

**Adkison, Need, Allen, & Rentrop, PLLC**  
**39572 Woodward**  
**Suite 222**  
**Bloomfield Hills, MI 48304**  
**248-540-7400, Fax 248-540-7401**  
**Tax ID Number: 38-3224154**

City of Mackinac Island  
7358 Market Street  
PO Box 455  
Mackinac Island MI 49757

Attn: Danielle Leach

Page: 1  
May 31, 2024  
Account No: 3872M

	Balance
HDC General	\$7,520.00
HDC - City	\$520.00
	<u>\$8,040.00</u>

Credit card payments may be made online through the firm's website at [www.anafirm.com](http://www.anafirm.com). Please note that the firm accepts Visa, Mastercard, American Express and Discover.

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Attn: Danielle Leach

HDC General

Page: 1  
May 31, 2024  
Account No: 3872-0000M  
Statement No: 137435

Previous Balance \$6,218.03

Fees

			Rate	Hours	
05/01/2024	KT	Attended Mackinac City Council meeting. Office conference with Gary Rentrop regarding next steps and potential issues.	200.00	0.50	100.00
	GR	Telephone call with Erin regarding three attachments of Freedom of Information Act from Attorney Koester, attorney for Jaquiss Trust. Office discussion on helping gather requested documents. Prepare file memorandum on all legal issues, and evidence submitted concerning notice to proceed regarding Red House.	200.00	2.60	520.00
05/02/2024	KT	Receive and review Freedom of Information Act request filed by counsel for Cheryl Jaquiss as to the Red House, and litigation hold letter. Office conference with Gary Rentrop regarding same and matter exempt for attorney client privilege. Office conference regarding calculation of days under the ordinance for a completed application. Analysis of issues pertaining to conflict of interest.	200.00	1.10	220.00
	GR	Email exchange with J. Metz regarding her review letter on Red House demolition; review packet from Katie regarding May 14th HDC meeting. Receive and review "litigation hold" writing from Attorney Koester via Erin; discussion with Erin regarding same. Formalize memorandum into draft opinion letter on Red House; various office conferences regarding same.	200.00	3.70	740.00
05/05/2024	GR	Update research on cases that found or denied a Notice to Proceed, continue revising opinion letter.	200.00	5.00	1,000.00
05/06/2024	KT	Receive, review and revise correspondence of attorney client privilege to Mackinac City Commission.	200.00	0.60	120.00
	GR	Continue analyzing law and prior facts, revise and finalize opinion letter.	200.00	4.00	800.00
05/13/2024	HR	Research issues re closed session discussion on demolition standards.	200.00	0.50	100.00
	GR	Prepare for HDC regular meeting regarding Red House, etc. Work on draft motions, approving and denying Notice to Proceed in preparation for decision on Red House. Locate and forward prior email to R. Neumann and J. Metz regarding Red House.	200.00	2.10	420.00
05/14/2024	KT	Municipal meeting by HDC regarding the Red House demolition application. Office			

## HDC General

			Rate	Hours	
		conference with Gary Rentrop regarding outcome and next steps. (NO CHARGE)		1.80	No Charge
	GR	Prepare for and attend HDC meeting.	200.00	4.00	800.00
05/20/2024	GR	Work on findings of fact and motion approving notice to proceed regarding Red House, using notes, draft minutes, application, Murray letter on findings and conditions of approval.	200.00	2.40	480.00
05/21/2024	KT	Telephone call with Gary Rentrop regarding proposed resolution for the HDC regarding the Red House Notice to Proceed. (NO CHARGE)		0.20	No Charge
	GR	Continued work on Motion findings and conditions, complete draft. Send to K. Tomasik to organize draft into final.	200.00	3.20	640.00
05/23/2024	KT	Finalized proposed HDC Resolution approving the notice to proceed on the Red House. Email same to Gary Rentrop.	200.00	1.00	200.00
05/28/2024	GR	Office conference regarding questions on draft resolution; work on revising draft resolution, email marked-up draft to discuss.	200.00	4.30	860.00
05/29/2024	GR	Receive and review revision to resolution on notice to proceed on Red House. Make additional changes to provision on delay of proceedings; email to Murray with draft resolution and send to Katie. Telephone call with Katie regarding requirements of zoning permit. Email Murray regarding Notice to Proceed and zoning permit required before work commences.	200.00	2.60	520.00
		For Current Services Rendered		37.60	7,520.00
		Total Current Work			7,520.00
<u>Payments</u>					
06/03/2024		Payment Received, Check # 19354			-6,218.03
		Subtotal			<u>\$7,520.00</u>
		Total Due for this Matter			<u>\$7,520.00</u>

City of Mackinac Island

HDC - City

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May 31, 2024

Account No: 3872-0002M

Statement No: 137435

Previous Balance \$3,220.00

Fees

			Rate	Hours	
05/01/2024	GR	Prepare for Council meeting on proposed Small Point; receive and review email from Brian Dunigan of East End Mission Historic District.	200.00	0.50	100.00
05/02/2024	GR	Email to Danielle Leach and from Danielle Leach regarding recording Small Point.	200.00	0.60	120.00
05/03/2024	GR	Telephone call with Jennifer regarding comments at council meeting regarding her letter.	200.00	0.20	40.00
05/15/2024	GR	Telephone call and emails with clerk's office. Preparation of historic ordinance amendment for seven member board.	200.00	0.50	100.00
	KT	Office conference with Gary Rentrop regarding amendment to Mackinac Island ordinance to expand HDC members from 5 to 7 people. Prepare and revise amendment to ordinance. Telephone call to Danielle Leach to confirm the sending of ordinance amendment. Email proposed ordinance amendment to clerk with instructions to put before City Council that day.	200.00	0.80	160.00
		For Current Services Rendered		2.60	520.00
		Total Current Work			520.00

