



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
September 14, 2026
6:00 PM

AGENDA

CALL TO ORDER

1. Invocation
2. Pledge of Allegiance
3. Roll Call

CONFLICTS OF INTEREST

PUBLIC HEARINGS

PUBLIC COMMENT

CONSENT AGENDA

- [4.](#) DDA Special Meeting Minutes - July 28, 2026
- [5.](#) Commission Regular Meeting Minutes August 24, 2026
- [6.](#) Payment of Bills
- [7.](#) ProArc Welding & Fabricating | Downtown Trash Receptacles
- [8.](#) Electric PSE Invoice #9065417
- [9.](#) DeGrand Construction - Water Service 1212 Wisconsin
- [10.](#) Gladstone Public Library Services

UNFINISHED BUSINESS

- [11.](#) Ordinance 635 | Amend the City of Gladstone Zoning Map: 915 Blackwell Ave

NEW BUSINESS

- [12.](#) Collection System Improvements Request for Disbursement of Funds #2 revised.
- [13.](#) Collection System Improvements Request for Disbursement of Funds #3.
- [14.](#) Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58
- [15.](#) DDA Board Appointment Renewals | Parker Grzybowski & Jacob Taylor
- [16.](#) DDA Board Resignations | Jay Bostwick & Rob LeDuc
- [17.](#) Special Event Application - The Great Gladstone Harvest Fest - Sponsored by Gladstone DDA

CITY MANAGER'S REPORT

CITY COMMISSION & COMMITTEE REPORTS

- [18.](#) 2026 Local Economies Opportunity Report from MML

BOARDS & COMMISSIONS REPORTS

CITY COMMISSIONER COMMENTS

CITY CLERK COMMENTS

CLOSED SESSION

ADJOURNMENT

The City of Gladstone will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Gladstone. Individuals with disabilities requiring auxiliary aids or services should contact the City of Gladstone by writing or calling City Hall at (906) 428-2311.

Posted: 09-10-2026

Kimberly Berry, MiPMC
906-428-2311
kberry@gladstonemi.gov

RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

(Excerpt from City Commission Rules of Procedure Adopted: 11-25-2019)

A. Public Comment / Public Hearings

At regular and special meetings of the commission, individuals wishing to be heard may address the commission during the public comment/public hearing periods as set forth in the agenda under the following rules:

1. Each speaker shall state name and address for the record.
2. Each speaker is limited to three (3) minutes of comment unless the presiding officer decides more time is necessary
3. Each speaker shall try to be concise and refrain from repeating comments already addressed by the commission.
4. Speakers who do not cease speaking when asked to do so will be deemed out of order and will not be allowed to address the commission again for the remainder of the meeting; continued disruption will warrant removal from the meeting.
5. The commission shall not decide issues that arise during public comment.
6. Speakers should address the commission through the presiding officer.
7. Commissioners and staff will not debate with the public.
8. Speakers will not verbally attack City Commissioners, City Staff or members of the public attending the meeting. Any such behavior will not be tolerated and any person presenting in this manner will be warned by the Mayor and shall be removed by Public Safety for noncompliance.
9. No vulgar or obscene language will be used by the speakers.
10. Any information the speaker wants to distribute to the Commission must first ask the Chair (Mayor) if they may present the Commission written comments at the meeting.
11. Speakers may not ask questions of the board during this time as the Commission or Staff will not address them during this public comment period.



GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY SPECIAL MEETING

City Hall Chambers – 1100 Delta Avenue
July 28, 2026
8:15 AM

MINUTES

CALL TO ORDER

DDA Chairperson, Jay Bostwick, called the meeting to order at 8:15 AM ET.

1. Roll Call

PRESENT	ABSENT
Daniel Becker (Arrived at 8:17 AM)	Nathan Neumeier (Excused)
Jacob Taylor	
Jay Bostwick	
Jason Lippens	
Joe Thompson	
Kyle Closs (Arrived at 8:17 AM)	
Robert LeDuc	
Parker Grzybowski	

PUBLIC COMMENT

Morgan Frappier, Manager of the Dew Drop Family Restaurant, reiterated comments made at the previous meeting regarding the impact of food trucks on her employer and on her personal circumstances.

Brooke Johnson, owner of the Gladstone Dairy Flo, spoke as a follow-up to her statement made at the July 21, 2026 meeting. She stated that her business experienced positive sales during the Farmers Market from 3:00 p.m. to 6:00 p.m. the previous evening. She also discussed previous concerns regarding road closures and communication related to road closures and food truck scheduling, noting that she had since reviewed the remaining food truck schedule for the market season and expressed confidence in her ability to continue those discussions with the involved parties.

A statement was read by Patricia West on behalf of Amanda Phillips, who was unable to attend the meeting. The statement addressed concerns regarding food trucks operating in the downtown, the economic impact of recent minimum wage legislation, the Dew Drop Family Restaurant's community fundraising efforts, parking availability in the downtown, a follow-up request regarding the Michigan Municipal League, and concerns related to the conduct of the Board and staff at the previous meeting.

APPROVAL OF MINUTES

Motion made by Closs, seconded by Taylor to approve the regular meeting minutes of May 26, 2026, June 16, 2026, July 21, 2026.

Voting Yea: Becker, Taylor, Lippens, Closs, LeDuc, Grzybowski

MOTION CARRIED.

2. Regular Meeting Minutes - May 26, 2026
3. Regular Meeting Minutes - June 16, 2026
4. Regular Meeting Minutes - July 21, 2026

FINANCIALS

5. May Financial Reports

West provided an overview of the May financial reports.

CONFLICTS OF INTEREST

None.

ADDITIONS TO THE AGENDA

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

6. Rocking For Bay | Waiving Market Square Rental Fee

Motion made by Becker, seconded by Closs to waive the Market Square Rental Fee for the Rocking For Bay fundraiser event on August 29th, 2026.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

7. Future Business After Hours

Motion made by Closs, seconded by Taylor to direct staff to begin planning for the Downtown Development Authority to serve as the lead organizer of Business After Hours beginning in 2027, in coordination with the Delta County Chamber of Commerce and other community partners.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

8. Recommendation to Update Chapter 10 - Businesses (Mobile Food Vendor)

Motion made by Taylor, seconded by Grzybowski to direct staff to work with the City Clerk to prepare proposed amendments to Chapter 10 (Businesses) of the City Code establishing a modern regulatory framework for mobile food vendors and to return with a draft ordinance amendments and a companion Downtown Mobile Food Vendor Policy for future consideration by the Downtown Development Authority.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

9. Buy Nearby Promotional Campaign (October 2-4)

Motion made by Grzybowski, seconded by Becker to approve the City of Gladstone DDA's participation in the Michigan Retailers Association's Buy-Nearby Weekend promotional campaign for October 2-4, 2026, and authorize staff to coordinate marketing efforts and business outreach in support of the initiative.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

10. Michigan Downtown Association Workshop | Marquette Township Hall

Item 4.

Jay Bostwick, Parker Grzybowski, and Kyle Closs were the three DDA board members identified to attend the Michigan Downtown Association's Workshop at the Marquette Township Hall on August 6, 2026. Rob Spreitzer, Samantha Gaudino, and Patricia West also plan to be in attendance.

11. The Great Gladstone Harvest Fest

Motion made by Closs, seconded by LeDuc to authorize staff to coordinate and promote The Great Gladstone Harvest Fest on Sunday, October 25, 2026, including partnerships with participating businesses and organizations to facilitate the Harvest Market, downtown trick-or-treating, free pumpkin giveaway, and related seasonal activities with a budget of up to \$1000.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

12. Veteran Affairs Capture Discussion

Motion made by Closs, seconded by Thompson to table the discussion while expressing a willingness to revisit the matter if a representative of the affected taxing jurisdiction initiates the request.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MOTION CARRIED.

CITY COMMENTS & REPORTS

In addition to the items below, Gaudino shared that the author, J.L. Hyde, will be conducting a book signing at the Farmers Market on August 3rd.

13. Facade Grant Subcommittee

West shared that the Facade Grant Subcommittee will convene in the coming weeks in preparation for the 2026 funding round.

14. "The Depot" Updates

The DDA Director provided an update that Dynamic Designs has prepared three conceptual site plan layouts for the property. A more thorough discussion regarding the project's direction and anticipated progression over the coming year is expected at the August meeting.

BOARD COMMENTS & REPORTS

Closs recognized the efforts of the TV6 Around Town promotion campaign.

ADJOURNMENT

Motion made by LeDuc, seconded by Thompson to adjourn at 9:04 AM ET.

Voting Yea: Becker, Taylor, Bostwick, Lippens, Thompson, Closs, LeDuc, Grzybowski

MEETING ADJOURNED.



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 24, 2026
6:00 PM

MINUTES

Mayor Thompson called the meeting to order; Mayor Pro-Tem Mantela gave the Invocation and led the Pledge of Allegiance.

Clerk Berry called the roll:

PRESENT

Mayor Joe Thompson
Commissioner Judy Akkala
Mayor Pro-Tem Brad Mantela
Commissioner Whitney Maloney

ABSENT

Commissioner Steve O'Driscoll

The following individual(s) spoke under public comment:

Suani Nieto, 215 North Court

Deanna & Charles Kang, Gladstone Storage

Andrew Hayes, Candidate for District Court Judge

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Maloney to approve the consent agenda as presented.

MOTION CARRIED

RESOLUTION NO. 2026-06

Resolution In Support of MDOT Contract No. 26-5335 City of Gladstone, County of Delta

Motion by Commissioner Judy Akkala; supported by Mayor Joe Thompson to approve MDOT Contract No. 26-5335 as presented and authorize Mayor Joe Thompson and City Clerk Kimberly Berry to sign.

Commissioner Akkala	Yes
Commissioner Maloney	Yes
Mayor Pro-Tem Mantela	Yes
Commissioner O'Driscoll	Absent
Mayor Thompson	Yes

MOTION CARRIED.

Motion made by Commissioner Maloney, Seconded by Commissioner Akkala to approve Berserkers Rugby Beach Day Event at Gladstone Beach on Saturday, August 29, 2026 from 10:00 AM to 5:00 PM.
MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to appoint Commissioner Judy Akkala as the voting delegate for the City of Gladstone at the MML Annual Meeting Wednesday, October 7, 2026 pending confirmation of her availability to attend.
MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Mayor Thompson to place Mr. Howard Haulotte's resignation letter on file and declare a vacancy on the Planning Commission with a term expiration of October 2027.
MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to accept the offer of \$15,000 from Clifford Barron to purchase parcel 21-007-114-002-00 from the City of Gladstone.
MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Mayor Pro-Tem Mantela to accept the Introduction of Ordinance 635, an ordinance to amend the City of Gladstone Zoning Map by rezoning parcel 21-052-515-001-00, located at 915 Blackwell Avenue, from its existing split zoning designation of B-2 General Business and I-1 Light Industrial, consistent with the recommendation and findings of the Planning Commission and to place on Monday, September 10, 2026 agenda for final approval with no additional public hearing needed.
MOTION CARRIED

City Manager Robert Spreitzer reported on the following:

Not much to report since the last commission meeting. We have not heard anything from the courts regarding the O'Conner Lawsuits. However, we have received initial invoices from Miller Canfield. For the suit regarding the Electric Department and their transformers the invoice was \$3,368. The suit against the commission and start time \$3,088. The suit requesting the forensic audit \$2,933.50, the water intake lawsuit \$2,926 and last and the least is the PA 33 lawsuit \$1,249. For a current total of \$13,564.50.

These are the Attorney fees for responding to the lawsuits and requesting the court throw out the lawsuits. These invoices do not reflect the amount of staff time spent gathering information for the attorneys and reading the drafts from attorneys.

We have two community events downtown this week. The first one is Thursday from 4 to 5 pm the **Hotrods and Harleys** sponsored by the American Legion Riders Post 71 at the Legion on 8th and Delta.

And the second event is **Rocking for Bay** on Saturday this will be a fundraiser for Bay College Athletics. It will take place in the Parking lot between Wally's Bar and Wild Bill's Tobacco in the social district, there will be live music, and it starts at 4pm and lasts until 10pm.

The year-to-date financial report through June 2026 presented to the Commission as information - no action required.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 6:34 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 08/01/2026 to 08/31/2026

Item 6.

Fund	Item	Amount
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Totals For Fund: 101

Gross Payment:	205,468.02
Net Payment:	147,009.62
Total Payroll:	239,665.35

-- Deductions --

AFLAC_AFTER	241.35
AFLAC_PRE	249.78
CRCL_TST	3,293.13
DC LOAN REPAY	1,877.15
DC LOAN REPAY2	188.71
DEFINED COMP 4%	2,212.68
DEFINED_COMP_3	2,479.07
FITW	14,178.16
FOC	181.87
FOP	477.00
HEALTHINSCONT	8,389.79
MATRIX457LOAN	242.64
MEDICARE_EE	2,803.45
MERS 457 ROTH	98.75
MERS 457 ROTH %	230.07
MERS457	371.56
MERS457%	568.80
MSA EE FAM SUPE	253.13
PSUPRPHONE	10.07
PUBSAFPHONE	14.87
SITW_MI	7,632.90
SOCSEC_EE	11,986.77
SUPSUNIONDUES	180.82
TEAMSTERS	271.86
USCM2284	24.02
Total Deductions:	58,458.40

-- Expenses --

DEFINED_COMP_11	10,930.91
DEFINED_COMP_12	4,629.12
MEDICARE_ER	2,803.45
MSA ER EX SUPER	400.00
MSA ER EXP 100	506.25
MSA ER EXP- PS	2,000.00
MSA ER EXPENSE	911.84
SOCSEC_ER	11,986.77
SUI	28.99
Total Expenses:	34,197.33

Totals For Fund: 202

Gross Payment:	4,484.79
Net Payment:	2,820.47
Total Payroll:	5,450.87

-- Deductions --

DEFINED COMP 4%	96.98
DEFINED_COMP_3	52.75
FITW	351.17
HEALTHINSCONT	325.82
MEDICARE_EE	60.29
MERS 457 ROTH	293.75
MERS457	8.13
SITW_MI	157.55
SOCSEC_EE	257.91
SUPSUNIONDUES	0.12
TEAMSTERS	59.85
Total Deductions:	1,664.32

-- Expenses --

DEFINED_COMP_11	193.64
DEFINED_COMP_12	290.93
MEDICARE_ER	60.29
MSA ER EXPENSE	163.13
SOCSEC_ER	257.91

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 08/01/2026 to 08/31/2026

Item 6.

Fund	Item	Amount
	SUI	0.18
	Total Expenses:	966.08
Totals For Fund: 203		
	Gross Payment:	18,613.62
	Net Payment:	12,053.47
	Total Payroll:	22,742.22
	-- Deductions --	
	AFLAC_AFTER	3.51
	AFLAC_PRE	17.62
	DC LOAN REPAY	119.19
	DC LOAN REPAY2	224.89
	DEFINED COMP 4%	389.58
	DEFINED_COMP_3	257.20
	FITW	1,466.08
	FOC	216.75
	HEALTHINSCONT	1,395.58
	MEDICARE_EE	249.39
	MERS457	77.81
	MERS457%	155.67
	SITW_MI	668.39
	SOCSEC_EE	1,066.41
	SUPSUNIONDUES	0.11
	TEAMSTERS	251.97
	Total Deductions:	6,560.15
	-- Expenses --	
	DEFINED_COMP_11	943.15
	DEFINED_COMP_12	1,168.73
	MEDICARE_ER	249.39
	MSA ER EXPENSE	700.74
	SOCSEC_ER	1,066.41
	SUI	0.18
	Total Expenses:	4,128.60
Totals For Fund: 248		
	Gross Payment:	4,827.04
	Net Payment:	3,802.94
	Total Payroll:	5,570.57
	-- Deductions --	
	DEFINED_COMP_3	82.21
	FITW	91.33
	HEALTHINSCONT	179.10
	MEDICARE_EE	66.73
	MERS 457 ROTH %	82.21
	MSA EE FAM SUPE	45.00
	SITW_MI	174.77
	SOCSEC_EE	285.38
	SUPSUNIONDUES	17.37
	Total Deductions:	1,024.10
	-- Expenses --	
	DEFINED_COMP_11	301.41
	MEDICARE_ER	66.73
	MSA ER EXP 100	90.00
	SOCSEC_ER	285.38
	SUI	0.01
	Total Expenses:	743.53
Totals For Fund: 540		
	Gross Payment:	7,668.85
	Net Payment:	5,724.91
	Total Payroll:	8,969.93
	-- Deductions --	
	AFLAC_AFTER	4.22
	AFLAC_PRE	4.90
	CRCL_TST	1.25
	DEFINED COMP 4%	115.32
	DEFINED_COMP_3	82.72

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 08/01/2026 to 08/31/2026

Item 6.

