

September 10, 2024

City Council Mackinac Island

KSL Capital, with Grand Hotel as its on island manager has entered into an agreement with Mackinac Island Bike Shop to purchase said business on or about November 1, 2024. I am writing to you today consistent with Section 66-212 of the City of Mackinac Island code of ordinance to make written application for the transfer of 263 commercial bike licenses that have been continuously issued to Mackinac Island Bike Shop located at 7421 Main Street, Mackinac Island, Michigan 49757.

As requested in Sec. 66-206 Application for License

- (a)(1) Applicant: KSL Capital, 100 St. Paul St. Suite 800, Denver, Colorado 80206  
Mack Tracks LLC  
Steven Siegel, Nolen Taylor, Kevin Rohnstock, 100 St. Paul St., Denver, Colorado 80206  
\*Applicant will provide further details when/if required by City
- Manager: Grand Hotel, 7798 West Bluff Road, Mackinac Island, Michigan 49757  
David Jurcak, 7798 West Bluff Road, Mackinac Island, Michigan 49757
- (a)(2) 263 licenses currently owned by Mackinac Island Bike Shop are requested to be transferred.
- (a)(3) The rental outlet is Mackinac Island Bike Shop located at 7421 Main Street, Mackinac Island
- (a)(4) See (c)(1)-(9) below
- (a)(5) No other information is provided at this time.
- (c)(1) The applicant Grand Hotel was licensed during the previous year. The additional 263 licenses were licensed the previous year by Mackinac Island Bike Shop.
- (c)(2) The licenses had been issued at the current location the previous year. 7421 Main Street.
- (c)(3) The physical facility has historically proven to be adequate to perform a commercial bike rental business for several years.
- (c)(4) The location of the current rental site is convenient for the customers the business has historically served. The business and its employees conduct their business to not impeded traffic or cause congestion.
- (c)(5) The location has a full maintenance department with equipment and employees to service the bike on site and in a fashion to maintain the fleet in a safe manner.
- (c)(6) The applicant is in compliance with the terms of this division.
- (c)(7) The applicant is in compliance with all applicable federal, state and local building, plumbing, fire, zoning, safety, sanitation and health laws and ordinances.
- (c)(8) The transfer of these licenses to the applicant will not have an effect on the health, welfare and safety of the general public.
- (c)(9) The applicant and its manager will own 363 commercial bike licenses within the City. Grand Hotel owns 100 commercial bike licenses in addition to the 263 requested transferred licenses. The 363 commercial bike licenses represent 24% of the 1,511 issued licenses on Mackinac Island.

Sincerely,

David Jurcak  
President, Grand Hotel

286 Grand Avenue • Mackinac Island, Michigan 49757 • (906) 847-3331  
grandhotel.com

ACORD™

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/10/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>Propel Insurance</b> <b>1201 Pacific Avenue; Suite 1000</b> <b>Team Hayes</b> <b>Tacoma, WA 98402-4321</b>		<b>CONTACT NAME:</b> Kim Thomas <b>PHONE (A/C, No, Ext):</b> 404 905-7905 <b>E-MAIL ADDRESS:</b> kim.thomas@propelinsurance.com <b>FAX (A/C, No):</b> 866 577-1326																						
<b>INSURED</b> <b>Davidson Hotel Company LLC</b> <b>One Ravinia Drive, Ste 1600</b> <b>Atlanta, GA 30346</b>		<table border="1"> <thead> <tr> <th colspan="2">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A:</td> <td>Continental Casualty Company</td> <td>20443</td> </tr> <tr> <td>INSURER B:</td> <td>Continental Insurance Company</td> <td>35289</td> </tr> <tr> <td>INSURER C:</td> <td>Maine Employers' Mutual Insurance Co.</td> <td>11149</td> </tr> <tr> <td>INSURER D:</td> <td>Great American Alliance Insurance Co.</td> <td>26832</td> </tr> <tr> <td>INSURER E:</td> <td></td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> <td></td> </tr> </tbody> </table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Continental Casualty Company	20443	INSURER B:	Continental Insurance Company	35289	INSURER C:	Maine Employers' Mutual Insurance Co.	11149	INSURER D:	Great American Alliance Insurance Co.	26832	INSURER E:			INSURER F:		
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## COVERAGES

## CERTIFICATE NUMBER:

## REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liab \$1M/\$2M GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		GL7064273177	03/01/2024	03/01/2025	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$0 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY		BUA7064273163	03/01/2024	03/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$10,000 <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CLAIMS-MADE		7064277178	03/01/2024	03/01/2025	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		3102810373	03/01/2024	03/01/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
D	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WCF16080900	03/01/2024	03/01/2025	E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)


RE: Loc #2091 - The Grand, 286 Grand Ave., Mackinac Island, MI 49757

Grand Bicycle Shop

Workers Comp Information - Insurer for CA is Great American Alliance Insurance Company. Insurer for all other states is Memic Indemnity Company.

## CERTIFICATE HOLDER

## CANCELLATION

<b>City of Mackinac Island</b> <b>Mackinac Island</b> <b>Mackinac Island, MI 49757</b>	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
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## City Clerk

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**From:** David Jurcak <djurcak@grandhotel.com>  
**Sent:** Wednesday, September 11, 2024 9:36 AM  
**To:** City Clerk  
**Subject:** Re: KSL Bike License Transfer

Danielle

Thank you for confirming that you received our application. I gave Trista a copy for the Mayor and Erin.

Have a great day.

**David Jurcak**  
President  
Grand Hotel

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**From:** City Clerk <clerk@cityofmi.org>  
**Sent:** Wednesday, September 11, 2024 8:42 AM  
**To:** David Jurcak <djurcak@grandhotel.com>  
**Subject:** KSL Bike License Transfer

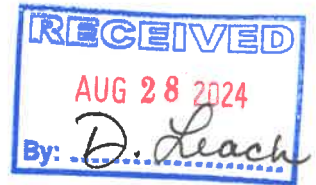
**CAUTION: This is an external email and the sender may not be who they claim it is. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good Morning Dave,

Just wanted to let you know I received your request for the rental bike license transfer and will get it added to the September 18<sup>th</sup> Council agenda. Sorry I missed you when you originally dropped it off, I was out of town for a funeral.

*Danielle Leach*

City Clerk  
City of Mackinac Island  
P.O. Box 455  
Mackinac Island, MI 49757  
Phone: (906) 847 - 3702  
Fax: (906) 847 - 6430



August 27<sup>th</sup> 2024

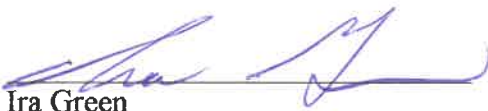
Dear Mayor Doud  
Mackinac Island City Council

KSL Capitol (KSL) is currently under contract to purchase the Mackinac Island Bike Shop LTD (MIB) from its owner Ira Green. KSL and MIB are hereby requesting the transfer of 263 of MIB's 319 rental bicycle licenses to KSL Capital.

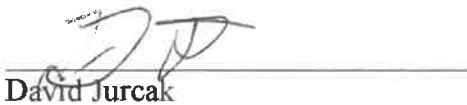
The KSL operation will utilize the current MIB site at 7421 Main Street with no changes to the existing site plan or signage.

With the transfer, KSL will be managing 100 licenses from the Grand Hotel and 263 from MIB for a total of 363 rental bicycle licenses, 24% of the total Mackinac Island Commercial (Rental) licenses.

Thank you,



Ira Green  
Owner  
Mackinac Island Bike Shop LTD



David Jurcak  
Representing  
Grand Hotel & KSL Capitol