Payments

06/03/2024	Payment Received, Check # 19354	-3,220.00
	Subtotal	<u>\$520.00</u>
	Total Due for this Matter	<u>\$520.00</u>
	Total Balance Due	<u>\$8,040.00</u>

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Page: 1  
April 30, 2024  
Account No: 3872M

	Balance
HDC General	\$6,218.03
HDC - City	\$3,220.00
	<u>\$9,438.03</u>

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Attn: Danielle Leach

Page: 1  
April 30, 2024  
Account No: 3872-0000M  
Statement No: 137110

HDC General

Previous Balance \$12,177.72

Fees

			Rate	Hours	
04/01/2024	KT	Receive and review documents and correspondences pertaining to the Jacquiss Red House demolition application, Historic District Council meeting minutes from 3/21/24, and numerous correspondences with Jennifer Mertz from Past Practice regarding East End Mission Historic District and Small Point Cottage and the upcoming City Council meeting agenda.	200.00	1.30	260.00
	GR	Review section 2103 as basis for denying demolition and how to address in effort to create a finding of fact that is in the best interest of a majority of the community. Work on alternative approach for HDC to address: 1) denial of demolition and 2) granting of demolition and how to support that decision in the interest of the public to avoid the Red House demolition creating a precedence for future historic resource demolition. Research regarding planning commission review related to demolition, locate and review prior zoning ordinance provisions, email relevant portions of same.	200.00	3.80	760.00
04/02/2024	GR	Work on draft motions for HDC concerning Red House for granting demolition and denying demolition in compliance with Historic District Ordinance and Statute. Telephone calls with Neumann regarding architect review letter of manufactured home.	200.00	1.80	360.00
04/03/2024	GR	Telephone calls with Erin suggesting joint meeting with Council and the HDC. Telephone call with Rick and Jennifer regarding call from Erin. Review Section 2006. Email Erin to be assured in place in 2022 per question posed. Research who has standing to appeal an HDC decision. Telephone call from Dennis regarding information on application for Red House - new application.	200.00	2.30	460.00
04/04/2024	GR	Research ordinance and material on SHPO websites regarding standards for denial of notice to proceed; review draft minutes; research issues regarding motion procedure; continue to analyze next steps, draft memo regarding same.	200.00	4.30	860.00
	GR	Emails with Jennifer regarding joint meeting to be scheduled. Telephone call with Erin regarding Council wanting joint session. Receive and review minutes regarding action by the HDC on the Red House application. Telephone call with Rick regarding joint meeting and status of his review letter; outline for HDC requirements for finding "interest in a majority of the community." Identify what proof have or have not been submitted and what proof that it is in the interest of a majority of the community. Telephone call with Katie regarding application and fee requirement. Review tape from March 21st			

## HDC General

			Rate	Hours	
		HDC meeting on content of resolution; further telephone calls with Katie regarding procedures and educational session.	200.00	3.00	600.00
04/05/2024	GR	Research for standards for notice to proceed for demolition on Secretary of the Interior website; review HDC Bylaws, proposed rules of procedure, and next steps given no quorum for April 9th meeting; locate and email excerpt from General Directions; review lengthy SHPRB decision on a demolition request, and review court decision upholding administrative ruling; office conference regarding same and regarding J. Metz' testimony cited in administrative decision, standard for community interest factor.	200.00	3.20	640.00
04/06/2024	GR	Email to R. Neumann and J. Metz that HDC meeting will be rescheduled, sending excerpt from case and link.	200.00	0.50	100.00
04/08/2024	KT	Office conference with Gary Rentrop regarding Historic District Council meeting on April 9th and legal research on the open meeting act regarding quorum. (NO CHARGE). Receive and review several correspondences regarding said meeting and the City Council meeting on April 17th. Second office conference with Gary Rentrop regarding city council meeting coverage on April 17th. (NO CHARGE). Research and review materials created and maintained by State Historic Preservation Office and review of City ordinance regarding economic hardship standards.	200.00	0.90	180.00
	GR	Research regarding Open Meetings Act issue, what can occur when quorum not present, research HDC Bylaws; office conference with Kate regarding research results. Email excerpt of case to E. Evashevski. Email exchange with Jennifer regarding HDC April 9th meeting and her role; review Open Meetings Act on extent of non-quorum to discuss act on Red House to advise. Prepare for April 9th HDC meeting. Review bylaws on voting authority for less than quorum and Attorney General opinion regarding same.	200.00	2.20	440.00
04/11/2024	GR	Revise draft alternative motions, denying demolition, granting demolition, adding in statements coming from Rick and Jennifer in draft denial, and drafting provision in an attempt that a demolition approval based on a limited finding in support doesn't become precedence for demolition of all old houses. Send ordinance provision to Erin and Dennis.	200.00	2.60	520.00
04/16/2024	GR	Telephone call with Erin regarding joint meeting.	200.00	0.20	40.00
04/17/2024	MR	Receive and review email from Danielle Leach regarding East End Mission District materials for April 17, 2024 City Council Agenda; resize Map and Inventory Sheets and forward to D. Leach re same. Note preference on orientation of submitted agenda items; memo to file. [NO CHARGE]		0.25	No Charge
04/18/2024	GR	Review prior emails, opinion letter and telephone call with Neumann regarding Mr B.'s.	200.00	0.60	120.00
04/20/2024	GR	Receive and review email to Katie regarding joint meeting and those who can't attend. Gather summary evidence seemingly to address best interest of the community.	200.00	1.80	360.00
04/23/2024	GR	Continue review of law, board review law in preparation for discussion with Erin.	200.00	1.00	200.00
04/24/2024	GR	Email from Jennifer regarding her review letter on the Red House, copy requested by Katie, reply.	200.00	0.60	120.00
04/25/2024	GR	Telephone call with Erin regarding joint meeting, etc.	200.00	0.20	40.00