Fund	Item	Amount
	FITW	504.55
	HEALTHINSCONT	429.91
	MEDICARE_EE	80.21
	MERS 457 ROTH	5.00
	MERS457	29.74
	MERS457%	8.29
	MSA EEFAM P&D	9.91
	SITW_MI	205.72
	SOCSEC_EE	343.01
	SUPSUNIONDUES	0.09
	TEAMSTERS	119.10
	Total Deductions:	1,943.94
	-- Expenses --	
	DEFINED_COMP_11	303.41
	DEFINED_COMP_12	345.96
	MEDICARE_ER	80.21
	MSA ER EXPENSE	215.58
	MSA ER PATTI-DA	9.91
	SOCSEC_ER	343.01
	SUI	3.00
	Total Expenses:	1,301.08
Totals For Fund: 582		
	Gross Payment:	54,838.01
	Net Payment:	35,239.36
	Total Payroll:	66,110.01
	-- Deductions --	
	AFLAC_AFTER	51.53
	AFLAC_PRE	228.18
	DEFINED COMP 4%	53.02
	DEFINED_COMP_3	1,546.95
	ELECPHONE	34.41
	FITW	5,078.30
	HEALTHINSCONT	1,990.00
	IBEW876DEATH	30.00
	IBEW876FLAT	250.00
	IBEW876UNION%	625.70
	MEDICARE_EE	746.82
	MERS457	1,152.51
	MERS457%	2,144.15
	MSA EE FAM IBEW	100.00
	MSA EEFAM P&D	300.85
	SITW_MI	1,990.84
	SOCSEC_EE	3,193.20
	SUPSUNIONDUES	47.70
	TEAMSTERS	34.49
	Total Deductions:	19,598.65
	-- Expenses --	
	DEFINED_COMP_11	5,672.09
	DEFINED_COMP_12	159.04
	MEDICARE_ER	746.82
	MSA ER EX SUPER	400.00
	MSA ER EXP IBEW	800.00
	MSA ER PATTI-DA	300.85
	SOCSEC_ER	3,193.20
	Total Expenses:	11,272.00
Totals For Fund: 590		
	Gross Payment:	29,643.97
	Net Payment:	19,668.88
	Total Payroll:	35,579.47
	-- Deductions --	
	AFLAC_AFTER	18.97
	AFLAC_PRE	22.07
	CRCL_TST	981.25
	DEFINED COMP 4%	321.76
	DEFINED_COMP_3	590.03
	FITW	2,517.24

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 08/01/2026 to 08/31/2026

Item 6.

Fund	Item	Amount
	HEALTHINSCONT	1,706.09
	MEDICARE_EE	398.99
	MERS457	213.87
	MERS457%	104.39
	MSA EE FAM WW-T	99.06
	MSA EEFAM P&D	44.62
	SITW_MI	1,021.08
	SOCSEC_EE	1,706.02
	SUPSUNIONDUES	42.24
	TEAMSTERS	187.41
	Total Deductions:	9,975.09
	-- Expenses --	
	DEFINED_COMP_11	2,163.43
	DEFINED_COMP_12	965.31
	MEDICARE_ER	398.99
	MSA ER EXP WW T	396.25
	MSA ER EXPENSE	260.88
	MSA ER PATTI-DA	44.62
	SOCSEC_ER	1,706.02
	Total Expenses:	5,935.50
Totals For Fund: 591		
	Gross Payment:	24,204.53
	Net Payment:	16,410.56
	Total Payroll:	29,632.77
	-- Deductions --	
	AFLAC_AFTER	18.96
	AFLAC_PRE	22.07
	CRCL_TST	18.75
	DEFINED_COMP_4%	447.58
	DEFINED_COMP_3	376.55
	FITW	1,704.07
	HEALTHINSCONT	1,496.05
	MEDICARE_EE	323.87
	MERS 457 ROTH	152.50
	MERS457	136.38
	MERS457%	733.78
	MSA EE FAM WW-T	0.94
	MSA EEFAM P&D	44.62
	SITW_MI	817.53
	SOCSEC_EE	1,384.78
	SUPSUNIONDUES	42.22
	TEAMSTERS	73.32
	Total Deductions:	7,793.97
	-- Expenses --	
	DEFINED_COMP_11	1,380.66
	DEFINED_COMP_12	1,342.73
	MEDICARE_ER	323.87
	MSA ER EX SUPER	400.00
	MSA ER EXP WW T	3.75
	MSA ER EXPENSE	547.83
	MSA ER PATTI-DA	44.62
	SOCSEC_ER	1,384.78
	Total Expenses:	5,428.24
Totals For Fund: 594		
	Gross Payment:	5,318.95
	Net Payment:	4,525.66
	Total Payroll:	5,743.72
	-- Deductions --	
	CRCL_TST	5.62
	DEFINED_COMP_3	3.18
	FITW	157.79
	HEALTHINSCONT	7.66
	MATRIX457LOAN	4.64
	MEDICARE_EE	76.99
	MSA EE FAM SUPE	1.87
	SITW_MI	205.64

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 08/01/2026 to 08/31/2026

Item 6.

Fund	Item	Amount
	SOCSEC_EE	329.19
	SUPSUNIONDUES	0.71
	Total Deductions:	793.29
	-- Expenses --	
	DEFINED_COMP_11	11.71
	MEDICARE_ER	76.99
	MSA ER EXP 100	3.75
	SOCSEC_ER	329.19
	SUI	3.13
	Total Expenses:	424.77

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 08/01/2026 - 08/31/2026

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
08/01/2026	2108(E)	JCB FINANCE	1,326.04
08/03/2026	2109(E)	DEARBORN LIFE INSURANCE CO.	1,855.29
08/03/2026	83750	JANICE ANN FRIZZELL	3,841.67
08/04/2026	83751	CITY OF GLADSTONE	316.02
08/06/2026	2129(E)	FICA, MEDICARE, FEDERAL	40,040.30
08/06/2026	2130(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
08/06/2026	2131(E)	DTE ENERGY	1,051.96
08/06/2026	83794	EDBERG, THOMAS	250.00
08/06/2026	83795	JACK NEUMANN	200.00
08/06/2026	83796	DENNIS LANDWEHR	40.00
08/06/2026	83797	ROB MATA	400.00
08/06/2026	83798	IBEW LOCAL 876	336.52
08/06/2026	83799	MATRIX TRUST COMPANY	2,273.64
08/06/2026	83800	MICHIGAN STATE DISBURSEMENT U	199.31
08/06/2026	83801	POLICE OFFICERS LABOR COUNCIL	238.50
08/07/2026	2157(E)	EMPOWER	21,105.51
08/10/2026	2148(E)	QUADIENT FINANCE USA, INC.	800.00
08/10/2026	83802	BROWN ENTERTAINMENT	400.00
08/10/2026	83803	ABEDNEGO FIRE PROTECTION, LLC	1,690.00
08/10/2026	83804	APT US & C	159.00
08/10/2026	83805	ASHLEY VIZINEAU	300.00
08/10/2026	83806	BILL KOSONEN	150.00
08/10/2026	83807	CERRIE REESE	240.00
08/10/2026	83808	COOPER OFFICE EQUIPMENT INC	1,203.69
08/10/2026	83809	DAILY PRESS	751.17
08/10/2026	83810	DELTA DISPOSAL	2,615.95
08/10/2026	83811	ELECTRICAL TESTING LABORATORY	125.09
08/10/2026	83812	EPS INTERNATIONAL, INC.	5,953.45
08/10/2026	83813	FASTENAL COMPANY	239.25
08/10/2026	83814	GENE'S TOWING & RECOVERY	240.00
08/10/2026	83815	GLADSTONE PLUMBING & HEATING	165.00
08/10/2026	83816	GMSLA, INC.	32.73
08/10/2026	83817	GORDON FOOD SERVICE, INC.	346.92
08/10/2026	83818	HYDROCOP LLC	917.70
08/10/2026	83819	J. F. AHERN CO	1,165.43
08/10/2026	83820	JAMIE FRAZHO	58.80
08/10/2026	83821	JEANNE MCCOY	442.59
08/10/2026	83822	JEFF DIEBOLT II	142.78
08/10/2026	83823	KEYNECTA INC.	2,800.00
08/10/2026	83824	KIM BUCKMAN	300.00
08/10/2026	83825	LARA-MPSC	3,700.02
08/10/2026	83826	LEXIPOL LLC	475.83
08/10/2026	83827	MASONVILLE TOWNSHIP TREASURER	2,510.27
08/10/2026	83828	MEIERS SIGNS & APPAREL	918.00
08/10/2026	83829	MENARDS - ESCANABA	254.70
08/10/2026	83830	MML WORKERS' COMP FUND	8,524.00
08/10/2026	83831	NORTHGATE EQUIPMENT & SALES	89.10
08/10/2026	83832	PARAGON LABORATORIES, INC.	1,047.00
08/10/2026	83833	PLM LAKE & LAND MGMNT CORP.	2,447.18
08/10/2026	83834	POWER SYSTEM ENGINEERING	675.00
08/10/2026	83835	ROBERT BROWN	18.20
08/10/2026	83836	STROPICH OIL CO.	11,002.09
08/10/2026	83837	THE SHERWIN WILLIAMS CO.	1,418.06
08/10/2026	83838	THE UPS STORE	71.00
08/10/2026	83839	U.S. BANK EQUIPMENT FINANCE	184.49
08/10/2026	83840	USA BLUE BOOK	1,120.99
08/10/2026	83841	VACUUM, PUMP & COMPRESSOR, IN	5,670.94
08/10/2026	83842	ZOLL MEDICAL CORPORATION	176.00
08/11/2026	83843	NORTHERN SERVICE BUREAU INC	40.00
08/11/2026	83844	MASONVILLE TOWNSHIP TREASURER	9,896.60
08/12/2026	83846	CITY OF GLADSTONE	59.58
08/14/2026	83847	AMERICAN LEGION RIDERS POST 7	500.00
08/14/2026	83848	BAY DE NOC COMMUNITY COLLEGE	22,401.72
08/14/2026	83849	DELTA COUNTY TREASURER	166,940.53
08/14/2026	83850	DELTA-SCHOOLCRAFT I.S.D.	19,297.40
08/14/2026	83851	GEORGE SAILER	200.00
08/17/2026	83852	CITY OF GLADSTONE	32.50
08/18/2026	2133(E)	MICHIGAN DEPT OF TREASURY	12,843.61
08/18/2026	2134(E)	STATE OF MICHIGAN	14,168.34
08/18/2026	83853	KAYDEAN BENNETT	300.00
08/19/2026	2137(E)	AFLAC	883.16

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 08/01/2026 - 08/31/2026

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
08/19/2026	83854	CINDY COLLINS	100.00
08/19/2026	83855	MICHELLE CZYGAN	100.00
08/19/2026	83856	MARK J. JASPER	60.00
08/19/2026	83857	MARY AIRD	275.00
08/19/2026	83858	HEATHER ELLISON	135.00
08/21/2026	2135(E)	FICA, MEDICARE, FEDERAL	36,727.21
08/21/2026	2136(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
08/21/2026	83909	IBEW LOCAL 876	569.18
08/21/2026	83910	IBEW LOCAL UNION 906	331.38
08/21/2026	83911	MATRIX TRUST COMPANY	2,273.64
08/21/2026	83912	MICHIGAN STATE DISBURSEMENT U	199.31
08/21/2026	83913	POLICE OFFICERS LABOR COUNCIL	238.50
08/21/2026	83914	TEAMSTERS LOCAL #406	998.00
08/24/2026	2138(E)	MICHIGAN CONFERENCE OF TEAMST	91,065.20
08/24/2026	83915	CITY OF GLADSTONE	62.50
08/24/2026	83916	ROGER AHO	35.25
08/24/2026	83917	SAMANTHA GAUDINO	114.76
08/25/2026	2143(E)	MERS	63,501.00
08/26/2026	2144(E)	WEX BANK	10,635.82
08/26/2026	2147(E)	EMPOWER	21,214.24
08/26/2026	83918	1ST AYD CORPORATION	126.00
08/26/2026	83919	906 SURVEYING, PLLC	1,200.00
08/26/2026	83920	A1 SPORT & WELD SUPPLY	278.10
08/26/2026	83921	ADVANCE AUTO PARTS (CARQUEST)	2,056.73
08/26/2026	83922	ANIXTER INC.	8,033.16
08/26/2026	83923	AUSTIN SOLIS	388.25
08/26/2026	83924	BILLY ELECTRIC	208.11
08/26/2026	83925	BORDER STATES INDUSTRIES INC.	1,244.00
08/26/2026	83926	CITY OF GLADSTONE	33,887.49
08/26/2026	83927	CITY OF NEGAUNEE	270.00
08/26/2026	83928	CLOVERLAND DISTRIBUTING, LLC	521.83
08/26/2026	83929	COLEMAN ENGINEERING COMPANY	35,188.33
08/26/2026	83930	CORE & MAIN LP	4,986.91
08/26/2026	83931	CRAIG HEINONEN	101.81
08/26/2026	83932	DAVID LAUGHBAUM	250.00
08/26/2026	83933	DELTA COUNTY ROAD COMMISSION	4,561.88
08/26/2026	83934	DELTA SOLID WASTE MGMT AUTHOR	8,948.52
08/26/2026	83935	DEVIN HIAR	35.00
08/26/2026	83936	DOMBROWSKI TREE SERVICE	1,000.00
08/26/2026	83937	DYNAMIC DESIGN GROUP, INC.	2,400.00
08/26/2026	83938	ELECTIONSOURCE	1,139.00
08/26/2026	83939	FAHRNER ASPHALT SEALERS, LLC	146,368.48
08/26/2026	83940	FLINN'S LAWN & LANDSCAPE LLC	11,332.50
08/26/2026	83941	FOUR SEASON'S SMALL ENGINE	31.98
08/26/2026	83942	GARD SPECIALISTS	187.50
08/26/2026	83943	GLADSTONE PLUMBING & HEATING	230.31
08/26/2026	83944	GMSLA, INC.	75.96
08/26/2026	83945	GORDON FOOD SERVICE, INC.	5.98
08/26/2026	83946	GOVWELL TECHNOLOGIES, INC.	10,000.00
08/26/2026	83947	HAWKINS, INC.	3,454.12
08/26/2026	83948	INFOSEND	1,951.08
08/26/2026	83949	J. F. AHERN CO	971.51
08/26/2026	83950	JAMES AND PAULA COOK	88.92
08/26/2026	83951	JAMIE FRAZHO	35.00
08/26/2026	83952	JEFF HURTUBISE	181.03
08/26/2026	83953	KASSIDY HARRIS	80.00
08/26/2026	83954	KRISTYNA EDBERG	250.00
08/26/2026	83955	L&M FLEET SUPPLY, INC.	631.96
08/26/2026	83956	LAWSON PRODUCTS, INC	82.77
08/26/2026	83957	LITTLE BAY CONCRETE PRODUCTS	4,378.25
08/26/2026	83958	MAIN STREET PIZZA	700.00
08/26/2026	83959	MALERIE ALLARD	40.00
08/26/2026	83960	MARILYNN DEFRAIN	389.98
08/26/2026	83961	MCCOY CONSTRUCTION & FORESTRY	261.46
08/26/2026	83962	MEL'S LAWN, GARDEN & FEED	237.00
08/26/2026	83963	MENARDS - ESCANABA	1,743.88
08/26/2026	83964	MILLER, CANFIELD, PADDOCK & S	14,194.50
08/26/2026	83965	MML WORKERS' COMP FUND	16,536.00
08/26/2026	83966	NORTHGATE EQUIPMENT & SALES	275.37
08/26/2026	83967	OCV CONTROL VALVES, LLC	6,253.07
08/26/2026	83968	OSF MEDICAL GROUP-OCCUPATIONA	250.00

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 08/01/2026 - 08/31/2026

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
08/26/2026	83969	PARAGON LABORATORIES, INC.	124.00
08/26/2026	83970	PAYMENTUS CORPORATION	3,372.60
08/26/2026	83971	PLM LAKE & LAND MGMNT CORP.	101.00
08/26/2026	83972	POMASL FIRE EQUIPMENT, INC.	1,140.00
08/26/2026	83973	POWER SYSTEM ENGINEERING	5,202.50
08/26/2026	83974	PRO ARC WELDING & FABRICATING	5,240.46
08/26/2026	83975	QUARRYSTONE INC.	2,509.00
08/26/2026	83976	ROBERT BROWN	24.50
08/26/2026	83977	STANDARD ELECTRIC COMPANY	179.73
08/26/2026	83978	STEVE HARRINGTON	190.79
08/26/2026	83979	STROPICH OIL CO.	7,480.13
08/26/2026	83980	STUART C IRBY CO	202.34
08/26/2026	83981	SUNBELT RENTALS, INC.	343.22
08/26/2026	83982	THE SAFETY COMPANY, LLC	499.95
08/26/2026	83983	THE SHERWIN WILLIAMS CO.	2,020.24
08/26/2026	83984	TODD CALOQUETTE	700.00
08/26/2026	83985	TRUCK EQUIPMENT INC	365.12
08/26/2026	83986	UP CONCRETE PIPE COMPANY	2,446.25
08/26/2026	83987	USA BLUE BOOK	422.61
08/26/2026	83988	VALLEY MILAN LLC	971.44
08/26/2026	83989	VMC LLC	5,800.00
08/26/2026	83990	U.S. BANK EQUIPMENT FINANCE	109.60
08/28/2026	2145(E)	WPPI ENERGY	318,545.71
08/29/2026	2146(E)	U.S. BANK EQUIPMENT FINANCE	223.05
08/31/2026	83991	BAY DE NOC COMMUNITY COLLEGE	27,969.60
08/31/2026	83992	DELTA COUNTY TREASURER	200,812.05
08/31/2026	83993	DELTA-SCHOOLCRAFT I.S.D.	22,611.98
08/31/2026	83994	BLACK IRIS STUDIO	300.00
BAY TOTALS:			
Total of 170 Checks:			1,549,192.23
Less 0 Void Checks:			0.00
Total of 170 Disbursements:			1,549,192.23

