

**SPECIAL COUNCIL MEETING**  
**Village Hall**  
**7227 Huron Avenue, Lexington, MI 48450**

**AGENDA**

**DATE OF MEETING:** THURSDAY, JANUARY 12, 2023

**TYPE OF MEETING:** SPECIAL COUNCIL MEETING

**TIME OF MEETING:** 4:00 P.M.

**PLEDGE OF ALLEGIANCE**

**CALL TO ORDER / SPECIAL COUNCIL MEETING**

**ROLL CALL BY CLERK**

**APPROVAL OF AGENDA**

**PUBLIC COMMENT**

**BUSINESS:**

**ADMINISTRATION**

- A. Barnes Law, PLLC Letter (7219 Huron Ave.)

**CORRESPONDENCE**

**PUBLIC COMMENT**

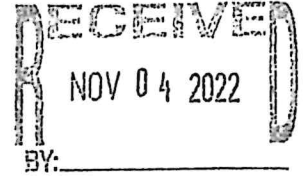
**COUNCIL PERSON COMMENTS**

**ADJOURNMENT**

Robert W. Barnes  
Member of Michigan Bar  
Member of Florida Bar

**BARNES LAW, PLLC**  
Attorneys and Counselors  
7249 Huron Avenue, P.O. Box 429  
Lexington, Michigan 48450  
Phone: (810) 359-7070  
Fax (810) 359-2224

Andrew E.C. Barnes  
Member of Michigan Bar



October 28, 2022

Holly Tatman, Village Manager  
Village of Lexington  
7227 Huron #100  
Lexington, MI 48450


RE: Marnie Crosby property at 7219 Huron Ave., Lexington, Michigan

Dear Ms. Tatman:

Pursuant to our telephone conversation the other day I am writing to you to ask that you inform the Village Council that the Marnie Crosby property which is adjacent to the Village Hall will be placed up for sale within the next couple of weeks. The asking price would be \$199,000.00 for this property and we would accept a reasonable offer.

Considering that this property is the only property available which would allow the village office to expand or add additional parking, we feel the village should consider this purchase.

Sincerely,



ROBERT W. BARNES  
Attorney at Law

RWB/11

**Office of the Village Manager**

Phone: 810.359.8631 Fax: 810.359.5622

[www.villageoflexington.com](http://www.villageoflexington.com)

From a letter dated October 28, 2022, the Village was informed that the property at 7219 Huron Avenue will be available for sale at a starting asking price of \$199,000.

While the purchase of this adjacent property could be used in a number of ways to benefit the Village, I am offering the following considerations for discussion.

**Budget Implications**

We ended our fiscal year with a general fund balance of \$424,709, with the unassigned portion of that balance landing at \$300,321. Purchasing this property at the \$199,000 asking price would put our fund balance dangerously low at \$225,709, with \$101,321 remaining in unassigned. With economic uncertainty ahead of us, I do caution the Village Council on a purchase from the general fund in whole.

Additionally, this property would no longer be on the tax roll. For reference, \$625.01 was paid in tax in 2021 for village services.

Another consideration is the cost of maintenance, remodel, and/or demolition once we do own the property. A remodel to create space for our fire department or a village office expansion, for example, will take additional resources that our general fund cannot support at this time.

**Options**

Should Village Council choose to purchase this property, there are two options for funding to be carefully considered. The Village does have the option of taking out a loan from the Mobile Home Park which has a fund balance of approximately \$2,000,000. This would give us protection in our general fund, with money to purchase the property. Council should consider a loan payback plan, including interest, to the Mobile Home Park.

We have committed to providing funding of \$500,000 as a match to the EGLE High Water Infrastructure Grant. A letter of commitment is signed and therefore we need to ensure that funding is available to the MHP. It should be considered that the project could come in overbudget, and the MHP/Village would be responsible for anything over the \$2,000,000 grant (\$1.5M grant, \$500,000 matching).

The second option involves the Downtown Development Authority. The property is within the boundaries of the DDA District and funding from the DDA could be used to purchase the property. Council and DDA Board should consider options of what economic impact the purchase of the property has to downtown and to the DDA, and what opportunities there are for this property. The DDA ended the fiscal year with a fund balance of \$260,881. I would again caution purchasing the property in whole with DDA funds, though there could be opportunities for DDA-led development upon ownership by the Village.

Ultimately, the decision is that of Village Council. I hope the information provided here is helpful in guiding your decision.