## HDC General

			Rate	Hours	
04/29/2024	KT	Receive and review correspondence from Jennifer Metz. Receive and review Mackinac City Council Agenda and items, Jennifer Metz letter on red house demo, and Small Point Cottage Historic District proposed ordinance materials. (NO CHARGE)		0.50	No Charge
	GR	Review Metz letter to HDC and Council concerning Red House demolition; Re-review Neumann's letter regarding concerns over demolition.	200.00	0.60	120.00
		For Current Services Rendered		30.90	6,180.00
<u>Expenses</u>					
04/17/2024		Westlaw - Computer Aided Legal Research.			38.03
		Total Expenses			38.03
		Total Current Work			6,218.03
<u>Payments</u>					
04/22/2024		Payment Received, Check # 19286			-12,177.72
		Subtotal			<u>\$6,218.03</u>
		Total Due for this Matter			<u>\$6,218.03</u>



HDC - City

Previous Balance

\$500.00

Fees

			Rate	Hours	
04/01/2024	GR	Office conference to identify correct set of exhibits for resolution going to Council for proposed East End Mission Historic District, and regarding inventory sheets and next steps for resolution; receipt and review of email from J. Metz and have corrections made to Exhibit B (correcting Scrivener's errors.)	200.00	0.70	140.00
	GR	Email from Metz regarding changes in inventory sheet and study report. Telephone call with Stakoe looking for plat number, organize presentation to Council regarding Mission District. Need original draft. No action required but to comply with statute, and revised draft with Stakoe numbers for ordinance to be adopted by Council. Telephone call with Stakoe, numbers will not be ready for April 3rd Council meeting. Emails to persons with City to so advise.	200.00	1.50	300.00
04/04/2024	GR	Email to Kate and office staff regarding two packets for City Council's resolution on the Mission District.	200.00	0.50	100.00
04/11/2024	GR	Assemble separate packet for Council on: 1) Mission District from Study Committee 2) Ordinance for recording with Register of Deeds and 3) Small Point.	200.00	0.40	80.00
04/15/2024	GR	Telephone conference regarding J. Stakoe's property description for proposed East End Mission District; receipt and review of Stakoe's email, conference with him regarding revisions needed and recording information for plats, prepare marked-up draft with revisions, revise Exhibit C draft ordinance and cover sheets for Council packet, email same.	200.00	1.90	380.00
	GR	Various telephone calls with Stakoe regarding assessor plat numbers, legal description of proposed Mission District, issues with his description; email exchanges with Jennifer, Anneke and Danielle regarding material for the City Council meeting on April 17th. Assemble Item A and Item B on Mission District, Resolution of Study Committee, Resolution Council, Ordinance and add new and old Exhibit C. Email to clerk regarding Small Point.	200.00	2.20	440.00
04/16/2024	GR	Email to Study Committee members regarding Council addressing Mission District on April 17th. Review submittal material in preparation for meeting. Telephone call with Jennifer regarding same. Email exchange with Stakoe and telephone call with same regarding legal for Small Point.	200.00	1.00	200.00
04/17/2024	GR	Call and emails with Nancy May and Jennifer Metz regarding presentation to Council on proposed Mission District. Prepare for and attend Council meeting via Zoom regarding Mission District for adoption.	200.00	1.80	360.00
	KT	Receive and review several correspondences among Past Perfect and Gary Rentrop and the opinion letters, documents, and finalized ordinance attached thereto. Attend City Council Meeting. (NO CHARGE)		1.10	No Charge
04/18/2024	GR	Prepare East End Mission HD ordinance certification page for Clerk to execute and cover sheet for ordinance; exchange emails with Clerk Danielle Leach regarding recording requirements. Emails with Danielle regarding questions for language in minutes; email to Katie regarding next steps on Mission District, etc. Various emails with Danielle and Katie; emails regarding required certification of ordinance.	200.00	1.90	380.00

City of Mackinac Island

HDC - City

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April 30, 2024

Account No: 3872-0002M  
Statement No: 137110

			Rate	Hours	
04/23/2024	GR	Telephone conference with J. Stakoe regarding clarifying property description for Small Point, his drawing shows Main Street running through lot as described; office conference regarding same; revise text of legal description per J. Stakoe to make it more clear and finalize draft ordinance, have property drawing attached to Exhibit C.	200.00	1.00	200.00
04/24/2024	GR	Review material to go to Council on Small Point and approved to send. Telephone call regarding Danielle's question of what date of referral from Study Committee to Council on Small Point; email to Danielle regarding Small Point date of referral and notice when on Council agenda. Email exchange regarding wording for amending HD Ordinance for 5 to 7 and timing to accomplish same. Receive and review proposed Resolution on Mission District from Danielle suggesting minor changes to Resolution.	200.00	2.00	400.00
04/29/2024	GR	Prepare required survey from CLG on behalf of HDC; emails regarding recording of Mission District with Register of Deeds.	200.00	1.20	240.00
		For Current Services Rendered		16.10	3,220.00
		Total Current Work			3,220.00

Payments

04/22/2024	Payment Received, Check # 19286	-500.00
	Subtotal	<u>\$3,220.00</u>
	Total Due for this Matter	<u>\$3,220.00</u>
	Total Balance Due	<u>\$9,438.03</u>

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Page: 1  
March 31, 2024  
Account No: 3872M