ProArc Welding & Fabricating

Invoice

2301 9th Ave N
 Escanaba, MI 49829
 (906) 233-7778
 proarc25@outlook.com

Date	Invoice #
8/26/2026	512

Bill To
CITY OF GLADSTONE 1100 DELTA AVE GLADSTONE, MI 49837

Ship To
READY FOR PICKUP

P.O. No.	Terms	Due Date
Garbage Bins	Net 30	9/25/2026

Item	Description	Qty	Rate	Amount
	NOTE: This is for 3 green bins and 3 blue bins- 4 @ 23", 2 @ 29"			
3X1/4 FLAT BTF	frame	6	2.66	15.96
3 1/2 SCH 40 BTF	frame	6	9.28	55.68
2X1/4 FLAT BTF	frame	560	1.96022	1,097.72
3/16 4X8 SHEET	3/16 4X8 SHEET	0.9	237.26667	213.54
MATERIAL	x4 leveling screws	24	15.50	372.00
MATERIAL	hinges	6	23.25	139.50
MATERIAL	x1 cleaner	24	34.10	818.40
	x1 primer			
	x2 paint			
LABOR	LABOR	27	100.00	2,700.00
DISCOUNT	5% Discount on Bins 6-12	6	-42.28	-253.68
			Subtotal	\$5,159.12
			Sales Tax (6.0%)	\$0.00
			Balance Due	\$5,159.12



INVOICE

GLADSTONE, CITY OF
ATTN: JAMES OLSON
1100 DELTA AVENUE
BOX 32
GLADSTONE, MI 498370032

September 04, 2026

Work Order: MI0062506

Invoice No: 9065417

PO No.:

Net Terms: Upon Receipt

SUBJECT: North Bluff Substation XFMR Replacements

The following charges are for consulting and engineering services performed through August 29, 2026:

1. Preparing transformer replacement drawings package to be Issued for Construction. Finalized IFC drawings and send to Gladstone for review. Conducted a review meeting over Teams.
2. Preparing/assisting with ATC drawing requests, and coordinating with ATC drawings administration. Sent drawings and lists to them for their use on their upcoming battery replacement project.
3. Preparation of Substation Construction specifications bid package.

Consultant	Hours	Rate	Amount
Bodenstein, Gerald	36.70	185.00	\$6,789.50
Hernandez, Maria	4.00	135.00	\$540.00
Packwood, Seth	10.00	225.00	\$2,250.00
	50.70		\$9,579.50

Professional Consulting Labor 50.70 hrs. \$9,579.50

AMOUNT DUE THIS INVOICE \$9,579.50 USD

Payments by check may be remitted to:

Power System Engineering
2424 Rimrock Road, Suite 300
Madison, WI 53713

ACH Payments may be made to:

BMO Harris Bank
Routing #: 071000288
Account #: 6499503

Please email ACH remittance to: accounting@powersystem.org

Purchaser is responsible for all sales, use or excise taxes. Any such taxes not included in this invoice may be invoiced at a later date. Payment due upon receipt, a 1.5% per month charge will be applied to amounts not paid within 30 days.

DeGrand Construction Inc.



INVOICE

Date: 9/1/26

Job: Water service line bore.
1212 Wisconsin

Excavation & Site Work Contractor
4708 Hwy. 2 & 41
Escanaba, MI 49829
906-786-8038

BILL TO:

City of Gladstone
Attn. Troy Rodman

DATE	DESCRIPTION	CHARGES	CREDITS	AMOUNT
8/3/26	Labor and equipment to tap main, bore into house. Minor restoration, seed and mulch <i>dfc approved 9-14-26 591-540-751-010 T.R.</i> 1 1/2% PER MONTH SERVICE CHARGE AFTER 30 DAYS.	\$5,900.00		\$5,900.00
		Total Due: \$5,900.00		

Gladstone Public Library
300 South 10th Street
Gladstone, MI 49837

September 2, 2026

Gladstone City Commission
Attention: Mr. Rob Spreitzer, City Manager
1100 Delta Avenue
Gladstone, MI 49837

Dear Mr. Spreitzer and City Commissioners:

The Gladstone Public Library would like to invoice the City of Gladstone, who is part of the library's "legal" area, for library services. We appreciate your past financial support and your help in maintaining current library services in these tough financial times. We are again currently struggling to reach our local funding requirement to qualify for full state aid. This is due to low penal fines (traffic tickets in Delta County). If the City can appropriate funds again this year, it would be greatly appreciated.

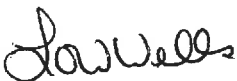
INVOICING CITY FOR LIBRARY SERVICES FROM JULY 1, 2026 TO JUNE 30, 2027
(April 1, 2026-March 31, 2027 City's fiscal year)

Public Library Services	\$7,100
If any, increase	<u>0</u>
Total	\$ <u>7,100</u>

101-101-824.001 *RS* 09-10-2026

Please make payment to "Gladstone Public Library." If you have any further questions, please feel free to call me at 428-4224. I would also like to invite the commission to stop by and get a tour of our library and services. Thank you.

Sincerely,



Lori Wells, Director
Gladstone Public Library



Board: City Commission
Agenda Date: September 14, 2026
Presenter: Patricia West

Item 11.

Staff Report

Agenda Item Title:

Ordinance 635 | Amend the City of Gladstone Zoning Map: 915 Blackwell Ave

Background:

At its August 11, 2026 meeting, the Planning Commission held the required public hearing regarding the proposed rezoning of 915 Blackwell Avenue (052-515-001-00) from a split B-2 General Business/I-1 Light Industrial designation to a single I-1 Light Industrial district. No public comments were received, and the Planning Commission recommended approval of the rezoning.

The City Commission subsequently introduced Ordinance No. 635 at its August 24, 2026 meeting. No request for an additional public hearing or protest petition has been filed with the City.

Ordinance No. 635 is now presented to the City Commission for final consideration and adoption.

Supporting Documentation:

Draft Ordinance 635 | An Ordinance to Amend the City of Gladstone Zoning Map
Current Split Zoning of the Parcel
Future Land Use Map

Recommendation:

Motion to adopt Ordinance No. 635, rezoning 915 Blackwell Avenue (052-515-001-00) from a split B-2 General Business and I-1 Light Industrial zoning designation to I-1 Light Industrial.

CITY OF GLADSTONE
COUNTY OF DELTA
ORDINANCE NO. 635

AN ORDINANCE TO AMEND THE CITY OF GLADSTONE ZONING MAP

The City of Gladstone ordains and is hereby ordained by the authority of the same as follows:

Section 1. Pursuant to Article VIII of the City of Gladstone Code of Ordinances, and specifically Section 30-541 establishing the City's Official Zoning Map, the Official Zoning Map is hereby amended by changing the zoning classification of the following parcel:

ZONING CHANGE:

FROM: Split Zoning – B-2 (General Commercial) and I-1 (Light Industrial)

TO: I-1 (Light Industrial)

PARCEL NUMBER:

052-515-001-00

PROPERTY ADDRESS:

915 Blackwell Avenue

LEGAL DESCRIPTION:

PART OF GOV LOT 3 SEC 28 T40N R22W IN THE CITY OF GLADSTONE, DELTA COUNTY MI DESCRIBED AS FOLLOWS:

COM FROM THE NW CORNER OF SEC 28, T40N R22W MEASURE S 0° 38' 15" E ALONG W LINE OF SAD SEC 312.68' TO POB. THENCE S 0° 38' 15" E ALONG W LINE 273.87' TO A POINT ON THE NW'LY ROW LINE OF THE WISCONSIN CENTRAL LTD RAILROAD; THENCE N 31° 18' 20" E ALONG SAID ROW 232.18'; THENCE N 58° 36' 23" W 144.90' TO THE POB

AND;

LOTS 3, 4, 5, OF BLK 15 OF SOUTH GLADSTONE, ACCORDING TO THE PLAT FERE OF AS RECORDED IN LIBER A OF PLATS, PAGE 15, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY

AND;

LOTS 8, 9, 10 & 11, OF BLK 15 OF AMENDED PLAT OF LOTS 1, 2, 6, 7 OF BLK 15 AND VACATED LOWRIE ST, OF SOUTH GLADSTONE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER D OF PLATS PAGE 189, DELTA COUNTY RECORDS, IN THE CITY OF GLADSTONE, DELTA COUNTY, MI.

Section 2. All provisions of said Ordinance, as amended, shall remain in full force and effect.

Section 3. This Ordinance shall become effective ten (10) days after final adoption and publication in accordance with the City Charter.

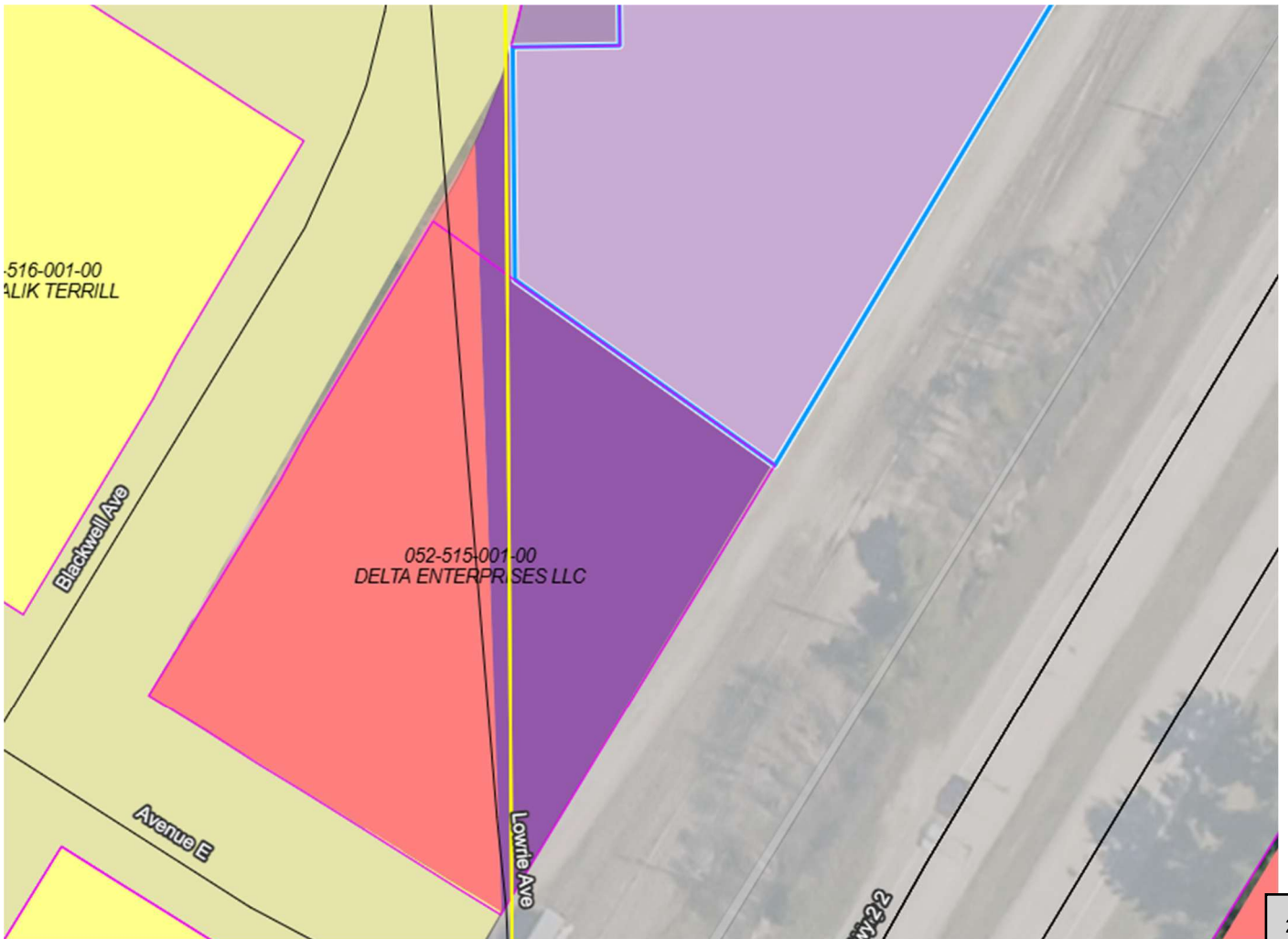
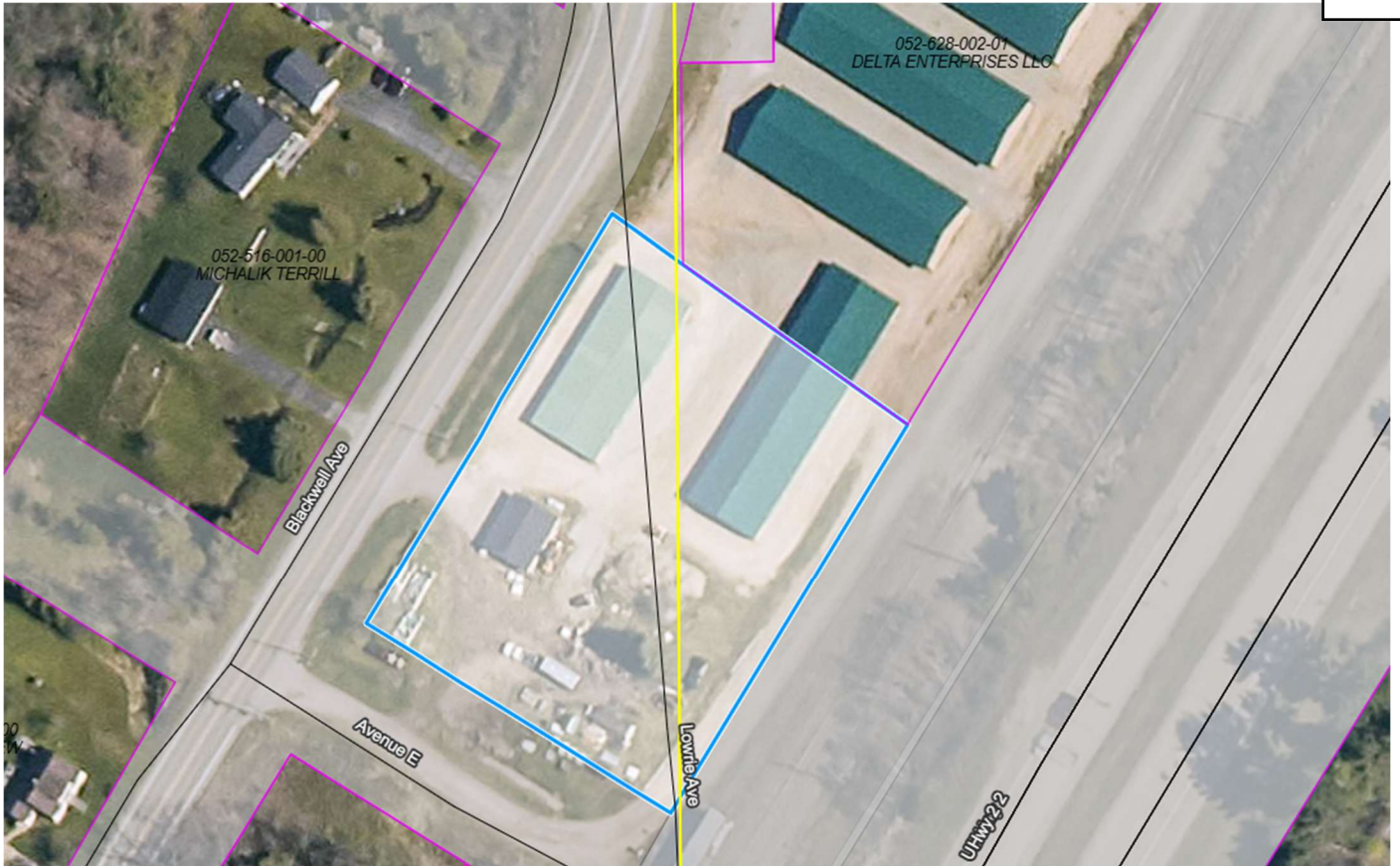
THE CITY OF GLADSTONE

