

From: Jennifer Cooke <jennifercooke@gmail.com>
Sent: Tuesday, April 30, 2024 4:35 PM
To: Julie Durkin <j.durkin@villageofpinckney.org>
Cc: Linda Lavey <llavey@villageofpinckney.org>; Ryan Kincaid <R.Kincaid@kincaidbuild.com>; Dan <cookedan@gmail.com>
Subject: Re: 140 west Main: tax abatement

I am not trying to not follow the law, when we had previously discussed this it sounded like we needed to get approval from the council for a public hearing. I feel back on April 9th we had submitted sufficient information in order for that to have been established, which then could have been put on the next council agenda. Julie had responded to an email on April 10th and then we submitted more information that she was requesting on April 17th, where we still could have had time to be at the council meeting for April 22nd. I feel like I have been very quick on my turn around to get information back as needed. So the frustration is more that it took almost a full month to be added to the agenda for us to get council to vote on whether it would go to public hearing or not.

To summarize,

- May 13th Cooke Coaching LLC is on Agenda for Village Council Meeting to discuss whether to approve or not approve a public hearing.
- If approved the Village of Pinckney will post an ad in the paper to advertise a public hearing for this matter. This needs to be 15 days prior to public hearing
- We have submitted information in this email to use as information to give to council members in order to discuss and ask questions at our Meeting on May 13th.
- It would be great if we could have questions prior to the meeting so we can come prepared in order for all questions to be answered at the meeting.
- Julie can you clarify what calculations and criteria that you feel are not correct. Is there something specific you see there is a discrepancy on? Then we can review what you see and fix if necessary or we can address this at the council meeting.

Jennifer Cooke

Owner/Head Coach EXALT FITNESS Pinckney & Fowlerville
PN1, PN2, USAW Level 1

Co-Owner Cooke Capital LLC
Property Manager The Ville Commercial and Residential Properties

On Tue, Apr 30, 2024 at 3:49 PM Julie Durkin <j.durkin@villageofpinckney.org> wrote:
Hi Jen,

As I indicated in a previous email, your request would have to go to Linda for placement on the Council agenda, and I know that she was copied on your 4/17 email. I did not respond based on that, and I did not indicate to you that all of the necessary information was received in order to move forward – that would be up to the Council President. In fact, I do want to let you know that after a quick review of the documents you provided, you do need to look at the calculations as well as review the criteria for which determination is made for

the establishment of the district and the statutory requirements for its establishment. It is up to you to provide the most complete and accurate information as possible.

I know Linda has emailed you and will keep you informed.

Julie Durkin
Zoning Administrator
Village of Pinckney

From: Jennifer Cooke <jennifercooke@gmail.com>
Sent: Tuesday, April 30, 2024 12:53 PM
To: Linda Lavey <llavey@villageofpinckney.org>
Cc: Julie Durkin <j.durkin@villageofpinckney.org>; Ted Kinczkowski <t.kinczkowski@villageofpinckney.org>
Subject: Re: 140 west Main: tax abatement

Not asking for a decision but a reply from my email on April 17th from Julie letting me know if what we submitted was all the information needed in order to move to the next step which would be to publicly announce the information in order to start the time that's required before it can be added to the public agenda.

If there is additional information needed or a meeting that needs to be scheduled please let me know. I've asked Julie to see if she wanted to meet with Ryan who has helped us through this process before when we were the first ones to do it in Fowlerville. If we have provided all the necessary information per Julie, then I don't see why we can't move towards getting it on the agenda so there can be a public discussion.

Jennifer Cooke
Owner/Head Coach EXALT FITNESS Pinckney & Fowlerville
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On Tue, Apr 30, 2024 at 12:29 PM Linda Lavey <llavey@villageofpinckney.org> wrote:
Hi, Jen:

It is legal for you to write all the Council members whenever you want. It is not legal for Council members to discuss or decide anything via email (except maybe to set up a meeting). The Open Meetings Act requires that our deliberations all be at an open, posted meeting. We are very serious about adhering to this. So if you are expecting any decisions via email, you will not get any. Just to clarify. Any information for Council should be in the packet.