	Balance
HDC General	\$12,177.72
HDC - City	\$500.00
	<u>\$12,677.72</u>

Fy 23/24

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HDC General

Page: 1  
March 31, 2024  
Account No: 3872-0000M  
Statement No: 136766

Previous Balance \$9,500.00

Fees

			Rate	Hours	
03/01/2024	GR	Accusatory email from Murray regarding application is not complete; prepare short response given he intends "comprehensive reponse." Telephone call with Katie regarding email from Lee requesting special meeting; review application - it alerts applicant to consult General Directions; office conference regarding response to 9 point email from Murray; search 2017 emails regarding adoption of rules of procedure. Telephone call with Katie, she has draft copy in her book also.	200.00	3.00	600.00
03/02/2024	GR	Research to locate court cases reviewing the administrative ruling on SHPRB case.	200.00	0.40	80.00
03/03/2024	GR	Review full application.	200.00	1.60	320.00
03/04/2024	GR	Office conference; revise response to Murray, email same; office conference with additional revisions; email same.	200.00	0.70	140.00
	GR	Continue work on structure of hearing and standards for demo of red house.	200.00	2.50	500.00
03/05/2024	GR	Attendance at City Hall; review and outline tape of Red House discussion and claim by Murray.	200.00	2.00	400.00
03/06/2024	GR	Review underlying statute, resolution, and work on revising letter to Commissioners in preparation for 03.21.24 meeting.	200.00	1.10	220.00
03/07/2024	GR	Finalize letter to the Commission regarding General Directions Rules and supplement with application requirement on application; sent to City. Email from Early regarding inspection on hold. Research authority for the adoption of the General Directions; review further research on history of Red House; email to Jennifer and Rick. Telephone call regarding special meeting process.	200.00	2.40	480.00
03/11/2024	GR	Draft Proposed Motion for HDC concerning Red House application, office conference regarding same. Telephone call with Erin regarding March 21st hearing; telephone call with Tom Chamber regarding his report on the Red House; various telephone calls concerning March 21st HDC meeting.	200.00	1.80	360.00
03/12/2024	KT	Office conference with Gary Rentrop regarding Local Historic District Act applications and upcoming HDC meeting on March 21st. Review PA 169 of 1970 and application			

## HDC General

			Rate	Hours	
		submitted for demolition of the Red House.	200.00	1.50	300.00
	GR	Receipt and review draft resolution, begin revising same.	200.00	0.50	100.00
	GR	Telephone call with Katie regarding agenda for the March 21st meeting; continue preparing responses to Murray's claims in preparation for the March 21st meeting; finalize draft of Motion; office conference with K. Tomasik; pull together all email exchanges with Murray in preparation for rebuttal to claims.	200.00	1.80	360.00
03/13/2024	KT	Received and reviewed emails from Neuman regarding the Red House and file materials pertaining to the pending application for demolition.	200.00	0.40	80.00
	GR	Office conference on resolution timing, outcome in Clarkston case; review case, check on status of any further appeal of that with the Court of Appeals; telephone conference with City Clerk regarding deadline to submit to be on agenda; receipt and review email with questions regarding details of application review; research status and send statute excerpts to reply to questions.	200.00	1.25	250.00
	GR	Review history of Neumann's review of house plans to rebut claim delay is from the City. Rick's response was one year before filing regarding plans to save the original front that were agreed to between Clements and Neumann and could have been filed with HDC in March of 2023 but did not file until January of 2024. Email from Metz regarding meeting date, reply.	200.00	1.60	320.00
	GR	Continue organizing email exchange with Murray for rebuttal; telephone call with Neumann regarding review letter, etc. Review of recent case for Village of Clarkston on various applicable points to the Red House case; telephone call with Neumann regarding finding Secretary of the Interior Standards don't apply.	200.00	1.70	340.00
	GR	Research in light of the Clarkston holding that Secretary of the Interior Standards do not apply when demo is proposed. What standards does Rick apply given the HDC directive to do a review letter.	200.00	1.50	300.00
03/15/2024	GR	Receive and review email from Murray and new submittal, supplement to application. Prepare reply to email disputing claims; prepare rebuttal to Murray's "proof." Conference call with office and Neumann regarding scope of his review letter given the Lehman v Clarkston case on demolition. Continue preparation, research, review of SHPRB opinion on Notice to Proceed based upon Financial Hardship and interest of the Community.	200.00	3.50	700.00
03/16/2024	GR	Work on Red House response to claims in preparation for meeting on March 21st.	200.00	1.80	360.00
03/17/2024	GR	Work on drafting revision to memo to client; scan and email marked-up draft; continue revising reply to latest email from Murray; review General Directions from City's website, email regarding need to draft list of what is missing from required information.	200.00	2.40	480.00
	GR	Continue preparation and research for March 21, 2024 meeting. Analyze issue of how to address notice to proceed standards when usual review is based on Secretary of the Interior standards which do not apply for a notice to proceed.	200.00	2.80	560.00
03/18/2024	KT	Review of PA 169 of 1970 and caselaw pertaining to it. Review of Mackinac City Ordinance 443. Review of HDC's General Directions for applications for work in historic district. Review of Jim Murray's January 30, 2024 application materials. Prepared analysis of same. Office conference with Gary Rentrop.	200.00	1.50	300.00