Joe Thompson, Mayor

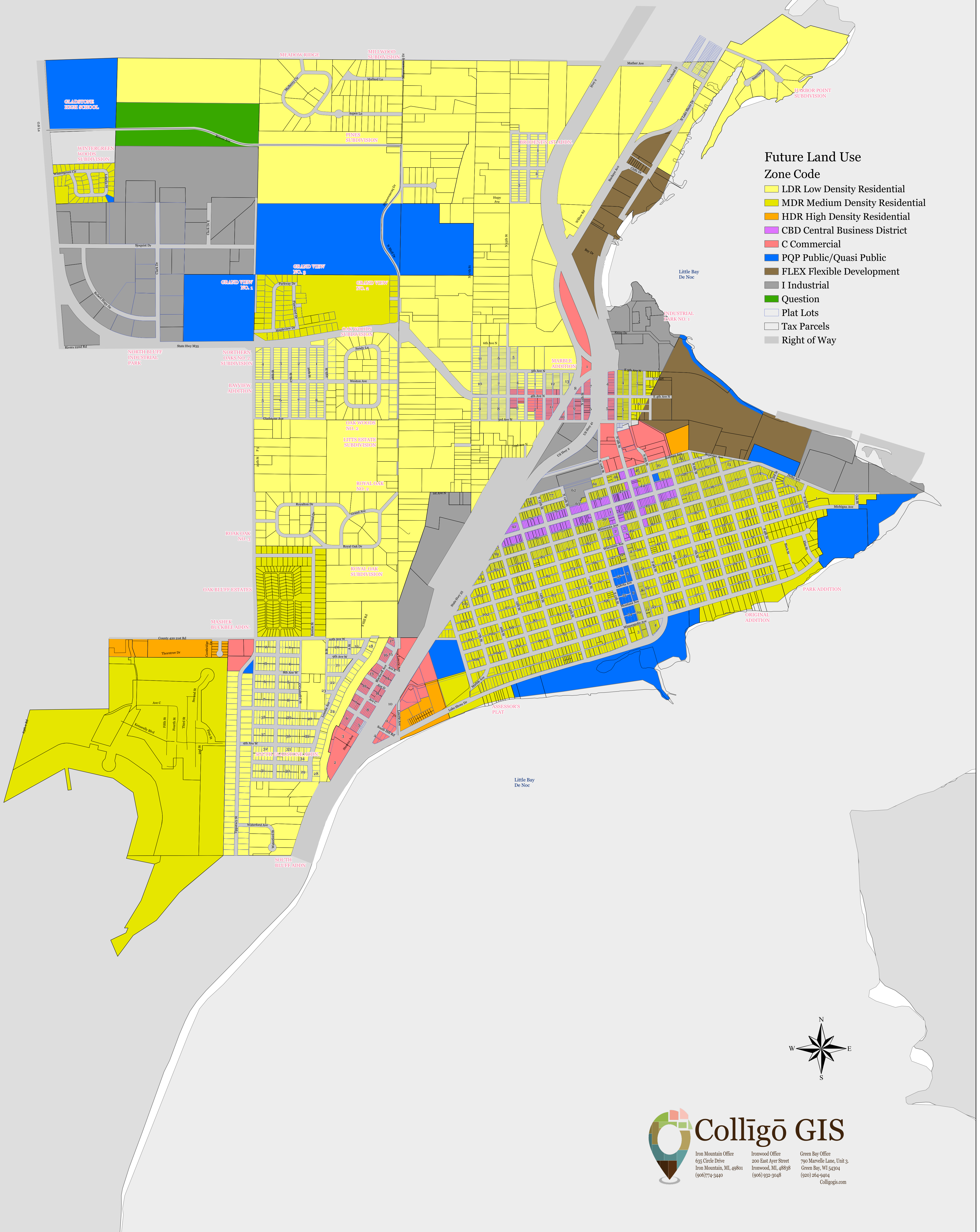
Kimberly Berry, City Clerk

Planning Commission Public Hearing Notice Published:	July 23, 2026
Planning Commission Public Hearing:	August 11, 2026
Introduction to City Commission:	August 24, 2026
City Commission Public Hearing Notice Published (If Applicable):	N/A
City Commission Public Hearing:	N/A
Adopted:	
Published:	
Effective:	

DRAFT



CITY OF GLADSTONE | FUTURE LAND USE ZONING MAP





Board:	City Commission
Agenda Date:	September 14, 2026
Department:	Wastewater
Presenter:	Rodney Schwartz

Staff Report

Agenda Item Title:

Collection System Improvements Request for Disbursement of Funds #2 revised.

Background:

According to the procedures required by Michigan Finance Authority State Revolving Loan Fund documents, requests for reimbursement of funds require Commission approval before sending to the State. Original Request for Disbursement #2 included engineering, mobilization, sewer main cleaning, and CIPP costs totaling \$353,950.48. There were Design Engineering Costs that were missed for an additional \$5,283.07.

Fiscal Effect:

Additional \$5,283.07 added to \$353,950.48, for a total of \$359,233.55.

Supporting Documentation:

Request for Disbursement of Funds Revised #2 packet.

Recommendation:

To approve the Request for Disbursement of Funds #2 totaling \$359,233.55.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
Finance Division

**Drinking Water State Revolving Fund, Clean Water State Revolving Fund, and Strategic Water Quality Initiatives Fund
Request for Disbursement of Funds**

As required under authority of Parts 52, 53, and 54 of NREPA, 1994 PA 451, as amended.

General Information

You must complete the information on pages 1 and 2 for each request for disbursement of funds that is submitted to the State Revolving Funds (SRF). A separate form is required for each assigned SRF project number. Detailed instructions can be found at the end of this document. Email this completed request along with cost supporting documentation (invoices) to your [EGLE project manager](#).

SRF Project Number: 5866-01 Request #: 2 Request Type: ☒ Partial ☐ Final

Period Covered by Request (M/D/Y): 9/6/2025 to 5/29/2026 Loan Amount: 6065000

Loan Recipient's Name: City of Gladstone Recipient's EIN: _____

Address: 1100 Delta Avenue, Gladstone, MI 49837 Phone Number: 906-428-2311

Recipient's Bank Name: Baybank

Address: 104 S. 10th Street, Gladstone MI 49837 Phone Number: 906-428-4040

Account Name: Checking ABA #: 091102894 Account #: 10027971

Special Instructions: _____

You must complete the information above along with page 2 for your request to be processed.

FOR EGLE USE ONLY

Amount this request from funding sources:

SRF loan (including BIL supplemental): _____

BIL EC: _____ BIL LSLR: _____ Booker LSLR: _____

ARP: _____ DWI: _____ L & I: _____

Request Approved by EGLE Project Manager: _____ Date: _____

Budget Items (all amounts to the penny)	Amount Incurred this Period	Amount Incurred to Date	Item 12.
1. Asset Management Program/Fiscal Sustainability Costs			
2. Planning Costs		15000	
3. Rate Methodology Development Costs			
4. Design Engineering Costs	5283.07	351992	
5. Legal/Financial Service Fees		45112.50	
6. Administrative Costs			
7. Bond Counsel Fees		31500	
8. Bond Advertisement Costs		4241.30	
9. Bid Advertisement Costs		75	
10. Capitalized Interest			
11. Land Acquisition/Relocation Costs			
12. Land Purchase Costs			
13. Construction Engineering Costs	20425.00	20425.00	
14. Construction Costs (Bid Contracts)	333525.48	333525.48	
15. Construction Costs (Force Account)			
16. Equipment Costs			
17. Other Project Costs			
18. Adjustments Due to Other Funding			
19. Reimbursement from SRF-associated grant (ARP-SRF, DWI, L&I, etc.)			
20. Total Amounts Incurred	359233.55	801871.28	
21. Amount Previously Disbursed		442637.73	
22. Amount Requested for Loan Disbursement		359233.55	

I certify that I am an authorized representative of the recipient and am authorized to make the following certifications on behalf of the recipient: (i) there is no pending litigation or event which will materially and adversely affect the project, the prospects for its completion, or the recipient's ability to make timely repayments on the obligation issued in connection with this project; (ii) the representations, warranties and covenants contained in the supplemental agreement for the obligations pursuant to which this request for disbursement is submitted continue to be true and accurate in all material respects as of the date hereof; (iii) to the best of my knowledge and belief, the costs above were incurred in accordance with the terms of the supplemental agreement and the application for assistance for this project; and (iv) the amount requested for disbursement represents the loan amount due, which has not previously been requested.

If this request for disbursement is for a FY 2025 or later DWSRF Bipartisan Infrastructure Law (BIL) Lead Service Line Replacement (LSLR)-financed project, I certify that the submitted BIL LSLR costs are for service lines that are lead or galvanized service lines downstream of **known** lead.

Authorized Representative Name: Rob Spreitzer Title: City Manager

Authorized Representative Signature:  Date: 8/17/2026

Instructions for Completing the Request for Disbursement of Funds

- Provide the SRF project number that was assigned by EGLE.
- Identify the number of this disbursement request.
- Check whether this is a partial or the final disbursement request. All requests are partial, except for the final request.
- Identify the calendar period covered by this disbursement request. This should align with the period costs were incurred and period of work completed for which reimbursement is sought.
- Enter the loan amount as shown in the Order of Approval. Do not include grant dollars.
- Enter the loan recipient's (bond issuer) name, address, telephone number, and federal employer identification number (EIN). This information must match data on file with EGLE. If changes have occurred, please inform your EGLE project manager when submitting the request.
- Enter the loan recipient's bank's name, address, telephone number, ABA routing number, the account name and number, and any special instructions for the wire transfer to that account. This information must match data on file with EGLE. If changes have occurred, please inform your EGLE project manager when submitting the request.
- For each budget item, enter the amount requested for the period covered this request in the approved amount incurred this period column. Then enter the cumulative amount to date from project inception in the approved amount incurred to date column including previous reimbursed costs plus the amount requested this period. Entries in this section must be left to the penny and not rounded. If costs have been incurred for a budget item that was not shown in the EGLE Order of Approval, please inform your EGLE project manager when submitting the request.
 1. Enter the costs invoiced and/or paid for services directly associated with municipality's Asset Management Program and/or Fiscal Sustainability Costs. Include salaries of municipal employees, if applicable.
 2. Enter the costs invoiced and/or paid for planning (do not include costs of tangible assets such as pilot facilities and test wells).
 3. Enter the costs invoiced and/or paid for services directly associated with the development and enactment of the municipality's rate methodology and any related ordinances.
 4. Enter the costs invoiced and/or paid for project design work required prior to actual construction.
 5. Enter the costs invoiced and/or paid for legal or financial services except costs associated with the issuance of bonds related to this project. Treasury filing fees should be included on this line.
 6. Enter the costs incurred for salaries and indirect costs of the water supplier or municipal employees involved in the project administration.
 7. Enter the costs invoiced and/or paid for bond counsel services associated with the issuance of bonds related to this project.
 8. Enter the costs invoiced and/or paid to publish legal notices related to the sale of bonds related to this project.
 9. Enter the costs invoiced and/or paid to publish advertisements for bids for the project construction contracts.
 10. Enter the amount of capitalized interest invoiced and/or paid for this request period covered.

11. Enter the costs invoiced and/or paid for services related to compliance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act (49 CFR Part 24).
12. Enter the costs invoiced and/or paid for the purchase of property which was deemed eligible.
13. Enter the costs invoiced and/or paid for project construction engineering services.
14. Enter the costs invoiced and/or paid under the project construction contracts. If construction costs are included in your request, a completed form [EQP1455 Davis-Bacon Act Compliance Certification](#) must also be included.
15. Enter the costs incurred for salaries and indirect costs of the water supplier or municipal employees involved in the project construction labor (\$50,000 limit).
16. Enter the costs invoiced and/or paid for equipment purchased as part of this project.
17. Enter other costs invoiced and/or paid for miscellaneous items that were approved by EGLE for inclusion in this project. If new items have been procured, please inform your EGLE project manager when submitting the request.
18. Enter adjustment which arises from reimbursements by other funding sources outside of EGLE SRF grants (USDA-RD, other grant, etc.) or the use of cash on hand. This number must be entered as a negative number for the request. Ex. -140000.
19. Enter adjustment which arises from reimbursements of American Rescue Plan – State Revolving Fund (ARP-SRF) grant funds, Drinking Water Infrastructure (DWI) grant funds, or another SRF-associated grant. Costs will be shown as a deduct for the SRF loan but will be reimbursed through the grant. This number must be entered as a negative number for the request. Ex. -140000.
21. Enter the total amount of funds previously paid (Total Cumulative Amount Incurred to Date on the previous disbursement request).
 - The form will automatically add the amounts listed in both columns 1 and 2. These totals will be shown on line 20. Upon entering the amount on line 21, the amount requested for disbursement will automatically show on line 22.

Additional Information

- Requests for Disbursement of Funds for loan dollars are processed weekly on Wednesdays. Ensure timely submittal to your EGLE project manager for processing the following week.
- Up to two Requests for Disbursement of Funds can be processed each calendar month for each loan. Please note that you must submit the first loan disbursement request within 90 days of loan closing and continue submitting disbursement requests no less than quarterly throughout the project until the initiation of operations (I/O) date.
- Any questions or issues using the form can be directed to your [EGLE project manager](#).

People with disabilities may request this material in an alternate format by emailing EGLE-Accessibility@Michigan.gov or calling 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.



Board:	City Commission
Agenda Date:	September 14, 2026
Department:	Wastewater
Presenter:	Rodney Schwartz

Staff Report

Agenda Item Title:

Collection System Improvements Request for Disbursement of Funds #3.

Background:

According to the procedures required by Michigan Finance Authority State Revolving Loan Fund documents, requests for reimbursement of funds require Commission approval before sending to the State. Request for Disbursement #3 includes engineering and construction costs totaling \$352,287.29.

Fiscal Effect:

\$352,287.29

Supporting Documentation:

Request for Disbursement of Funds #3 packet.

Recommendation:

To approve the Request for Disbursement of Funds #2 totaling \$352,287.29.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY
Finance Division

**Drinking Water State Revolving Fund, Clean Water State Revolving Fund, and Strategic Water Quality Initiatives Fund
Request for Disbursement of Funds**

As required under authority of Parts 52, 53, and 54 of NREPA, 1994 PA 451, as amended.

General Information

You must complete the information on pages 1 and 2 for each request for disbursement of funds that is submitted to the State Revolving Funds (SRF). A separate form is required for each assigned SRF project number. Detailed instructions can be found at the end of this document. Email this completed request along with cost supporting documentation (invoices) to your [EGLE project manager](#).

SRF Project Number: 5866-01 Request #: 3 Request Type: ☒ Partial ☐ Final

Period Covered by Request (M/D/Y): 5/30/2026 to 7/31/2026 Loan Amount: \$ 6,065,000

Loan Recipient's Name: City of Gladstone Recipient's EIN: _____

Address: 1100 Delta Avenue, Gladstone, MI 49837 Phone Number: 906-428-2311

Recipient's Bank Name: Baybank

Address: 104 S. 10th Street, Gladstone MI 49837 Phone Number: 906-428-4040

Account Name: Checking ABA #: 091102894 Account #: 10027971

Special Instructions: _____

You must complete the information above along with page 2 for your request to be processed.

FOR EGLE USE ONLY

Amount this request from funding sources:

SRF loan (including BIL supplemental): _____

BIL EC: _____ BIL LSLR: _____ Booker LSLR: _____

ARP: _____ DWI: _____ L & I: _____

Request Approved by EGLE Project Manager: _____ Date: _____

Budget Items (all amounts to the penny)	Amount Incurred this Period	Amount Incurred to Date	Item 13.
1. Asset Management Program/Fiscal Sustainability Costs			
2. Planning Costs		\$15,000.00	
3. Rate Methodology Development Costs			
4. Design Engineering Costs		\$351,992.00	
5. Legal/Financial Service Fees		\$45,112.50	
6. Administrative Costs			
7. Bond Counsel Fees		\$31,500.00	
8. Bond Advertisement Costs		\$4,241.30	
9. Bid Advertisement Costs		\$75.00	
10. Capitalized Interest			
11. Land Acquisition/Relocation Costs			
12. Land Purchase Costs			
13. Construction Engineering Costs	\$7,964.21	\$28,389.21	
14. Construction Costs (Bid Contracts)	\$344,323.08	\$677,848.56	
15. Construction Costs (Force Account)			
16. Equipment Costs			
17. Other Project Costs			
18. Adjustments Due to Other Funding			
19. Reimbursement from SRF-associated grant (ARP-SRF, DWI, L&I, etc.)			
20. Total Amounts Incurred	\$352,287.29	\$1,154,158.57	
21. Amount Previously Disbursed		\$801,871.28	
22. Amount Requested for Loan Disbursement		\$352,287.29	

I certify that I am an authorized representative of the recipient and am authorized to make the following certifications on behalf of the recipient: (i) there is no pending litigation or event which will materially and adversely affect the project, the prospects for its completion, or the recipient's ability to make timely repayments on the obligation issued in connection with this project; (ii) the representations, warranties and covenants contained in the supplemental agreement for the obligations pursuant to which this request for disbursement is submitted continue to be true and accurate in all material respects as of the date hereof; (iii) to the best of my knowledge and belief, the costs above were incurred in accordance with the terms of the supplemental agreement and the application for assistance for this project; and (iv) the amount requested for disbursement represents the loan amount due, which has not previously been requested.