Respectfully submitted,  
Cynthia Cutright

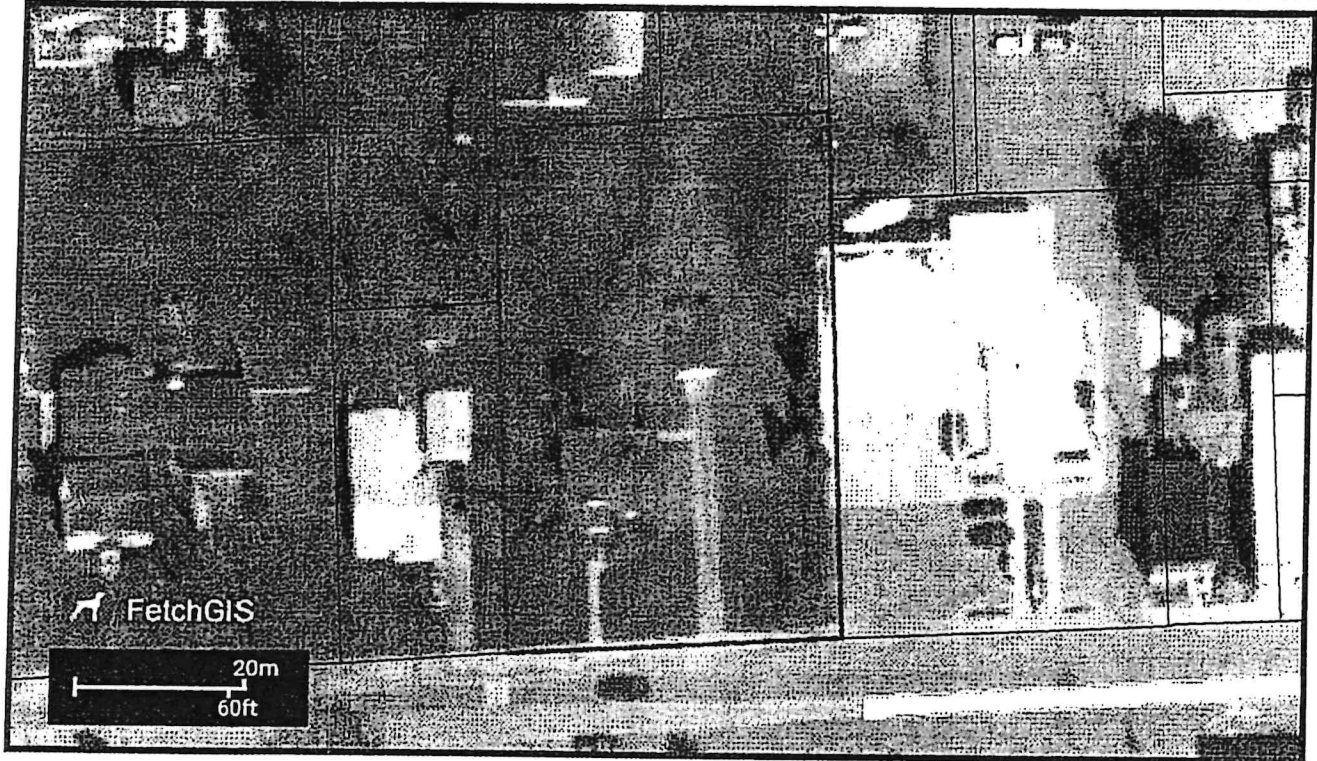


# Sanilac County GIS

Parcel Report: 152-025-400-630-00

11/28/2022

11:55:51 AM



### Property Address

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7219 HURON  
LEXINGTON, MI, 48450

### Owner Address

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CROSBY MARY ANN TRUST  
-  
7219 HURON AVE  
LEXINGTON, MI 48450

Unit: 152  
Unit Name: LEXINGTON VILLAGE

### General Information for 2022 Tax Year

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Parcel Number:	152-025-400-630-00	Assessed Value:	\$87,700
Property Class:	401	Taxable Value:	\$59,073
Class Name:	401 RESIDENTIAL	State Equalized Value:	\$87,700
School Dist Code:	76080		
School Dist Name:	CROSWELL-LEXINGTON		

PRE 2021: 100%

PRE 2022: 100%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2021	\$83,400	\$83,400	\$57,186
2020	\$74,200	\$74,200	\$56,397

Land Information

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Acreage: 0.6  
Zoning:

Legal Description

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T10N R16E SEC 25 BEG AT SW COR OF LOT 51A SIMONS PLAT N 198 FT, W 132 FT, TH S 198 FT, E 132 FT TO POB

Sales Information

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No Records Found

Delinquent Tax Information as of 11/23/2022

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\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 2017  
Base Tax: 609.19  
Base Tax Due: 0  
Base Tax Paid: 609.19  
Total Due: 0  
Last Paid:

Application Use:

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