## HDC General

			Rate	Hours	
	GR	Revise reply to J. Murray's email; office conference regarding same; telephone conference with R. Neumann; continue revising instruction memo to client; email same; review SHPRB case and Circuit Court ruling, email regarding same.	200.00	2.80	560.00
	GR	Preparation of instructions going forward on Red House hearing. Response to Murray claims in email, Rick's letter and draft resolution. Finalize response to Murray. Pull together rebuttal for each potential claim and unsubstantiated claims in application; office conference regarding ten day in advance of hearing requirement.	200.00	2.00	400.00
03/19/2024	KT	Review of Supplemental materials to 1/30/24 application for demolition of the Red House and updated the memorandum of analysis. Office conference with Gary Rentrop.	200.00	2.00	400.00
	GR	Revise instruction memo for client; office conference regarding rules of procedure; work on revising a possible draft resolution.	200.00	3.80	760.00
	GR	Continue preparation for HDC March 21st meeting. Address various issues under cases and SHPRB to provide to Commission as a basis that there are no required proofs being presented for demolition. Review letter; receive and review email from Murray looking for all documents presented to the HDC; reply with document; edit instruction to HDC and sent to HDC.	200.00	2.80	560.00
03/21/2024	KT	Attend HDC meeting by Zoom. Office conference with Gary Rentrop to discuss results. Office conference with Hans Rentrop to discuss results.	200.00	2.00	400.00
	GR	Finalize draft of Motion in event application determined incomplete. Send to Katie with instruction not to use until after HDC acts. Continue preparing for HDC meeting on Red House. Telephone calls with Metz and Pereny. Telephone call with Evashevski regarding outcome, etc. Email from Dennis, Rick and Jennifer regarding importance of Red House.	200.00	1.30	260.00
	GR	Email exchanges with Metz and Neumann regarding revised plan. Can the front of the building be saved?	200.00	0.60	120.00
	GR	Attend meeting and present issues concerning preservation of the Red House versus request for demolition. (NO CHARGE)		2.50	No Charge
03/22/2024	KT	Prepare proposed Resolution denying demolition of the Red House, finalize same. Email finalized Resolution to Gary Rentrop and conference on coordinating further changes or sending along to Historic District Commission.	200.00	1.10	220.00
	GR	Email from May regarding possible April 3rd council meeting on Mission District. Prepare reply as tentative; email from Jennifer regarding same. Receive and review letter from Finley to Red House owner denying demolition. Receive and review draft resolution that comply with the requirement of statute finding of what denied. Receive and review draft Motion from Finley and from K. Tomasik. Send K. Tomasik version to Lee and Katie.	200.00	1.40	280.00
03/26/2024	GR	Receive and review email from Jennifer regarding rear of house is also historic. Telephone call with Neumann regarding same and regarding Andrew expecting review; receive and review email from Andrew; reply to same on HDC March action and going forward.	200.00	1.20	240.00

## HDC General

			Rate	Hours	
03/27/2024	GR	Receive and review new plans from Murray for consideration at April meeting. Send to Rick and Jennifer; email from Katie questioning process; reply to Katie.	200.00	1.00	200.00
	GR	Telephone calls with Neumann regarding new plans for Red House.	200.00	0.40	80.00
		For Current Services Rendered		60.15	12,030.00

Expenses

03/12/2024		Westlaw - Computer Aided Legal Research.			47.02
03/18/2024		Westlaw - Computer Aided Legal Research.			78.45
03/19/2024		Westlaw - Computer Aided Legal Research.			22.25
		Total Expenses			147.72
		Total Current Work			12,177.72

Payments

03/25/2024		Payment Received, Check # 19199			-9,500.00
		Subtotal			\$12,177.72
		Total Due for this Matter			\$12,177.72

HDC - City

Previous Balance					\$2,880.00
<u>Fees</u>					
			Rate	Hours	
03/05/2024	GR	Telephone conference with J. Metz regarding source of base map for district; receipt and review of her email with correction to Study Committee report.	200.00	0.20	40.00
03/06/2024	GR	Forward email from J. Metz; office conference regarding next step for errata correction; brief review of Eastern UP GIS map for Island.	200.00	0.30	60.00
03/26/2024	GR	Office conference on status of J. Stakoe having legal description for districts.	200.00	0.10	20.00
03/27/2024	GR	Locate and email copy of resolution from Study Committee and with questions regarding preferred format for inserting legal descriptions once received from J. Stakoe into draft ordinances; telephone conference with Clerk regarding absolute latest to submit agenda item if we receive information from J. Stakoe.	200.00	0.50	100.00
03/28/2024	GR	Receive and review draft Ordinance for the Mission District and Small Point; office conference on how to coordinate what was approved by the Study Committee versus a new Exhibit C on the ordinance after information from Stakoe; email to Katie for dissemination of draft ordinance to the Study Committee with explanation; telephone call with Jennifer regarding draft ordinance regarding Mission District and change to Study Committee report not necessary except to correct Scrivener's error.	200.00	1.40	280.00
		For Current Services Rendered		2.50	500.00
		Total Current Work			500.00
<u>Payments</u>					
03/25/2024		Payment Received, Check # 19199			-2,880.00
		Subtotal			<u>\$500.00</u>
		Total Due for this Matter			<u>\$500.00</u>
		Total Balance Due			\$12,677.72

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Adkison, Need, Allen, & Rentrop, PLLC  
39572 Woodward  
Suite 222  
Bloomfield Hills, MI 48304  
248-540-7400, Fax 248-540-7401  
Tax ID Number: 38-3224154

Page: 1  
February 29, 2024  
Account No: 3872M

City of Mackinac Island  
7358 Market Street  
PO Box 455  
Mackinac Island MI 49757  
  
Attn: Danielle Leach

	Balance
HDC General	\$9,500.00
HDC - City	\$2,880.00
	<u>\$12,380.00</u>

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City of Mackinac Island  
7358 Market Street  
PO Box 455  
Mackinac Island MI 49757