If this request for disbursement is for a FY 2025 or later DWSRF Bipartisan Infrastructure Law (BIL) Lead Service Line Replacement (LSLR)-financed project, I certify that the submitted BIL LSLR costs are for service lines that are lead or galvanized service lines downstream of **known** lead.

Authorized Representative Name: Rob Spreitzer Title: City Manager

Authorized Representative Signature: _____ Date: _____



Remit To:
 106 West Allegan St. Ste 500, Lansing, MI 48933
 Tax ID: 38-1811650
 Wire Payments: Routing No. 026009593
 ACH/EFT Payments: ABA Routing No. 111000012
 Acct. No. 4452008795

Rodney Schwartz
 City of Gladstone
 1100 Delta Avenue
 Gladstone, MI 49837-0032

June 22, 2026
 Project No: 22-0421
 Invoice No: 80085

Project 22-0421 City of Gladstone 2023 CWSRF

Professional Services for the period ending June 07, 2026

Phase 01 Project Plan

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Plan	15,000.00	100.00	15,000.00	15,000.00	0.00
Preliminary Design	185,000.00	100.00	185,000.00	185,000.00	0.00
Final Design	104,000.00	100.00	104,000.00	104,000.00	0.00
Bidding	11,000.00	100.00	11,000.00	11,000.00	0.00
Construction Engineering	215,000.00	11.7502	25,263.00	20,425.00	4,838.00
Post Construction	21,000.00	0.00	0.00	0.00	0.00
Total Fee	551,000.00		340,263.00	335,425.00	4,838.00
Total Fee					4,838.00
Total this Phase					\$4,838.00

Phase 06 RPR

Bennetts, Cole 3.50
 3.50

Total Labor 238.70

Fleet Vehicle 33 Dodge RAM

15.84

Fleet Vehicle 34 Dodge RAM

19.01

15.84

Project	22-0421	Gladstone 2023 CWSRF	Invoice	80085
			14.26	
	Total Units		64.95	64.95

Contract Recap	Current Billing Amount	Previous Billed Amount	To-Date	
Total Billings	303.65	0.00	303.65	
Contract Amount			268,000.00	
Contract Balance			267,696.35	
		Total this Phase		\$303.65

Phase 07 Additional Design Engineering
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Soil Boring	16,750.00	70.40	11,792.00	11,792.00	0.00
Control Survey	33,500.00	100.00	33,500.00	33,500.00	0.00
Part I & II SRF Application	3,350.00	0.00	0.00	0.00	0.00
Permitting	3,350.00	100.00	3,350.00	3,350.00	0.00
Total Fee	56,950.00		48,642.00	48,642.00	0.00
	Total Fee				0.00
		Total this Phase			0.00

Phase 08 Additional Construction Engineering
Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Construction Layout	50,250.00	0.00	0.00	0.00	0.00
Material Testing	13,400.00	0.00	0.00	0.00	0.00
Storm Water Monitoring	6,700.00	0.00	0.00	0.00	0.00
American Iron and Steel Monitoring	7,500.00	0.00	0.00	0.00	0.00
Part III SRF Application	3,350.00	100.00	3,350.00	3,350.00	0.00
Total Fee	81,200.00		3,350.00	3,350.00	0.00
	Total Fee				0.00
		Total this Phase			0.00

Total this Invoice \$5,141.65



Remit To:
 106 West Allegan St. Ste 500, Lansing, MI 48933
 Tax ID: 38-1811650
 Wire Payments: Routing No. 026009593
 ACH/EFT Payments: ABA Routing No. 111000012
 Acct. No. 4452008795

Rodney Schwartz
 City of Gladstone
 1100 Delta Avenue
 Gladstone, MI 49837-0032

July 16, 2026
 Project No: 22-0421
 Invoice No: 80167

Project 22-0421 City of Gladstone 2023 CWSRF

Professional Services for the period ending July 12, 2026

Phase 01 Project Plan

Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Project Plan	15,000.00	100.00	15,000.00	15,000.00	0.00
Preliminary Design	185,000.00	100.00	185,000.00	185,000.00	0.00
Final Design	104,000.00	100.00	104,000.00	104,000.00	0.00
Bidding	11,000.00	100.00	11,000.00	11,000.00	0.00
Construction Engineering	215,000.00	13.00	27,950.00	25,263.00	2,687.00
Post Construction	21,000.00	0.00	0.00	0.00	0.00
Total Fee	551,000.00		342,950.00	340,263.00	2,687.00
Total Fee					2,687.00
Total this Phase					\$2,687.00

Phase 06 RPR

Bennetts, Cole 1.50
 1.50

Total Labor 102.30

Fleet Vehicle 34 Dodge RAM

15.84
 17.42
Total Units 33.26 33.26

Project	22-0421	Gladstone 2023 CWSRF	Invoice	80167
Contract Recap		Current Billing Amount	Previous Billed Amount	To-Date
Total Billings		135.56	303.65	439.21
Contract Amount				268,000.00
Contract Balance				267,560.79
Total this Phase				\$135.56

Phase	07	Additional Design Engineering			
Fee					
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Soil Boring	16,750.00	70.40	11,792.00	11,792.00	0.00
Control Survey	33,500.00	100.00	33,500.00	33,500.00	0.00
Part I & II SRF Application	3,350.00	0.00	0.00	0.00	0.00
Permitting	3,350.00	100.00	3,350.00	3,350.00	0.00
Total Fee	56,950.00		48,642.00	48,642.00	0.00
Total Fee					0.00
Total this Phase					0.00

Phase	08	Additional Construction Engineering			
Fee					
Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Construction Layout	50,250.00	0.00	0.00	0.00	0.00
Material Testing	13,400.00	0.00	0.00	0.00	0.00
Storm Water Monitoring	6,700.00	0.00	0.00	0.00	0.00
American Iron and Steel Monitoring	7,500.00	0.00	0.00	0.00	0.00
Part III SRF Application	3,350.00	100.00	3,350.00	3,350.00	0.00
Total Fee	81,200.00		3,350.00	3,350.00	0.00
Total Fee					0.00
Total this Phase					0.00
Total this Invoice					\$2,822.56

Outstanding Invoices

Number	Date	Balance
80085	6/22/2026	5,141.65
Total		5,141.65

Contractor's Application for Payment

Owner:	<u>City of Escanaba</u>	Owner's Project No.:	<u>22-0421</u>
Engineer:	<u>C2AE</u>	Engineer's Project No.:	<u>22-0421</u>
Contractor:	<u>Barley Trucking & Excavating, Inc.</u>	Contractor's Project No.:	<u> </u>
Project:	<u>Gladstone Wastewater Sanitary Sewer Improvements</u>		
Contract:	<u>CWSRF No. 5866-01</u>		

Application No.:	<u>2</u>	Application Date:	<u>8/26/2026</u>
Application Period:	From <u>5/30/2026</u>	to <u>7/31/2026</u>	

1. Original Contract Price	\$	5,129,901.41
2. Net change by Change Orders	\$	24,760.26
3. Current Contract Price (Line 1 + Line 2)	\$	5,154,661.67
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	753,165.07
5. Retainage		
a. <u>10%</u> X <u>\$ 753,165.07</u> Work Completed	\$	75,316.51
b. <u> </u> X <u>\$ -</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	75,316.51
6. Amount eligible to date (Line 4 - Line 5.c)	\$	677,848.56
7. Less previous payments (Line 6 from prior application)	\$	333,525.48
8. Amount due this application (Line 6 - Line 7)	\$	344,323.08
9. Balance to finish, including retainage (Line 3 - Line 6)	\$	4,476,813.11

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Barley Trucking & Excavating, Inc.

Signature: _____ **Date:** 8/27/26

Recommended by Engineer

By: 
Title: Project Manager
Date: 8/27/2026

Approved by Funding Agency

By: _____
Title: _____
Date: _____

Approved by Owner

By: _____
Title: City Manager
Date: _____
By: _____
Title: _____
Date: _____



C2AE - MI
Detailed Payment
220421 - Gladstone Wastewater Sanitary Sewer Improvements

Description	CWSRF # 5866-01
Payment Number	2
Pay Period	05/30/2026 to 07/31/2026
Prime Contractor	Barley Trucking & Excavating, Inc 1824 10th Avenue Menominee, MI 49858
Payment Status	Pending
Awarded Project Amount	\$5,129,901.41
Authorized Amount	\$5,154,661.67

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
Section: 1 - Participating Items										
0010	1100001	LSUM	\$215,405.560	1.000	0.250	0.500	0.750	0.750	\$53,851.39	\$161,554.17
Mobilization, Max										
0020	1047051	LSUM	\$709.550	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Project Sign										

Item 13.										
Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0030	1047051	LSUM	\$19,344.830	1.000	0.000	1.000	1.000	1.000	\$0.00	\$19,344.83
_: Audio-Visual Record										
0040	1047051	LSUM	\$63,601.120	1.000	0.500	0.000	0.500	0.500	\$31,800.56	\$31,800.56
_: Maintenance of Traffic										
0050	1047051	LSUM	\$28,691.500	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Environmental Mitigation										
0060	2020002	Ea	\$1,032.070	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Tree, Rem, 19 inch to 36 inch										
0070	2020004	Ea	\$516.030	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Tree, Rem, 6 inch to 18 inch										
0080	2020006	Ea	\$709.550	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Stump, Rem, 19 inch to 36 inch										
0090	2020008	Ea	\$451.530	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Stump, Rem, 6 inch to 18 inch										
0100	2030011	Ea	\$516.030	9.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Dr Structure, Rem										
0110	2040045	Cyd	\$212.870	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Masonry and Conc Structure, Rem										
0120	2040050	Syd	\$7.930	770.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pavt, Rem										
0130	2040020	Ft	\$4.320	6,260.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Curb and Gutter, Rem										

Item 13.										
Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0140	2040055	Syd	\$3.230	2,605.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, Rem										
0150	2047050	Ea	\$607.740	31.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Exploratory Investigation										
0160	2050016	Cyd	\$18.150	4,646.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Excavation, Earth										
0170	3020016	Syd	\$8.430	1,000.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Aggregate Base, 6 inch										
0180	3020030	Syd	\$16.400	19,434.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Aggregate Base, 12 inch										
0190	3062002	Ea	\$703.060	16.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Intersection Maintenance										
0200	3070008	Syd	\$15.090	1,057.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Approach, CI I, 6 inch										
0210	3070125	Syd	\$10.350	431.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Shld, CI II, 3 inch										
0220	4020600	Ft	\$91.500	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer, CI E, 12 inch, Tr Det B										
0230	4020601	Ft	\$98.390	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer, CI E, 15 inch, Tr Det B										
0240	4020602	Ft	\$114.680	40.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer, CI E, 18 inch, Tr Det B										

Item 13.										
Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0250	4027001	Ft	\$115.680	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_ : Sewer, Cl E, 21 inch, Tr Det B										
0260	4020603	Ft	\$157.690	10.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer, Cl E, 24 inch, Tr Det B										
0270	4021202	Ea	\$580.540	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Tap, 8 inch										
0280	4021203	Ea	\$580.540	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Tap, 10 inch										
0290	4021204	Ea	\$645.040	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Tap, 12 inch										
0300	4021205	Ea	\$645.040	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Tap, 15 inch										
0310	4021206	Ea	\$774.050	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Tap, 18 inch										
0320	4021207	Ea	\$903.060	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Tap, 24 inch										
0330	4021208	Ea	\$1,161.070	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Tap, 30 inch										
0340	4027050	Ea	\$148.360	7.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_ : Sewer Bulkhead, 8 inch										
0350	4027050	Ea	\$193.520	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_ : Sewer Bulkhead, 12 inch										

Item 13.										
Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0360	4021231	Ea	\$258.020	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Bulkhead, 15 inch										
0370	4021232	Ea	\$354.770	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Bulkhead, 18 inch										
0380	4021233	Ea	\$387.020	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Bulkhead, 21 inch										
0390	4021234	Ea	\$496.680	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Bulkhead, 24 inch										
0400	4021235	Ea	\$645.040	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Bulkhead, 27 inch										
0410	4021236	Ea	\$774.050	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sewer Bulkhead, 30 inch										
0420	4021260	Cyd	\$86.430	150.000	129.200	0.000	129.200	129.200	\$11,166.76	\$11,166.76
Trench Undercut and Backfill										
0430	4027001	Ft	\$170.510	20.000	20.000	0.000	20.000	28.000	\$3,410.20	\$3,410.20
_: Sewer, Cl A, 6 inch to 12 inch, Tr Det B1, Modified										
0440	4027050	Ea	\$387.020	6.000	1.000	0.000	1.000	1.000	\$387.02	\$387.02
_: Sewer, Connect to Existing, 6 inch to 12 inch										
0450	4027050	Ea	\$838.550	4.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Sewer, Connect to Existing, 15 inch to 24 inch										
0460	4027050	Ea	\$709.550	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Dr Structure, Connect to Existing, 6 inch to 12 inch										

Item 13.										
Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0470	4027050	Ea	\$838.550	6.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Dr Structure, Connect to Existing, 15 inch to 24 inch										
0480	4030005	Ea	\$580.540	18.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Dr Structure Cover, Adj, Case 1										
0490	4030050	Ea	\$1,440.660	8.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Dr Structure Cover, Type K										
0500	4030210	Ea	\$4,760.450	7.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Dr Structure, 48 inch dia										
0510	4030220	Ea	\$5,512.820	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Dr Structure, 60 inch dia										
0520	4030312	Ea	\$838.550	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Dr Structure, Tap, 12 inch										
0530	5010005	Syd	\$2.710	18,583.000	4,852.000	0.000	4,852.000	4,852.000	\$13,148.92	\$13,148.92
HMA Surface, Rem										
0540	5010025	Ton	\$345.560	25.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Hand Patching										
0550	5010061	Ton	\$301.940	84.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HMA Approach										
0560	5012024	Ton	\$144.060	1,531.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HMA, 4EL										
0570	5012036	Ton	\$136.100	1,531.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HMA, 5EL										

Item 13.

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0580	8010005	Syd	\$86.410	975.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Nonreinf Conc, 6 inch										
0590	8020021	Ft	\$24.960	5,787.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Curb and Gutter, Conc, Det C2										
0600	8020002	Ft	\$76.740	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Curb, Conc, Det E2										
0610	8030010	Ft	\$46.580	456.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Detectable Warning Surface										
0620	8030030	Ft	\$40.760	608.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Curb Ramp Opening, Conc										
0630	8030044	Sft	\$8.410	11,408.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, Conc, 4 inch										
0640	8030046	Sft	\$10.030	7,376.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, Conc, 6 inch										
0650	8070095	Ea	\$258.020	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Post, Mailbox										
0660	8100402	Ea	\$322.520	24.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sign, Type III, Erect, Salv										
0670	8167011	Syd	\$11.260	3,736.597	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Restoration, Turf Establishment										
0680	8232024	Ea	\$5,904.890	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Water Main Conflict, 8 inch										

