

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR 11-58-0035-0193-00-6

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
COUNTY GENERAL	4.7680	39.89	39.89	0.00
CITY	17.6000	147.27	147.27	0.00
DIAL--A--RIDE	0.9924	8.30	8.30	0.00
STATE ED TAX	6.0000	50.20	50.20	0.00
SCHOOL OPERATING	18.0000	150.62	150.62	0.00
SCH-2013DEBT	3.2000	26.77	26.77	0.00
SCH-2014BLDGSITE	0.7932	6.63	6.63	0.00
LAKE MI COLLEGE	2.2654	18.95	18.95	0.00
RESA GENERAL	0.1743	1.45	1.45	0.00
RESA SPECIAL ED	2.1934	18.35	18.35	0.00

Admin Fee	4.68	4.68	0.00	
Interest/Pen	0.00	0.00	0.00	
Over Payments	0.00	0.00	0.00	
TOTALS ----->	55.98670	473.11	473.11	0.00

CNTY: - Cty: -
SCHL: - ST: -

Property Description

COM 33' W & 117.5' S OF NE COR OF NE1/4 SEC 35 T7S
R18W TH S 42' W 132' N 42' E 132' TO BEG

Addr: 102 S RED BUD TR

To: T&D DIPPO LLC
3045 YORK RD
NILES MI 49120

Redbud Hardware
Tracy Dippo

Facade Request:

- \$13,250 RMC labor spanned
12/10/2020 - 1/13/2021 (34 days)

\$389.71 per day x 13 =

\$5,066.18

- \$640.00

- \$225 Tom Ferguson

RMC carpentry
labor

- \$777.59 31 Elec

#INVOICE

- \$3,500 EMC

#1699

- \$129.95 Circle Glass/panel trim

- \$6386.23 North American Signs

- \$16,084.95 x 60% =

\$9,650.97

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