Attn: Danielle Leach

HDC General

Page: 1  
February 29, 2024  
Account No: 3872-0000M  
Statement No: 136280

Previous Balance \$160.00

Fees

			Rate	Hours	
02/02/2024	GR	Email exchange with office regarding needed testimony on hardship claim regarding red house; email Neumann regarding same; telephone call with Neumann regarding evaluation of structural integrity of red house.	200.00	1.00	200.00
02/05/2024	GR	Review Conflict of Interest statement regarding Nancy voting on Red House; discussion with office for further opinion.	200.00	0.60	120.00
	GR	Receive and review packet for February meeting in preparation for meeting. Further review of Attorney Murray letter on Red House for HDC to review demolition request; outline steps under Act for HDC review and approvals when area under consideration for being a historic district.	200.00	1.80	360.00
02/08/2024	HR	Office conference re study committee's review of proposed new Historic District for the East End. [No Charge]		0.40	No Charge
02/12/2024	GR	Detailed review of Murray letter and sequence of steps to get to council referral for Red House review to HDC; email to office regarding procedural issues. Prepare for HDC meeting on February 13th. Email to Neumann regarding plans for "new home" and what he reviewed.	200.00	2.40	480.00
	GR	Conference regarding reviewing statute, research statute and email relevant section to discuss; review plats that are within proposed historic districts; begin compiling list of platted lots compared with proposed Historic District boundaries.	200.00	0.90	180.00
02/13/2024	GR	Prepare for and attend Zoom meeting with HDC on issue of fines and application for demolition of the Red House. Various telephone calls with Early, Doud, and Neumann to schedule conference call regarding hiring Early for structural consultation. Telephone call with Rick to send application to Early; email Dennis regarding conference call.	200.00	4.20	840.00
	GR	Review zoning ordinance regarding claim by Murray that no standards make required approval of Planning Commission not enforceable.	200.00	0.80	160.00
02/14/2024	GR	Telephone call with Dennis regarding including Lee in conference call with Early; email to advise others. Email Early regarding including Lee. Zoom conference call with Early, Neumann, Doud, and Lee. Post conference call with Dennis. Email to Neumann; review law and adopted policy of any conflict of interest on Red House; telephone call with Dennis regarding basis of referring Red House to Planning Commission; Review Art 4 sent by Dennis.	200.00	2.50	500.00
02/15/2024	GR	Telephone call with Doud regarding disagreements on process by city of review. Advise delay			

## HDC General

			Rate	Hours	
		not a HDC issue but a Planning Commission issue. Telephone call with Dennis regarding zoning ordinance provision he relied on to refer to Planning Commission and issue of concern about conflicts review sufficiently of standards law for granting and denying.	200.00	2.00	400.00
02/16/2024	GR	Receive and review email letter from Murray regarding requesting review of letter and objecting to Early as a consultant. Prepare draft reply. Various emails and telephone calls with Katie, Neumann, etc. (Allan, Anneke, Jennifer) regarding going forward with request for demolition of Red House. Begin research of law on governing claims by applicant - not in public interest, financial hardship, etc.	200.00	3.80	760.00
	GR	Receipt and review letter from J. Murray.	200.00	0.20	40.00
02/19/2024	GR	Renew research of criteria of applicant must meet to show "undue financial hardship" and "not in the best interest of the public," burden of proof rests with applicant, Trayser "plan" versus Red House plan in terms of information provided.	200.00	3.80	760.00
	GR	Email exchange with Metz regarding presentation schedule to Council of Early's proposal; review proposed edits to letter of reply to Murray; email to Clerk regarding putting Early's proposal on the council agenda for the 21st. Email from Neumann regarding scope of Early's inspection; email to Danielle, Erin, Rick and Jennifer regarding scope of Red House inspection by Early. Email from Danielle; prepare email response; send final response to Murray.	200.00	2.20	440.00
02/20/2024	GR	Telephone call with Neumann regarding participation on council meeting on February 21st regarding Early's proposed contract; prepare for meeting with Council, outline for understanding why we need to establish costs with assistance of Early and what are proofs to show "undue financial hardship to retain the resource." Pull Review Board cases with language on these points to share with the Council and the same for "not in the interest of the community." Both are proposed by Red House applicant as basis for demolition; email to Katie regarding adoption of Rules of Procedure.	200.00	3.50	700.00
02/21/2024	GR	Prepare for and attend City council meeting on retaining Early on Red House.	200.00	1.00	200.00
02/22/2024	GR	Email from Early regarding scheduling Red House inspection; email to Neumann regarding same. Various emails to Dennis, Early and Neumann regarding only dates available are the 11th and 12th and not the 6th.	200.00	0.80	160.00
02/26/2024	GR	Emails and telephone call with Early, Neumann, Dennis, Andrew, Lee and Murray regarding scheduling house inspection.	200.00	1.00	200.00
	GR	Receipt and review email re letter from Murray. Review directions for applications on City's website, office conferences re same.	200.00	0.80	160.00
02/27/2024	GR	Review application against required application information as set forth in "General Directions for work within a HD" regarding Red House. Various telephone calls with Katie for special meeting and do we have a quorum; review statute and ordinance on denial of incomplete application by HDC or another. Review Rules of Procedure for process of denial of application; receive and review minutes from February HDC meeting on appointment of engineer.	200.00	3.50	700.00
02/28/2024	GR	Work on approach to possible 60 day deadline to act; attempts to schedule meeting; various telephone calls and emails regarding same. Prepare for special meeting for topics to cover various items. Prepare list of possible HDC resolutions at a special meeting. Emails with Jennifer on status of Council Action on Mission District.	200.00	2.80	560.00
	GR	Receipt and review draft minutes, office conference re same; research statute, General Directions and other documents on City's website, other ordinances, email excerpts; office			

## HDC General

			Rate	Hours	
		conference re sending General Directions document to J. Murray; review section with mandatory language on incomplete application, office conference on application to proposed district in language of General Directions; review and revise letter to Murray, research statute re time limit and logistics about a stipulated extension, email statute excerpt.	200.00	2.80	560.00
02/29/2024	HR	Research issues re alternative plat identification for historic district ordinance amendment.	200.00	0.30	60.00
	GR	Various telephone calls with Katie regarding special meeting. Telephone call with Neumann regarding same. Email to Lee regarding sending Katie an email calling for a special meeting; email to the Commissioners regarding special meeting (Doud, Finkel, Straus.) Email from Murray regarding list of questions and statements; email to Murray regarding application recommended incomplete and include directions as basis of incomplete; research authority.	200.00	3.40	680.00
	GR	Review 2-28 letter from Murray; office conference on next steps, revise response, email same with attached pdf; review terms of motion at meeting, email re same; review Bylaws and conference re chair can call special meeting.	200.00	1.40	280.00
		For Current Services Rendered		47.50	9,500.00
		Total Current Work			9,500.00
<u>Payments</u>					
02/26/2024		Payment Received, Check # 19143			-160.00
		Subtotal			<u>\$9,500.00</u>
		Total Due for this Matter			<u>\$9,500.00</u>