Item 13.										
Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0690	8237001	Ft	\$14.960	175.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Insulation										
0700	8252036	Ft	\$67.050	30.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer, PVC, 6 inch, Tr Det B2										
0710	8252037	Ft	\$163.370	3,535.000	455.500	0.000	455.500	455.500	\$74,415.04	\$74,415.04
Sanitary Sewer, PVC, 8 inch, Tr Det B2										
0720	8252038	Ft	\$109.330	2,825.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer, PVC, 10 inch, Tr Det B2										
0730	8257001	Ft	\$175.100	460.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Sanitary Sewer, PVC, 15 inch, Tr Det B2										
0740	8257001	Ft	\$194.850	480.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Sanitary Sewer, PVC, 18 inch, Tr Det B2										
0750	8257001	Ft	\$83.210	3,540.000	1,198.200	0.000	1,198.200	1,198.200	\$99,702.22	\$99,702.22
_: Cured In-Place Pipe Liner, 8 inch										
0760	8257001	Ft	\$96.330	3,350.000	329.700	868.400	1,198.100	1,198.100	\$31,760.00	\$115,412.97
_: Cured In-Place Pipe Liner, 10 inch										
0770	8257001	Ft	\$108.040	1,685.000	0.000	812.300	812.300	812.300	\$0.00	\$87,760.89
_: Cured In-Place Pipe Liner, 12 inch										
0780	8257050	Ea	\$838.550	38.000	23.000	15.000	38.000	38.000	\$19,286.65	\$31,864.90
_: Sewer Obstruction Removal										
0790	8257050	Ea	\$445.080	40.000	9.000	10.000	19.000	19.000	\$4,005.72	\$8,456.52
_: Intruding Tap Removal										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0800	8257050	Ea	\$354.770	157.000	33.000	53.000	86.000	86.000	\$11,707.41	\$30,510.22
_: Reinstall Service Line										
0810	8257001	Ft	\$4.320	2,101.100	0.000	2,101.100	2,101.100	2,101.100	\$0.00	\$9,076.75
_: Clean and Televis 8 inch Sewer - PACP										
0820	8257001	Ft	\$4.320	3,684.700	334.700	3,350.000	3,684.700	3,684.700	\$1,445.90	\$15,917.90
_: Clean and Televis 10 inch Sewer - PACP										
0830	8257001	Ft	\$4.320	1,219.600	0.000	1,219.600	1,219.600	1,219.600	\$0.00	\$5,268.67
_: Clean and Televis 12 inch Sewer - PACP										
0840	8257001	Ft	\$5.810	800.600	269.600	531.000	800.600	800.600	\$1,566.38	\$4,651.49
_: Heavy Cleaning 8 inch Sewer										
0850	8257001	Ft	\$5.810	544.600	42.100	502.500	544.600	544.600	\$244.60	\$3,164.13
_: Heavy Cleaning 10 inch Sewer										
0860	8257001	Ft	\$5.810	1,272.600	1,019.850	252.750	1,272.600	1,272.600	\$5,925.33	\$7,393.81
_: Heavy Cleaning 12 inch Sewer										
0870	8252072	Ea	\$4,846.590	26.000	2.000	0.000	2.000	2.000	\$9,693.18	\$9,693.18
Sanitary Structure, 48 inch dia										
0880	8252080	Ft	\$464.430	58.000	2.800	0.000	2.800	2.800	\$1,300.40	\$1,300.40
Sanitary Structure, Add Depth of 48 inch dia, 8 foot to 15 foot										
0890	8257050	Ea	\$2,403.380	31.000	2.000	0.000	2.000	2.000	\$4,806.76	\$4,806.76
_: Sanitary Structure Cover, Type Q, Modified										
0900	8252105	Ea	\$516.030	22.000	2.000	0.000	2.000	2.000	\$1,032.06	\$1,032.06
Sanitary Structure, Rem										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
0910	8252111	Ea	\$967.570	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Structure, Tap, 8 inch										
0920	8252112	Ea	\$1,032.070	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Structure, Tap, 10 inch										
0930	8257050	Ea	\$1,225.580	1.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Sanitary Structure, Tap, 18 inch										
0940	8252122	Ft	\$56.240	5,465.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer, Serv Lead, PVC, 6 inch										
0950	8252123	Ft	\$67.260	50.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer, Serv Lead, PVC, 8 inch										
0960	8257050	Ea	\$420.000	164.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Sanitary Sewer Cleanout, 6 inch, Modified										
0970	8257050	Ea	\$502.480	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Sanitary Sewer Cleanout, 8 inch, Modified										
0980	8257050	Ea	\$65.790	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Sanitary Service Lateral Cap, 6 inch										
0990	8252138	Ea	\$774.050	5.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer Lead, Rem and Abandon										
1000	8252145	Ea	\$580.540	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Structure Cover, Adj, Case 1										
1010	8252146	Ea	\$451.530	2.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Structure Cover, Adj, Case 2										

										Item 13.
Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
1020	8257020	CYD	\$767.230	85.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sanitary Sewer, Abandon: Sanitary Sewer, Abandon										
1170	8257001	Ft	\$6.400	405.200	0.000	0.000	0.000	405.200	\$0.00	\$0.00
_: Heavy Cleaning 15 inch Sewer										
1180	8257001	Ft	\$4.750	405.200	405.200	0.000	405.200	405.200	\$1,924.70	\$1,924.70
_: Clean and Televis 15 inch Sewer PACP										
Section Totals:									\$382,581.20	\$753,165.07
Section: 2 - Non-Participating Items										
1030	2040020	Ft	\$4.320	3,226.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Curb and Gutter, Rem										
1040	2040050	Syd	\$7.930	483.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Pavt, Rem										
1050	2040055	Syd	\$3.230	84.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, Rem										
1060	2050016	Cyd	\$18.150	1,421.750	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Excavation, Earth										
1070	3020016	Syd	\$8.430	542.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Aggregate Base, 6 inch										
1080	3020030	Syd	\$16.400	5,980.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Aggregate Base, 12 inch										
1090	5010005	Syd	\$2.710	5,687.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HMA Surface, Rem										

Line Number	Item ID	Unit	Unit Price	Authorized Quantity	Current Paid Quantity	Previous Paid Quantity	Total Quantity Paid To Date	Total Quantity Placed To Date	Current Payment Amount	Total Amount Paid To Date
1100	5012024	Ton	\$144.060	469.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HMA, 4EL										
1110	5012036	Ton	\$136.100	469.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
HMA, 5EL										
1120	8010005	Syd	\$86.410	517.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Driveway, Nonreinf Conc, 6 inch										
1130	8020021	Ft	\$24.960	3,226.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Curb and Gutter, Conc, Det C2										
1140	8027001	Ft	\$64.050	60.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Driveway Opening, Conc, Det M, Modified										
1150	8030044	Sft	\$8.410	750.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
Sidewalk, Conc, 4 inch										
1160	8167011	Syd	\$11.260	1,075.000	0.000	0.000	0.000	0.000	\$0.00	\$0.00
_: Restoration, Turf Establishment										
Section Totals:									\$0.00	\$0.00
Total Payments:									\$382,581.20	\$753,165.07

Summary

Current Approved Work:	\$382,581.20
Current Stockpile Advancement:	\$0.00
Current Stockpile Recovery:	\$0.00
Current Retainage:	\$38,258.12
Current Retainage Released:	\$0.00
Current Liquidated Damages:	\$0.00
Current Adjustment:	\$0.00
Current Payment:	\$344,323.08
Previous Payment:	\$333,525.48

Approved Work To Date:	\$753,165.07
Stockpile Advancement To Date:	\$0.00
Stockpile Recovery To Date:	\$0.00
Retainage To Date:	\$75,316.51
Retainage Released To Date:	\$0.00
Liquidated Damages To Date:	\$0.00
Adjustments To Date:	\$0.00
Payments To Date:	\$677,848.56
Previous Payments To Date:	\$333,525.48

Funding Details

Non Participating (City Funded):	\$0.00
Participating (Project Funded):	\$382,581.20
Current Payment:	\$382,581.20

Non Participating (City Funded) To Date:	\$0.00
Participating (Project Funded) To Date:	\$753,165.07
Payments To Date:	\$753,165.07

220421 Gladstone Wastewater Sanitary Sewer Improvements
Contractor Payment Breakdown

Pay Estimate	Participating	Non Participating	Total Amount Paid This Estimate	Amount Paid to Date	Retainage		Net Payment To Contractor	Net Payment to Contractor Participating	Net Payment to Contractor Non Participating	Retainage Participating	Retainage Non- Participating	
Estimate 01	\$370,583.87	\$0.00	\$370,583.87	\$370,583.87	\$37,058.39	\$333,525.48	\$333,525.48	\$333,525.48	\$0.00	\$37,058.39	\$0.00	\$37,058.39
Estimate 02	\$382,581.20	\$0.00	\$382,581.20	\$753,165.07	\$75,316.51	\$677,848.56	\$344,323.08	\$344,323.08	\$0.00	\$38,258.12	\$0.00	\$38,258.12
Estimate 03			\$0.00	\$753,165.07	\$75,316.51	\$677,848.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimate 04			\$0.00	\$753,165.07	\$75,316.51	\$677,848.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimate 05			\$0.00	\$753,165.07	\$75,316.51	\$677,848.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Estimate 06			\$0.00	\$753,165.07	\$75,316.51	\$677,848.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

220290 Div A: Collection System
Contractor Payment Breakdown - Participating

Pay Estimate	Participating	Non Participating	Total Amount Paid This Estimate	Amount Paid to Date	Retainage		Net Payment To Contractor			Retainage Participating	Retainage Non- Participating	
Estimate 01	\$370,583.87	\$0.00	\$370,583.87	\$370,583.87	\$37,058.39	\$333,525.48	\$333,525.48			\$37,058.39	\$0.00	\$37,058.39
Estimate 02	\$382,581.20	\$0.00	\$382,581.20	\$382,581.20	\$38,258.12	\$344,323.08	\$344,323.08			\$38,258.12	\$0.00	\$38,258.12
Estimate 03										\$0.00	\$0.00	\$0.00
Estimate 04										\$0.00	\$0.00	\$0.00
Estimate 05										\$0.00	\$0.00	\$0.00
Estimate 06										\$0.00	\$0.00	\$0.00

220290 Div A: Collection System
Contractor Payment Breakdown - Non participating

Pay Estimate	Participating	Non Participating	Total Amount Paid This Estimate	Amount Paid to Date	Retainage		Net Payment To Contractor			Retainage Participating	Retainage Non- Participating	
Estimate 01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
Estimate 02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00	\$0.00
Estimate 03										\$0.00	\$0.00	\$0.00
Estimate 04										\$0.00	\$0.00	\$0.00
Estimate 05										\$0.00	\$0.00	\$0.00
Estimate 06										\$0.00	\$0.00	\$0.00



Board:	City Commission
Agenda Date:	09/14/2026
Department:	Gladstone Housing Commission
Presenter:	Mike Lindahl

Staff Report

Agenda Item Title:

Sign Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Background:

Every 5 Years an Environmental Assessment of the property is required. This assessment is a more in-depth review due to the Section 18 Demolition/Disposition process.

Fiscal Effect:

None currently.

Supporting Documentation:

Please see attached Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58, HUD PHASE I ENVIRONMENTAL SITE ASSESSMENT and Letter of Support from April 2025.

Recommendation:

Make motion to approve the signing of the Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58.

HUD PHASE I ENVIRONMENTAL SITE ASSESSMENT



Item 14.

**BUREAU
VERITAS**

PREPARED FOR:

Gladstone Housing Commission
217 Dakota Avenue
Gladstone, Michigan 49837
Michael Lindahl



PREPARED BY:

Bureau Veritas
6021 University Boulevard
Suite 200
Ellicott City, Maryland 21043
800.733.0660
www.bvna.com

BV CONTACT:

Joslyn Smith
Joslyn.Smith@bureauveritas.com
800.733.0660 x7296254

BV PROJECT #:

176424.25R000-001.159

DATE OF REPORT:

July 29, 2026

ONSITE DATE:

June 30, 2026

HUD PHASE I ENVIRONMENTAL SITE ASSESSMENT

Fairview Manor
415 South 4th Street
Gladstone, Michigan 49837

BUREAU VERITAS

6021 University Blvd. Suite 200 | Ellicott City, MD 21043 | www.bvna.com | p 800.733.0660

ESA Summary Table

ASTM E 1527-21 Scope Considerations

Assessment Component	Acceptable	Finding	Routine Solution	Phase II	Estimated Cost \$	Reference Section	Page
Adjacent Properties (Section 3.3)	✓					9.1.1.1	<u>36</u>
Regulatory Review (Section 5.2)	✓					9.1.1.2	<u>36</u>
Tier I Vapor Encroachment Screening (Section 5.4)	✓					9.1.1.3	<u>36</u>
Historical Review (Section 5.6 & 5.7)	✓					9.1.1.4	<u>36</u>
Operational Activities (Section 6.3.1)	✓					9.1.1.5	<u>36</u>
Hazardous Materials / Petroleum Products (Section 6.3.2)	✓					9.1.1.6	<u>37</u>
Wastes (Section 6.3.3)	✓					9.1.1.7	<u>37</u>
Surface Areas (Section 6.3.4)	✓					9.1.1.8	<u>37</u>
Facility Storage Tanks (underground or aboveground) (Section 6.3.5)	✓					9.1.1.9	<u>37</u>
Polychlorinated Biphenyls (PCBs) (Sections 6.3.6)	✓					9.1.1.10	<u>37</u>

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand-alone document.

§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

ASTM E 1527-21 Non-scope and HUD-specific Scope Considerations

Assessment Component	Acceptable	Finding	Routine Solution	Phase II	Estimated Cost \$	Reference Section	Page
Lead Based Paint (Section 8.1)		BER HUD	✓		Not applicable ⁽¹⁾	9.1.2.1	<u>38</u>
Asbestos-Containing Materials (Section 8.2)		BER HUD	✓		Not applicable ⁽²⁾	9.1.2.2	<u>38</u>
Radon Gas (Section 8.3)	✓					9.1.2.3	<u>38</u>
Floodplain (Section 8.4)	✓					9.1.2.4	<u>38</u>
Wetlands (Section 8.5)	✓					9.1.2.5	<u>38</u>
Landfills (Section 8.6)	✓					9.1.2.6	<u>39</u>
Sole Source Aquifer Recharge Area (Section 8.7)	✓					9.1.2.7	<u>39</u>
Coastal Barriers (Section 8.8)	✓					9.1.2.8	<u>39</u>
Farmlands Protection (Section 8.9)	✓					9.1.2.9	<u>39</u>
Coastal Zone Management (Section 8.10)	✓					9.1.2.10	<u>39</u>
Endangered or Threatened Species or Habitat (Section 8.11)	✓					9.1.2.11	<u>39</u>
Historic Preservation (Section 8.12)	✓					9.1.2.12	<u>40</u>
Noise (Section 8.13)	✓					9.1.2.13	<u>40</u>
Rail Lines (Section 8.14)	✓					9.1.2.14	<u>40</u>
Explosive or Flammable Hazards (Section 8.15)	✓					9.1.2.15	<u>40</u>
Natural Gas or Petroleum Pipelines (Section 8.16)	✓					9.1.2.16	<u>40</u>
High Voltage Power Transmission or Other Towers (Section 8.17)	✓					9.1.2.17	<u>40</u>
Airport Hazards (Section 8.18)	✓					9.1.2.18	<u>41</u>
Oil and Gas Operations (Section 8.19)	✓					9.1.2.19	<u>41</u>

Conditions noted in the Project Summary Table are representative of the overall conditions of the property. There may be more detail on specific assessment components in the report text, therefore the Project Summary Table should not be used as a stand-alone document.

§ Costs depicted are for investigation/program development activities. Remediation costs, if required, will be identified as a result of the activities.

⁽¹⁾ Based on the date of construction (pre January 1, 1978), lead based paint is likely to have been used at the subject property. Therefore, the paint at the project site is assumed to be lead-based. All applicable local, state, and federal guidelines for the handling and disposal of potential hazardous wastes to include lead-based paint containing wastes, including Toxicity Characteristic Leaching Procedures (TCLPs,) should be adhered to during demolition activities.

⁽²⁾ Based on the date of construction (pre January 1, 1989), ACM testing was performed concurrently with this Phase I ESA. Multiple suspect

ACMs were identified during the course of the Pre-Demolition Survey. Samples of various suspect materials were collected based on friability and condition of the materials as observed by the Asbestos Inspector. Of the materials sampled, pipe fitting insulation and vinyl floor tile were determined to be ACM. However, it is possible that additional ACM is present in areas that were inaccessible during the sampling activities. The identified ACM was reported to be in good condition; however, it was noted that the asbestos containing pipe fitting insulation was reportedly present behind walls and may be damaged in areas that were unobservable. The asbestos-containing materials should be removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations prior to demolition. Materials uncovered during renovation or demolition activities that were not addressed in the inspection report must be sampled by an accredited asbestos inspector prior to any disturbance.

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1. SUMMARY

Bureau Veritas Technical Assessments LLC (BV) performed a Phase I Environmental Site Assessment, that included on-site observations of the accessible areas of Fairview Manor.

Property Summary	
Subject Property Name	Fairview Manor
Subject Property Address	415 South 4th Street Gladstone, Delta County, Michigan 49837
Additional Current/Historical Addresses	None identified
Number of Parcels	1
Tax Map ID	052-200-044-00 A copy of the tax map is included in the Appendices .
Subject Property Lands	2.98 acres
Subject Property Use	Multi-family age-restricted housing
Year of Construction	1967
Number of Buildings	1
Number of Stories	3
Number of Units	50 apartments
Number of Ancillary Buildings	Two used as a smoking shed and maintenance garage
Commercial Uses on Subject Property	No
Generalized Vicinity Property Use	Residential



NORTH ELEVATION OF SUBJECT BUILDING



NORTHEAST ELEVATION OF SUBJECT BUILDING



SOUTHEAST ELEVATION OF SUBJECT BUILDING



SOUTH ELEVATION OF SUBJECT BUILDING



WEST ELEVATION OF SUBJECT BUILDING



MAINTENANCE GARAGE



SMOKING SHED

the subject property and their subsequent analytical results for asbestos. Analysis was performed using the "positive-stop" method, whereby analysis is stopped on a group of samples once the first positive sample is analyzed, the entire homogeneous material is considered asbestos-containing, in accordance with applicable federal, state, and local requirements.

Please note, that in the event of any repair, renovation, or demolition activities at the subject property, U.S. Occupational Safety and Health Administration (OSHA) regulations, as well as various state and local regulations, require that additional materials also be considered as suspect ACM until tested and proven otherwise. These materials, as listed in the USEPA Green Book, include resilient floor tile, asbestos-cement board (transite), and roofing felt, which are considered by OSHA to be suspect regardless of installation date (these materials continue to be manufactured and installed in the United States).