Julie outlined the steps for you in an email. Your request letter also outlines steps to take. Julie referred this matter to me for reply. Sorry for the delay, but there is a lot of information to process. This is all pretty new to Council, and kind of a big ask to settle it all at the next meeting. Council will need a lot more information in order to make an informed decision on whether we want to move forward. I'm not saying we are not in favor of helping you rehab your business. Of course that's great for everyone. Your letter and emails create a lot of questions. If you have anything from MEDC or the Treasury that would be educational for Council, please send that. We can start with your letter as a formal request to get things going, but the wheels that have to turn don't even belong to the Village for the most part.

Thanks,
Linda

From: Jennifer Cooke <jennifercooke@gmail.com>
Sent: Tuesday, April 30, 2024 11:22 AM
To: Linda Lavey <llavey@villageofpinckney.org>; Ted Kinczkowski <t.kinczkowski@villageofpinckney.org>
Subject: Re: 140 west Main: tax abatement

Oh interesting why it's not legal to copy all council on email correspondence about things going on in Village. It was more to keep everyone in the loop.

I will wait on a response from Julie which is now almost 15 days past my last email.

Jennifer Cooke
Owner/Head Coach EXALT FITNESS Pinckney & Fowlerville
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On Tue, Apr 30, 2024 at 11:20 AM Ted Kinczkowski <t.kinczkowski@villageofpinckney.org> wrote:

This should be worked on through Julie. We cannot legally discuss things that are copied to everyone on council on an email. It's literally against the law.

Just wanting to let you know why this thread is not getting responses. If you are not getting a response through the proper channel, please let linda or myself know and we'll step in.

Ted

On Apr 30, 2024 8:06 AM, Jennifer Cooke <jennifercooke@gmail.com> wrote:
Sending another follow up email regarding email on Wed April 17, 2024. We really need to get this process moving forward.

Jennifer Cooke

Owner/Head Coach EXALT FITNESS Pinckney & Fowlerville
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Co-Owner Cooke Capital LLC

Property Manager The Ville Commercial and Residential Properties

On Tue, Apr 23, 2024 at 11:13 AM Jennifer Cooke <jennifercooke@gmail.com> wrote:
Following up to see if this has been publicly announced so our date is moving forward.

Jennifer Cooke

Owner/Head Coach EXALT FITNESS Pinckney & Fowlerville
PN1, PN2, USAW Level 1

Co-Owner Cooke Capital LLC

Property Manager The Ville Commercial and Residential Properties

On Wed, Apr 17, 2024 at 2:57 PM Jennifer Cooke <jennifercooke@gmail.com> wrote:
Attached is the document needed. Please let us know when we are able to be on agenda. Thank you.

Jennifer Cooke

Owner/Head Coach EXALT FITNESS Pinckney & Fowlerville
PN1, PN2, USAW Level 1

Co-Owner Cooke Capital LLC

Property Manager The Ville Commercial and Residential Properties

On Wed, Apr 10, 2024 at 11:19 AM Julie Durkin <j.durkin@villageofpinckney.org> wrote:
Hi Jen,

The application itself looks good with your support documents. However, step 1 is the establishment of the district and then a public hearing for that piece. You cannot make application for exemption unless there is a district. Following the establishment, Council can review your application. I have attached the section of the Public Act that indicates "that upon a written request filed by the owner of property comprising a district....." Although, the Village could do it on it's own merits, there would need to be a compelling reason to do so with documentation. In this case, you are the requesting party as the property owner. This is how I interpret the process:

1. Written request by you for the establishment of the district – I would include information such as the MEDC funding, the rehabilitation of the property, **tax impact and benefit to both you and the community.** I have attached the 2023 Assessing information with the 2023 taxable value. You would need to contact Putnam for 2024 information, but you should have received a Notice of Assessment for the current year. This is what I was referring to on Monday. You need to show the benefit to the community versus the loss in revenue. I would speak to the Putnam Assessor and/or estimate what the new taxable value would be after the improvements. This is the supporting information that you need.
2. If Council is in agreement, a public hearing can be scheduled and then proper notification. I have also attached a potential resolution that Council could pass after that hearing. The Village Attorney would have to review it for accuracy, but I thought it would be helpful. The County has 28 days after receipt of the resolution to reject the establishment of the district.
3. After the district is established, then you can make application, which is the information that you provided. You might want to check the legal description (see below)
4. Council would set a public hearing for the application and then proper notification, etc.
5. If approved, the application is processed, etc. by the Clerk and it goes to the STC for review. The STC has 60 days for review. The STC can approve, modify or deny the application regardless of the local approval.

This is all of the information that again I thought that Ryan was advising you. I have several emails to/from him a few months ago discussing the issue. I am always more than happy to help through the process. There is a little bit of a learning curve, but all of the information and processes are spelled out in the Act as well as on the Treasury's website including a FAQ page. If you need help with the request, need information, etc. we can talk about it, I can direct you, whatever I can do to help.

Referring to your application for exemption, you are requesting a 10 year abatement. Council can approve a term of 1 to 10 years. If it is less than 10 years, extensions may be granted. I would certainly consider doing some financial forecasting to again show the impact on the community (both positive and potential loss of revenue) as this is the basis for approval or denial. Just a suggestion.

This would have to go to Linda for placement on the agenda, but if you want to possibly get it for the next meeting, the information would have to be received by the early part of next week (at least the request to set a public hearing for consideration of the establishment of the district so that we can get started on the notifications).

Hope this helps.

Julie Durkin
Zoning Administrator
Village of Pinckney

Legal according to assessing:

14-22-403-030 SEC 22 T1N R4E COM C/L OF INTERSECTION OF MAIN ST & HOWELL ST AS SHOWN ON THE ORIG PLAT OF VILL OF PINCKNEY REC IN LI 2, PG 64, LIVINGSTON CO RECORDS, TH NELY 33.06 FT ALG C/L HOWELL ST, TH WLY DEFLECTING 86* TO THE LEFT 33.06 FT TO SE COR BLK 5 R4 OF SD ORIG PLAT, TH CONTWLY 144 FT ALG N LINE MAIN ST TO SE COR OF W 16 FT OF THE E 28 FT OF LOT 6 OF BLK 5 R4 FOR A POB, TH CONT WLY 92 FT ALG N LINE MAIN ST, TH NLY DEFLECTING 86* TO THE RIGHT 132 FT ALG W LINE OF THE E 38 FT OF LOT 5 OF BLK 5 R4, TH ELY DEFLECTING 93* TO THE RIGHT, 92 FT, ALG NLY LINE LOTS 5 & 6 OF BLK 5 R4, TH SLY DEFLECTING 86* TO THE RIGHT 132 FT ALG E LINE OF W 16 FT OF E 28 FT LOT 6 TO POB. BEING PT OF LOTS 5 & 6 OF BLK 5, R4 ORIG PLAT VILL PINCKNEY. .28 AC M/L COMB 018 & 019 6-89

From: Jennifer Cooke <jennifercooke@gmail.com>

Sent: Tuesday, April 9, 2024 3:41 PM

To: Julie Durkin <j.durkin@villageofpinckney.org>; Julie Durkin <zoning@villageofpinckney.org>

Cc: Dan <cookedan@gmail.com>; Ryan Kincaid <R.Kincaid@kincaidbuild.com>

Subject: 140 west Main: tax abatement

Happy Tuesday! After last night's meeting we spoke with Julie on the steps to get the tax abatement moving forward. Included in this email I believe is what is needed to submit to Village in order for it to go to Public Announcement.

We look forward getting this moving forward again with us now having our LOI from the MEDC.

Please let me know if there is anything else needed and if there is not when we can expect the public hearing will be.

Thanks again for working with us on this project. We are excited to give our building a nice facelift for our downtown.

Jennifer Cooke
Owner/Head Coach EXALT FITNESS Pinckney & Fowlerville
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