## HDC - City

Previous Balance \$4,680.00

Fees

			Rate	Hours	
02/01/2024	GR	Various emails scheduling Study Committee meeting; email to Erin with copy of council resolution referring properties in Mission area to HDC for review; emails to Metz with revised report and email outlining change; receive and review revised draft council resolution.	200.00	1.40	280.00
02/05/2024	GR	Receive and review original resolution creating broad study area of island to utilize on small point council charge. Telephone call with Stakoe regarding status of providing assessor plat number to replace parcel numbers. Review statute for process of referring property to HDC in a proposed historic district.	200.00	1.60	320.00
02/06/2024	GR	Telephone call with Joe Stakoe regarding providing assessor plat numbers, his timing and Council meeting time. Telephone call with Joe Stakoe regarding timing on providing assessor numbers to coordinate with New Study Committee meeting and Council meeting; review notes from discussion with Erin on \$5,000 fine. Send email to Katie to distribute to commissioners and council recommendation.	200.00	0.80	160.00
02/07/2024	GR	Various calls to Katie, Joe Stakoe and office regarding completion of resolution for Study Committee. Katie will complete transposing plan number in place of address. Telephone call with Stakoe to not proceed, locating and using original charge from City Council.	200.00	0.50	100.00
02/08/2024	GR	Receive and review revised map for Mission. Office conference regarding transposing numbers into Council Resolution; email exchange regarding need for plat liber and page for new resolution. Office conference regarding lot numbers and tax parcels provided by city. Need to be replaced with assessor plat numbers. How to handle in time for Study Committee meeting on February 9th.	200.00	1.90	380.00
02/09/2024	GR	Various telephone calls with office, Stakoe, and Katie. Email regarding how to best provide a legal description of the Mission District; attend Study Committee meeting via Zoom.	200.00	2.00	400.00
02/12/2024	GR	Various telephone calls with Stakoe regarding getting the assessor numbers if know owners; various telephone calls with Metz regarding same and can her map drafter obtain those numbers; telephone calls with Danielle regarding not scheduling council meeting given Stakoe advises we can get numbers within a week.	200.00	1.40	280.00
02/13/2024	GR	Emails with Jennifer, her mapper can't get plat numbers. Telephone call with Joe Stakoe, need number what is his timing to provide them; email to Jennifer, etc on status of Stakoe's replacement assessor plat numbers.	200.00	1.20	240.00
02/14/2024	GR	Locate and forward 3 plats affected by proposed historic districts and email same to J. Stakoe.	200.00	0.30	60.00
02/17/2024	GR	Telephone call from J. Stakoe re details on preparing legal description, what to include, and getting more specific legal descriptions for several portions of proposed historic district boundaries, his difficulties with workload in coming week.	200.00	0.60	120.00
02/19/2024	GR	Lengthy telephone call with Erin regarding \$5,000 fine and when it should apply, Mission District when it will come before council and likely issue raised attending demolition of Red House and standards.	200.00	1.40	280.00
	GR	Research statute, revise reply to attorney Murray. Review index of administrative decisions. Office conference re timing of getting survey from J. Stakoe, which properties have docks along shore where historic district map is different than plat.	200.00	1.30	260.00

City of Mackinac Island

HDC - City

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February 29, 2024  
Account No: 3872-0002M  
Statement No: 136280

		Rate	Hours	
	For Current Services Rendered		14.40	2,880.00
	Total Current Work			2,880.00
	<u>Payments</u>			
02/26/2024	Payment Received, Check # 19143			-4,680.00
	Subtotal			<u>\$2,880.00</u>
	Total Due for this Matter			<u>\$2,880.00</u>
	Total Balance Due			<u>\$12,380.00</u>

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Adkison, Need, Allen, & Rentrop, PLLC  
39572 Woodward  
Suite 222  
Bloomfield Hills, MI 48304  
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Tax ID Number: 38-3224154

City of Mackinac Island  
7358 Market Street  
PO Box 455  
Mackinac Island MI 49757

Attn: Danielle Leach

Page: 1  
January 31, 2024  
Account No: 3872M

	Balance
HDC General	\$160.00
HDC - City	\$4,680.00
	<u>\$4,840.00</u>

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39572 Woodward  
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Mackinac Island MI 49757

Attn: Danielle Leach

HDC General

Page: 1  
January 31, 2024  
Account No: 3872-0000M  
Statement No: 136141

Previous Balance \$320.00

Fees

			Rate	Hours	
01/04/2024	GR	Email to Katie regarding no need for attorney on January agenda; email to Rick Neumann regarding same.	200.00	0.40	80.00
	GR	Telephone call with Rick Neumann regarding late application on Chippewa. Advise Kate regarding no issue with late filing.	200.00	0.40	80.00
		For Current Services Rendered		0.80	160.00
		Total Current Work			160.00