- For residential properties constructed prior to January 1, 1978, visual observations for the potential presence of lead-based paint and a determination if there is an X-ray Fluorescence (XRF) Survey evaluating for lead-based paint at the subject property.
- An evaluation of information contained in programs such as the NPL, CERCLIS, SHWS, RCRIS, SWF, LUST, and other governmental information systems within specific search distances of the subject property. This evaluation was performed to identify any sites that would have the potential to impact the environmental integrity of the subject property.
- The regulatory agency report provided is based on an evaluation of the data collected and compiled by a contracted data research company. The report is based on a radius search which focuses on both the subject property and neighboring sites which may impact the subject property. Neighboring sites listed in governmental environmental records are identified within a specific search distance. The search distance varies depending upon the particular government record being checked. The search is designed to meet the requirements of ASTM Standard E 1527-21 and the applicable Scope of Work. The information provided is assumed to be correct and complete.
- Visual observation of the adjacent properties to identify high-risk neighbors and the potential for contamination, if present or suspected, to migrate onto the subject property.
- An evaluation of sources noted above to determine the potential for vapor encroachment conditions at the subject property from both current and former activities at the subject property and adjacent properties. The vapor encroachment screening is designed to meet the requirements of **ASTM Standard E 2600-22**.
- A review of Federal and State regulatory database records related to per- and polyfluoroalkyl substances (PFAS), a review of available mapping resources for known PFAS releases and suspected PFAS uses, and the identification of any current and/or past uses of the subject property that may indicate a current elevated risk of PFAS contamination, specifically the compounds PFOA and PFOS. It should be noted that BV's assessment of potential PFAS concerns is based solely on review of the resources cited, and this discussion is not intended to guarantee the presence or absence of PFAS at a given site. It should also be noted that only two PFAS compounds, perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS) are currently designated as hazardous substances under CERCLA (as of the Final Rule effective date of July 8, 2024); therefore, only these two PFAS substances are included in the current ASTM E1527-21 Scope. However, where it is not possible to identify the specific PFAS compounds, the assumption will be made that PFOA and PFOS are included.
- Radon gas propensity, through the review of the USEPA's Map of Radon Zones. In instances where samples were collected and analyzed, radon gas concentrations are evaluated through the exposure and analysis of canisters, using the charcoal liquid scintillation method for all residential properties. At a minimum, the testing will be performed in accordance to ANSI/AARST protocol for conducting radon and radon decay product measurements in multifamily buildings (ANSI-AARST MAMF-2017, section 111.3.1).

2.3 Significant Assumptions

Factual information presented in this report regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed by BV to be correct and complete. BV assumes no responsibility for misrepresentation of conditions or information by the property owner, its representatives, public information officials or any authority consulted in connection with the compilation of this report.

BV assumes that all information provided by Environmental Risk Information Services (ERIS) regarding the regulatory status of facilities within the approximate minimum search distance is complete, accurate and current.

2.4 Assessment Viability

This assessment is presumed to be viable for 180 days after the earliest date of the components of the assessment according to the ASTM Standard E1527.

Assessment Component Dates	
Assessment Component	Date
Interviews with owners, operators, and occupants:	June 30, 2026
Reviews of federal, tribal, state, and local government records:	June 30, 2026
Visual inspections of the subject property and of adjoining properties:	June 30, 2026
Declaration by the environmental professional responsible for the assessment:	July 29, 2026
Searches for recorded environmental cleanup liens:	User responsibility

2.5 Limitations and Exceptions

BV identified the following limitations, exceptions, and/or data gaps as part of this Phase I ESA:

- Discussions pertaining to on-site observations are based solely on data collected on June 30, 2026. Observations do not reflect conditions that may have existed prior to this time, or since this time, except as noted in regard to previous investigations conducted at the subject property.
- According to 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries: Final Rule, CERCLA liability rests with the owner or operator of a property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.
- Where appropriate and necessary, BV has amended the distances between the subject property and the sites listed in the regulatory database report in order to reflect real world distances.
- The findings, opinions, and conclusions presented here represent BV's best professional judgment based on information and data available to us during the course of this assignment. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

2.5.1 Data Gaps

No significant data gaps in historical information were identified that would impact BV's ability to identify RECs. While data gaps in information may exist, because the data gaps were not determined to be material in identifying a Recognized Environmental Conditions (RECs) they are not considered by ASTM standards to be *significant* and therefore, are not individually addressed in this report.

2.6 User Reliance

BV has completed a Phase I Environmental Site Assessment of Fairview Manor (the "subject property"), located at 415 South 4th Street in Gladstone, Michigan, 49837. The assessment was performed at the Client's request using the methods and procedures consistent with good commercial and customary practice designed to conform with acceptable industry standards. This report is written to meet the guidelines of the U.S. Department of Housing and Urban Development (HUD) regulations and may be relied upon by HUD. HUD has been named as an authorized User of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and BV.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of BV. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to BV.

2.7 Certification

In expressing the opinions stated in this report, BV has exercised the degree of skill and care ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. Documentation and data provided by the Client, designated representatives of the Client or other interested third parties, or from the public domain, and referred to in the preparation of this assessment, have been used and referenced with the understanding that BV assumes no responsibility or liability for their accuracy.

The independent conclusions represent our professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the on-site visit.

If you have any questions regarding this report, please contact the Senior Environmental Consultant listed on the cover page of this report.

Researched by:	Paul Kittelson, Project Manager
Surveyed by:	Paul Kittelson, Project Manager
Written by:	Paul Kittelson, Project Manager

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the All Appropriate Inquiries in conformance with the standard and practices set forth in 40 CFR Part 312.



Joslyn Smith, Senior Environmental Consultant
Joslyn.Smith@bureauveritas.com

Reviewed by:



Stephanie Scilingo, Technical Report Reviewer
Stephanie.Scilingo@bureauveritas.com

3. SITE DESCRIPTION

3.1 Subject Property Description

Property Summary	
Subject Property Name	Fairview Manor
Subject Property Address	415 South 4th Street Gladstone, Delta County, Michigan 49837
Additional Current/Historical Addresses	None identified
Number of Parcels	1
Tax Map ID	052-200-044-00 A copy of the tax map is included in the Appendices .
Subject Property Lands	2.98 acres
Subject Property Use	Multi-family age-restricted housing
Year of Construction	1967
Number of Buildings	1
Number of Stories	3
Number of Units	50 apartments
Number of Ancillary Buildings	Two used as a smoking shed and maintenance garage
Commercial Uses on Subject Property	No
Generalized Vicinity Property Use	Residential

Subject Property Utility Providers	
Utility	Supplier
Natural Gas Service	DTE
Electric Service	City of Gladstone
Sanitary Sewer	City of Gladstone
Domestic Water	City of Gladstone

No on-site septic systems or potable water wells were identified at the subject property.

According to the local water utility's most recent Water Quality Report, the potable water supplied to the subject property is within federal, state, and local drinking water quality standards.

3.2 Miscellaneous Systems

The subject property utilizes one natural gas-fired emergency generator. The presence of this equipment is not anticipated to adversely impact the subject property as there is no bulk storage of fuel at the subject property.

The subject property utilizes one sump pump, which is located basement and discharge to sewer. The presence of this equipment is not anticipated to adversely impact the subject property.

3.3 Current Uses of Adjacent Properties

North	
Bordering Street/Road:	Dakota Avenue
Address Range:	Not applicable
Description of Property Use:	Residential
East	
Bordering Street/Road:	Not applicable
Address Range:	Not applicable
Description of Property Use:	Multi-family residential
South	
Bordering Street/Road:	Not applicable
Address Range:	Not applicable
Description of Property Use:	Residential
West	
Bordering Street/Road:	South 4th Street
Address Range:	Not applicable
Description of Property Use:	Residential
Findings	
Environmentally Suspect Uses:	No environmentally suspect uses, such as gas stations or dry cleaners, were identified.
Visual Evidence of a Release:	No visual evidence of a release, such as staining or monitoring wells, was observed.
Releases Reported:	No releases were reported on the regulatory database review (Section 5.2.2) for the adjoining properties.
Conclusion:	Based on the information above, no recognized environmental conditions or environmental concerns were identified.



ADJOINING NORTH RESIDENTIAL



ADJOINING EAST MULTI-FAMILY RESIDENTIAL



ADJOINING SOUTH RESIDENTIAL



ADJOINING WEST RESIDENTIAL

4. USER PROVIDED INFORMATION

This Section documents whether the user reported to BV information pursuant to the responsibilities described in Section 6 of the ASTM Standard E 1527-21.

4.1 Property Ownership

Review of the available tax assessor records indicates that the subject property has been owned by Gladstone Housing Commission since 2021.

Review of available tax assessor records did not identify any previous environmentally suspect ownership, easements, right of ways, or other environmental entries/restrictions associated with the subject property.

Chain of Title	
Owner	Year Purchased
City of Gladstone	Not reported
Waterview Apartments I LDHA, LLC	2019
Gladstone Housing Commission	2021

4.2 User Engaged Environmental Cleanup Liens and Activity and Use Limitation (AUL) Review

The user did not engage BV to review title and judicial records for environmental liens or Activity and Use Limitations (AULs) recorded against the subject property. Furthermore, these documents were not provided to BV for review. The lack of or inability to obtain this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

4.3 User Questionnaire

A User Questionnaire was provided to the user (Client) to assist the user and BV in gathering information from the user that may be material to identifying RECs. BV did not receive a response to the User Questionnaire that was provided to the user. Furthermore, the user did not provide any of the information requested in the questionnaire and required by Section 6 of the ASTM Standard E 1527-21. The lack of or inability to obtain this information represents a data gap. However, based on the findings of this report, the absence of this information is not considered a *significant* data gap.

4.4 Reason for Assessment

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the subject property. The assessment was conducted utilizing generally accepted Phase I industry standards in accordance with ASTM Standard E 1527-21 and the HUD Scope of Work for Demolition and Disposition under Section 18.

In addition, the reason for the assessment is assumed to be to qualify for an LLP to CERCLA liability.

5. RECORDS REVIEW

5.1 Physical Setting

5.1.1 Topography

Copies of topographic maps are included in the [Appendices](#).

USGS Topographic Map and Google Earth Review	
Topographic Map Name:	Gladstone, Michigan
Topographic Map Year:	2023
Subject Property Topography	
Upper Elevation (feet):	586
Lower Elevation (feet):	584
Surface Slope:	Relatively flat
Slope Direction:	South
General Vicinity Topography	
Slope Direction:	South
Nearest Surface Water Feature:	Little Bay de Noc
Nearest Surface Water Feature Distance:	Approximately 350 feet
Nearest Surface Water Feature Direction:	South

5.1.2 Soils / Geology

Review of information available from the United States Department of Agriculture Web Soil Survey indicated the following:

Soil Series Name	Drainage	Texture	Hydric Soils
Eastport-Roscommon	Excessively drained	Sand	No
Grayling	Excessively drained	Sand	No

Generalized Geology	
Source:	ERIS
Unit Name:	Trenton Limestone
Primary Rock Type:	Limestone
Secondary Rock Type:	Dolostone

5.1.3 Groundwater Hydrology

Estimated groundwater levels may vary due to seasonal fluctuations in precipitation, local usage demands, geology, underground structures, or dewatering operations.

Hydrogeology	
Source:	Estimated from local topography and presence of nearby surface water features
Estimated Depth to Shallow Groundwater:	Approximately 5 to 10 feet below ground surface
Estimated Direction of Shallow Groundwater Flow:	South

5.2 Standard Environmental Record Sources

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions. ASTM E1527-21 requires the review of reasonably ascertainable records from standard sources as defined in Section 8.2.1 of ASTM E1527-21. Additional records sources, such as local fire department records, local building department records, and local environmental health department records may be obtained and reviewed at the discretion of the environmental professional.

The availability of record information varies widely, depending on the source. Reasonably ascertainable records are those records that are publicly available, obtainable within reasonable time and cost constraints, and practically reviewable. In addition, the records must be provided by the agency within 20 calendar days of receiving a request, at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information.

BV obtained a regulatory database report from ERIS in an effort to determine if the subject property is a listed regulatory site and whether there are any mappable regulatory database sites. The regulatory database search was run in accordance with the Scope of Work for this assessment. BV made a reasonable attempt to field-verify the locations of the ERIS-identified regulatory sites, as well as confirm distances and locations relative to the subject property using available mapping software. Therefore, the distances and/or directions noted in this section may not match the ERIS Report. In addition, BV reviewed the unmappable sites in the database report, cross-referencing addresses and site names. Unmappable sites are environmental risk sites that cannot be plotted with confidence, but can be located by zip code or city name. In general, a site cannot be geocoded because of inaccurate or missing location information in the record provided by the agency. Any identified sites within the specified search radii are included below. A copy of the regulatory database report is included in the [Appendices](#).

See the appended regulatory database report for details of databases reviewed for this assessment.

Regulatory Report Summary

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
PROPOSED NPL	1.0	0	1	0	0	0	1
RCRA VSQG	0.25	0	0	2	-	-	2
RCRA NON GEN	0.25	0	0	2	-	-	2

Database	Search Radius	Target Property	Within 0.12mi	0.12mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FED BROWNFIELDS	0.5	0	0	1	1	-	2
FRP	0.25	0	0	1	-	-	1
SHWS	1.0	0	0	2	0	4	6
DELISTED SHWS	1.0	0	0	1	0	0	1
WASTE	0.5	0	1	5	2	-	8
LUST	0.5	0	0	1	4	-	5
UST	0.25	0	0	1	-	-	1
AST	0.25	0	0	1	-	-	1
AUL	0.5	0	0	0	3	-	3
BROWNFIELDS	0.5	0	0	1	1	-	2
BFLD UST	0.5	0	0	0	1	-	1
FINDS/FRS	0.125	0	1	-	-	-	1
PFAS IND	0.5	0	1	0	0	-	1
ICIS	0.125	0	2	-	-	-	2
BEA	1.0	0	0	2	0	5	7

5.2.1 Subject Property Regulatory Database Review

The search for sites listed on regulatory databases did not identify any listings for the subject property.

5.2.2 Off-Site Regulatory Database Review

Fox River NRDA/PCB Release	
Facility Address:	Fox River and Green Bay
Databases:	Proposed NPL
Distance:	Approximately 360 feet
Direction:	South
Estimated Groundwater Flow:	South
Relationship to Subject Property:	Away from the subject property
Release Reported:	Yes
Release Date:	See discussion below
Contaminant(s) of Concern:	PCB, mercury
Media Impacted:	Sediments
Regulatory Status of Release:	See discussion below
Regulatory Status Date:	See discussion below
Other Significant Database Information:	None
Significant Information from Other Sources:	This listing is related to the zone of contamination (ZOC) associated with PCB contaminated sediments beginning on the Neenah Channel and Menasha Channel sections of the Fox River and extending to Green Bay. The source of contamination was determined to be historic paper mills along the river. This site is located at least 30 miles from the subject property.
Significant Factors:	Distance from the subject property. Lack of reported groundwater contamination. Estimated direction of groundwater flow.
Conclusion:	Based on the factors discussed above, this facility is unlikely to have impacted the subject property and therefore does not represent a recognized environmental condition.
Vapor Migration Concern:	No

The initial search distances employed for this assessment were defined by ASTM E 1527-21. BV has evaluated the listings noted in the initial determination made by ERIS. It is BV's opinion that none of the remaining listed sites are anticipated to impact the subject property. This determination was based on, but not limited to, such factors such as topographic gradient in relation to the subject property, estimated groundwater flow direction at each site, distance between the listed site and the subject property, and/or the type of site or materials involved.

5.3 Additional Environmental Record Sources

BV reviewed local agency records to supplement the database listings discussed above. Please refer to [Interviews](#) below for detailed discussion of departments contacted and information obtained.

5.4 Tier 1 Vapor Encroachment Screening

Bureau Veritas performed a Non-Invasive Tier 1 Vapor Encroachment Screening in compliance with ASTM E 2600-22 “Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions”. The purpose of the Tier 1 Screening is to conduct an initial screen to determine if a Vapor Encroachment Condition (VEC) exists in connection with the subject property (referenced as the “Target Property” in the ASTM E 2600-22 Standard). A VEC is defined as the presence or likely presence of vapors from any chemical of concern (COC) in the subsurface of a property caused by the release of vapors on or near the property.

Bureau Veritas reviewed standard environmental record sources to identify if there are known or suspected sources of contamination within the area of concern. The approximate minimum search distance is based upon the chemical of concern (*i.e.* petroleum hydrocarbons vs. non-petroleum hydrocarbons) and the location of a known or suspected source of contamination. According to ASTM E 2600-22, for contaminated sites with petroleum hydrocarbon COCs, the search radius is 528 feet (1/10th mile) from the contaminated site to the boundary of the Target Property. For contaminated site with non-petroleum hydrocarbon COC, the search radius is 1,760 feet (1/3rd mile) from the contaminated site to the boundary of the Target Property. The AOC search distances were determined by ASTM based upon conservative consideration of both contaminated plume lengths and the distances vapors volatilized from contaminated plumes might travel along a path of least resistance in relatively permeable soil from a source through the vadose zone directly to a Target Property. The default AOC may be expanded or reduced by the environmental professional using experience and professional judgment. Consideration may be given, for example, to groundwater flow direction, subsurface characteristics, surficial features and man-made features.