Payments

01/16/2024 Payment Received, Check # 19073 -320.00

Subtotal \$160.00

Total Due for this Matter \$160.00



## HDC - City

Previous Balance \$120.00

Fees

			Rate	Hours	
01/15/2024	GR	Receive and review attorney letter of behalf of Azzar; sent to Jennifer for comment; trace objections on map for discussion with Study Committee.	200.00	1.00	200.00
	GR	Review council comment on \$5,000 fine; make suggestions in email to Erin.	200.00	0.80	160.00
	GR	Locate John Dennity parcel and how is open space listed - contributing or non-contributing.	200.00	0.80	160.00
01/16/2024	GR	Prepare for Study Committee meeting, telephone call with Metz in preparation and need to let study commission consider reducing south boundary of proposed district. Preparation of cover letter from Study Committee to Council; draft required resolution of referral from Study Committee to Council. Receipt email with reason with east end boundary remains unchanged. Revise cover letter to add and modify reasons which Study Committee has not changed boundary; attend public hearing on Zoom on Small Point.	200.00	4.00	800.00
01/19/2024	GR	Edit draft letter for May to Council and resolutions on East End Mission District and Small Point.	200.00	0.80	160.00
01/22/2024	GR	Final resolutions and dates of reports and maps for Small Point and Mission District; email to Katie regarding same. Email from Jennifer regarding Council meeting; send final resolution to Jennifer.	200.00	2.60	520.00
01/25/2024	GR	Receive and review email and respond to Jennifer regarding Council meeting requirement.	200.00	0.60	120.00
	GR	Email exchange with Jennifer, Katie and Erin regarding Council's February 7th meeting and proposed Council resolutions.	200.00	0.50	100.00
	GR	Work on resolution for City Council for new SD ordinance to cover Small Point and one to cover the Mission District.	200.00	0.60	120.00
01/26/2024	GR	Email to J. Stakoe regarding can he do a legal description on Mission District as required given no metes and bounds; work on Council Resolutions and ordinance to comply with state statute requirements.	200.00	1.60	320.00
01/28/2024	GR	Research status; review resolution on proposed historic district, prior ordinance creating an amended district; email regarding same.	200.00	1.50	300.00
01/29/2024	GR	Telephone call with office regarding need for draft ordinance for new districts; telephone call with Metz, Katie, Danielle regarding moving Mission District and Small Point to new Council date and reason why; review proposed changes to Mission District ordinance.	200.00	1.60	320.00
	GR	Search files for Ord. 474, draft proposed ordinances to use for new proposed historic districts to attached to resolutions, office conference regarding next steps on sending resolutions back to study committee after			



## HDC - City

			Rate	Hours	
		getting the legal descriptions from J. Stakoe; begin revising resolutions.	200.00	2.30	460.00
01/30/2024	GR	Telephone call with Joe Stakoe on timing to get parcel numbers changed to plat numbers, also timing on getting a boundary survey. Review and revise draft revisions to address definition of area not in parcel number.	200.00	0.20	40.00
	GR	Telephone call with J. Stakoe, does not recognize parcel number. Telephone call with Metz where did number come from, Eastern UP planning and zoning. Telephone call with J. Stakoe and office regarding same and timing for boundary description.	200.00	0.80	160.00
	GR	Check citations, continue revising resolutions to be sent to Council.	200.00	1.00	200.00
01/31/2024	GR	Receive and review letter from Attorney Murray regarding red house demolition request going to HDC; discussion with office regarding same; discussion with office and telephone call with Erin regarding Council Resolution deferring HDC after moratorium expired. Review records for Council Resolution; office conference to check with Clerk's office.	200.00	2.00	400.00
	HR	Telephone call re Red House; review letter from attorney Jim Murray; second telephone call re same.		0.50	No Charge
	GR	Receipt and review of email with demolition application to HDC, forward same to H. Rentrop; office conference regarding strategy, next steps regarding same. Obtain copy of adopted resolution 2022.0004 from Clerk.	200.00	0.70	140.00
		For Current Services Rendered		23.40	4,680.00
		Total Current Work			4,680.00

Payments

01/16/2024		Payment Received, Check # 19073			-120.00
		Subtotal			<u>\$4,680.00</u>
		Total Due for this Matter			<u>\$4,680.00</u>
		Total Balance Due			<u>\$4,840.00</u>

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Mackinac Island MI 49757

Attn: Danielle Leach

Page: 1  
December 31, 2023  
Account No: 3872M

	Balance
HDC General	\$320.00
HDC - City	\$120.00
	<u>\$440.00</u>

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Attn: Danielle Leach

Page: 1  
December 31, 2023  
Account No: 3872-0000M  
Statement No: 135649

HDC General

Previous Balance \$900.00

Fees

			Rate	Hours	
12/11/2023	GR	Preparation for HDC meeting, \$5,000 fine provision. Telephone call with Neumann regarding agenda, etc.	200.00	0.80	160.00
12/12/2023	HR	Review materials in preparation for HDC meeting; research issues re same. [No charge]		0.80	No Charge
	HR	Attend HDC Meeting.	200.00	0.80	160.00
	GR	Attend HDC meeting via Zoom. (NO CHARGE)	200.00		
		For Current Services Rendered		1.60	320.00
		Total Current Work			320.00

Payments

12/19/2023		Payment Received, Check # 19015			-900.00
		Subtotal			<u>\$320.00</u>
		Total Due for this Matter			<u>\$320.00</u>



City of Mackinac Island

Page: 2  
December 31, 2023  
Account No: 3872-0002M  
Statement No: 135649

HDC - City

Previous Balance \$2,180.00

Fees

			Rate	Hours	
12/20/2023	GR	Telephone calls and emails to Metz and Katie regarding scheduling Small Point Public Hearing and notice requirement; we can meeting on a January date.	200.00	0.60	120.00
		For Current Services Rendered		0.60	120.00
		Total Current Work			120.00

Payments

12/19/2023		Payment Received, Check # 19015			-2,180.00
		Subtotal			<u>\$120.00</u>
		Total Due for this Matter			<u>\$120.00</u>
		Total Balance Due			<u>\$440.00</u>

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