Bureau Veritas obtained a regulatory database report from ERIS in an effort to determine if the subject property is a listed regulatory site and whether there are any mappable regulatory database sites within the specified search distance. Bureau Veritas attempted to confirm distances and locations relative to the subject property using available mapping software. Therefore, the distances and/or directions noted in this section may not match the Database Report. In addition, Bureau Veritas reviewed the unmappable sites in the database report, cross-referencing addresses and site names.

A Vapor Screening Report (VSR) was generated through the ERIS Vapor Screening Tool in order to help identify vapor risks associated with the Subject Property. The ERIS Vapor Screening Tool is designed to assist those in conducting a VES on a property involved in Real Estate Transactions under the ASTM Standard Designation E2600-22. The search distances listed in the VSR are based on search distances used in the Database Report and the search results are grouped based on the minimum default search distances for COCs and petroleum hydrocarbon COCs (PHCOCs). Sites that were identified as potential vapor concerns were further analyzed with respect to distance from the Subject Property, groundwater flow gradient, the presence of preferential pathways, hydraulic barriers, physical barriers, and soil geology when applicable.

A copy of the Vapor Encroachment Screening is attached in the [Appendices](#).

5.4.1 Subject Property Sources

Based on on-site observations, a review of the ERIS Regulatory Database Report, and the ERIS Vapor Encroachment Screening Report, no on-site sources of VECs were identified, and a VEC associated with on-site activities can be ruled out.

5.4.2 Off-Site Sources

Based on observations of adjacent and nearby properties, a review of the ERIS Regulatory Database Report, and the ERIS Vapor Encroachment Screening Report, no off-site sources of VECs were identified, and a VEC associated with off-site properties can be ruled out.

5.5 Historical Use Information

5.5.1 Historical Data Sources

A history of the previous uses of the subject property, and properties in the surrounding area to the extent that this information was revealed in the course of researching the subject property, was developed consistent with practices specified in ASTM Standard E 1527-21 § 8.3. A summary of the standard historical sources and data reviewed by BV is listed below. Copies of representative historical source information are provided in applicable [Appendices](#).

Standard Historical Sources		
Data Type	Source	Years Covered
USGS Topographic Maps:	ERIS	1932, 1958, 1985, 2014, 2017, 2019, 2023
Aerial Photographs:	ERIS	1939, 1953, 1964, 1969, 1975, 1979, 1981, 1988, 1993, 1998, 2005, 2006, 2009, 2010, 2012, 2014, 2016, 2018, 2020, 2022, 2024
Fire Insurance (Sanborn) Maps:	ERIS	None identified
Local Street Directories:	ERIS	1924, 1929, 1934, 1937, 1941, 1945, 1948, 1953, 1956, 1959, 1963, 1967, 1972, 1976, 1981, 1986, 1991, 1996, 2000, 2003, 2008, 2012, 2016, 2020, 2023, 2024
Building Department Records:	City of Gladstone Building Department	Pending response from agency
Fire Department Records:	Gladstone Volunteer Fire Department	Pending response from agency
Zoning/Land Use Records:	City of Gladstone Planning Department	2014-Current
Property Tax Files:	Delta County Assessor	2019-Current
Recorded Land Title Records:	Delta County Assessor	Current
Other Historical Sources:	Not applicable	Not applicable

5.5.2 Prior Use Interviews

Prior-Use Interviews				
Person	Contacts	Knowledgeable	Associated with Property Since	Comments
Michael Lindahl Executive Director Gladstone Housing Commission	906.428.2215	Yes	2008	Prior to the current use, the subject property was undeveloped municipal land.

No adjacent property owners were interviewed regarding the prior use of the surrounding area.

5.5.3 Historical Environmental Documentation

Historical Environmental Documentation					
Report Title	Prepared By	Report Date	Obtained From	Copy of Report	Concerns Identified
Phase I Environmental Site Assessment	Bureau Veritas	September 29, 2026	Client	Appended	No

The previous environmental assessment did not identify any recognized environmental conditions or significant environmental concerns. No additional actions or investigations were recommended.

5.6 Historical Use Information for the Subject Property

Based on review of the historical resources identified in Section 5.5.1, the following chronological history was developed for the subject property.

Historical Use Information			
From	To	Subject Property Use	Environmental Concerns
Not Applicable	1932	No historical data available	No
1932	Mid 1960s	The subject property was naturally vegetated land.	No
1967	Current	The subject property was developed with the current multi-family residential building.	No

The historical information developed and reviewed for the subject property revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs).

BV was not able to obtain the subject property history in five year intervals. This data failure represents a data gap; however, this data gap is not considered a significant data gap and therefore is not addressed in Section 2.5.1.

5.7 Historical Use Information for the Adjoining Properties

To the extent that indications of current and past uses of adjoining properties were identified through reconnaissance observation, interviews, records review or through client provided information, they are described below. Locations of adjoining properties discussed can be found on the site vicinity sketch in the [Appendices](#).

Chronological History of Adjoining Properties			
From	To	Adjoining Property Use	Environmental Concern
North			
Not Applicable	1932	No historical data available	No
1932	1970s	Naturally vegetated	No
1970s	Current	Residential	No
East			

Chronological History of Adjoining Properties			
From	To	Adjoining Property Use	Environmental Concern
Not Applicable	1932	No historical data available	No
1932	1980s	Naturally vegetated	No
1980s	Current	Multi-family residential	No
South			
Not Applicable	1932	No historical data available	No
1932	1970s	Naturally vegetated	No
1970s	Current	Residential	No
West			
Not Applicable	1932	No historical data available	No
1932	Current	Residential	No

The historical information developed and reviewed for the adjoining properties revealed no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), or controlled recognized environmental conditions (CRECs).

6. SUBJECT PROPERTY RECONNAISSANCE

6.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the property. In accordance with ASTM E1527-21, BV attempted to visually observe the periphery of the subject property and all structures to the extent not obstructed by obstacles. In addition, BV attempted to visually observe interior common areas, maintenance and repair areas, and a representative sample of occupant spaces. In general, BV does not look under floors, above ceilings, behind walls, in confined spaces, in transformer vaults, or in other areas not considered to be safe to access.

Site Reconnaissance Conditions	
Date Completed:	June 30, 2026
BV Project Manager:	Paul Kittelson
On-Site Point-of-Contact (POC)	Michael Lindahl, Executive Director, Gladstone Housing Commission
Weather Conditions:	Cloudy
Temperature (F):	70s
Percent of Units Observed:	10%
Areas Accessed:	Areas accessed included apartment units 105, 204, 208, 210, and 313; all common areas; all exterior areas (except the roofs); and the subject property boundaries.
Access Limitations:	None
Unaccessed Areas:	Visual observation of pipe chases, behind walls, and above drop ceiling tiles was not performed as part of this assessment.
Pre-Survey Questionnaire	
Pre-Survey Questionnaire	A Pre-Survey Questionnaire was completed as a part of this assessment
PSQ Included in the Appendices?	Yes

6.2 General Site Setting

General Site Setting	
Generalized Vicinity Property Use	Residential

6.3 Interior and Exterior Observations

6.3.1 Operational Activities / Noteworthy Tenants

Current Property Use	
Current Property Use	Multi-family residential - age-restricted housing
Noteworthy tenants at the Property?	No
Environmental permits, registrations, notifications on file?	No

Current Property Use	
Environmentally suspect activities or operations conducted at this Property?	No

BV observed no circumstances of environmental concern associated with the operational activities at the subject property. No further action or investigation is recommended regarding operational activities at the subject property.



RESIDENT LIVING ROOM



RESIDENT KITCHEN



RESIDENT BATHROOM



RESIDENT BEDROOM



COMMON AREA



COMMON AREA



BASEMENT

6.3.2 Hazardous Materials / Petroleum Products Storage and Handling

Visual observation for the use and/or storage of hazardous materials and petroleum products was performed. The following products listed in the Observed Materials Table below were identified.

Drums and Small Containers			
Material	Quantity	Storage Location	Spills or Leaks
Janitorial and maintenance supplies	Retail-sized containers	Janitor closets and other designated areas	No



CLEANING SUPPLIES



CLEANING SUPPLIES

Review of the hazardous materials use and storage at the subject property did not identify any recognized environmental conditions or environmental concerns with regards to the materials listed in the table above.

6.3.3 Waste Generation, Treatment, Storage, and Disposal

Waste Generation, Storage, and Disposal	
Feature	Identified at Subject Property
Waste Generation:	Yes. Further discussed below.
Septic Systems:	No
Sewer Lift Stations:	No
Grease Traps:	No
Oil Water Separators:	No
Unknown Drums or Containers:	No
Waste Disposal Ponds or Lagoons:	No

Waste Generation			
Waste Type	Disposal Method	Storage Location	Spills or Leaks
Domestic sewage	Sanitary sewer	Not applicable	No
Municipal trash	Contracted waste hauler	Trash containers	No



TRASH CONTAINERS

Review of waste storage and disposal information did not identify any recognized environmental conditions or environmental concerns with regards to the wastes listed in the table above.

6.3.4 Surface Areas

Surface Areas	
Feature	Identified at Subject Property
Parking Provisions:	Yes. Further discussed below.
Environmentally Significant Floor Drains, Sumps and Pits:	Yes. Further discussed below.
Pools of Liquid Waste:	No
Surface Staining:	No
Unusual or Noxious Chemical Odors:	No
Landfilling:	No
Stressed Vegetation:	No
Stormwater Retention/Detention Basins:	No
Domestic Water Wells:	No
Monitoring Wells:	No
Irrigation Wells:	No
Dry Wells:	No

Parking Provisions	
Parking provisions:	Surface-level paved parking and drive areas
Collection of run-off:	Stormwater from drive and parking surfaces is directed to surface drains via sheet flow.
Staining or Discharges:	Minor oil discharges were observed on the parking surfaces; however, the discharges are incidental in nature and corrective action is neither practical nor warranted.

Environmentally Significant Floor Drains, Sumps, and Pits					
Type of Drain	# of Drains	Discharge Point	Staining or Odors Observed	Connected to Oil/Water Separator	Location
Sump	1	Sanitary sewer	No	No	Basement



SUMP PUMP

6.3.5 Facility Storage Tanks (underground and aboveground)

Visual observations for manways, vent pipes, fill connections, concrete pads, and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential for an underground storage tank (UST) installation at the subject property.

No aboveground storage tanks (ASTs) were observed on the subject property.

The manways and surface caps observed at the subject property were for site services (i.e., domestic water, storm water, and sanitary sewer system).

Furthermore, review of currently installed mechanical equipment and historical information concerning mechanical equipment identified the use of alternate fuel sources (i.e., electric, natural gas), thereby eliminating the need for additional on-site fuel storage at the subject property.

Based on the review of the state list of registered USTs, no USTs are registered for the subject property.

Interviews with persons knowledgeable of the subject property did not identify any evidence of current or historic storage tanks (above or below ground) at the subject property.

6.3.6 Polychlorinated Biphenyls (PCBs)

Potential PCB-Containing Equipment	
Feature	Identified at Subject Property
Oil Cooled Transformers:	Yes. Further discussed below.
Hydraulic Elevators:	Yes. Further discussed below.
Hydraulic Lifts:	No
Other Hydraulic Equipment:	No

Oil Cooled Transformers	
Type:	Pole-mounted
Number of Units:	3
Owner:	Utility company
Labeled:	Labeled "Non-PCB"
Age:	Appears to have been installed after 1979
PCB Status:	Non-PCB, based on transformer labeling.
Spills or Leaks Observed:	No
Conclusion:	Based on the information above, the presence of this equipment does not represent a recognized environmental condition.



POLE-MOUNTED TRANSFORMERS

Hydraulic Elevators	
Number of Elevators:	1
Owner:	Property
Age:	Appears to have been installed after 1979
PCB Status:	Unlikely to be PCB-contaminated based on the apparent age of the equipment.
Spills or Leaks Observed:	No
Conclusion:	Based on the information above, the presence of this equipment does not represent a recognized environmental condition.

HUD Phase I Environmental Site Assessment
Fairview Manor
Gladstone, Michigan 49837

Bureau Veritas Project: 176424.25R000-001.159



ELEVATOR OPERATING EQUIPMENT

7. INTERVIEWS

7.1 Owner

BV submitted an Owner Questionnaire to the client in an effort to identify the owner of the subject property who could be interviewed to provide information regarding proceedings involving the subject property.

A completed Owner Questionnaire was not returned to BV. The lack of this information represents a data gap. However, based on the other information obtained during the completion of this assessment, the lack of the Owner Questionnaire does not represent a significant data gap. A copy of the blank Owner Questionnaire is included in the Appendices.

7.2 Key Site Manager

BV attempted to interview the Key Site Manager as part of this assessment. In addition, a Questionnaire was provided to the Key Site Manager to assist BV in determining if recognized environmental conditions exist at the subject property.

Key Site Manager Interviews			
Name	Relationship To Property	Years With Property	Telephone Number
Michael Lindahl	Executive Director	18	906.428.2215

The Key Site Manager did not identify any recognized environmental conditions or environmental concerns with the current or historical use of the subject property. A copy of the Key Site Manager Questionnaire is included in the Appendices.

7.3 Occupants

BV made a reasonable attempt to interview all major occupants and also those other occupants whose operations are likely to indicate a recognized environmental condition.

The subject property is a multifamily residential and contains no non-residential tenants. Therefore, based on the ASTM Standard guidance, occupants were not interviewed.

7.4 Past Owners, Operators, and Occupants

No past owners of the subject property, who likely would have material information regarding recognized environmental conditions at the subject property, were identified.

7.5 Owners or Occupants of Adjacent or Nearby Property

The subject property was not an abandoned property with evidence of unauthorized uses or uncontrolled access; therefore, interviews were not conducted with adjacent or nearby property owners or occupants.

7.6 Interviews with Local Government Officials

Building Department

Name of Agency:	City of Gladstone Building Department
Contact Name/Telephone:	Not applicable
Review Method:	A written request for information has been submitted. A response is currently pending.
Records Date Back To:	Pending response from agency
Summary of Records Reviewed:	No response has been received to date. However, based on review of other historical and regulatory resources, it is not anticipated the information from this agency, if any, would significantly alter the findings and conclusions of this report. Upon receipt and review, any environmentally significant information not identified through other sources will be provided to the Client.
Environmentally Significant Information:	Pending information from agency

Fire Department	
Name of Agency:	Gladstone Volunteer Fire Department
Contact Name/Telephone:	Not applicable
Review Method:	A written request for information has been submitted. A response is currently pending.
Records Date Back To:	Pending response from agency
Summary of Records Reviewed:	No response has been received to date. However, based on review of other historical and regulatory resources, it is not anticipated the information from this agency, if any, would significantly alter the findings and conclusions of this report. Upon receipt and review, any environmentally significant information not identified through other sources will be provided to the Client.
Environmentally Significant Information:	Pending response from agency

Planning/Zoning Department	
Name of Agency:	City of Gladstone Planning Department
Review Method:	Review of online records.
Current Zoning:	R3 - Residential

7.7 Interviews with Others

No other individuals were interviewed as part of this assessment.

8. NON-ASTM SCOPE AND HUD SCOPE OF WORK CONSIDERATIONS

8.1 Lead-Based Paint

Based on the date of construction, there is potential that the paint at the subject property is lead-based. Based on the scope of work, lead-based paint sampling was not conducted during this assessment.

8.2 Asbestos-Containing Materials

Based on the date of construction (pre January 1, 1978), ACM testing was performed concurrently with this Phase I ESA. Multiple suspect ACMs were identified during the course of the Pre-Demolition Survey. Samples of various suspect materials were collected based on friability and condition of the materials as observed by the Asbestos Inspector. Of the materials sampled, pipe fitting insulation and vinyl floor tile were determined to be ACM. However, the asbestos inspection was limited in scope and not all suspect materials were sampled and analyzed. A copy of the Inspection Report (BV Project No. 176424.25R-001.086) including complete results, findings and conclusions is appended.

8.3 Radon Gas

Review of the USEPA's Radon Map for Delta County, Michigan indicated that the subject property is located in Zone 3, areas with a predicted average indoor radon screening level less than 2 pCi/L (picoCuries per liter of air).

Radon sampling was not performed as part of this assessment.

8.4 Floodplain

Flood Zone Map Review			
Community Panel	Map Date	Subject Property Flood Zone	Area
26041C0607D	March 7, 2023	Zone X (unshaded): Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No base flood elevations or base flood depths are shown within these zones	Entire subject property

No preliminary or pending FEMA maps were identified for the subject property address.

A copy of the floodplain map is appended (Appendix D).

The subject property is not within a 100-year or 500-year floodplain.

There is no current development within a floodplain and there is no proposed development within a floodplain.

The subject property was determined to be located outside of the FFRMS floodplain using the 0.2 percent flood approach (0.2 PFA). The project is not considered a critical action. No federal, state, or local sources of CISA data were identified for the subject property. Review of the FEMA Flood Insurance Rate Map (Community/Panel No. 26041C0607D, dated March

7, 2023) indicated that the 500-year floodplain is mapped for the nearest floodplain, and the subject property is not located in the 500-year floodplain. No preliminary or pending FEMA maps were identified on file for the subject property location. The subject property is in compliance with Floodplain Management requirements.

8.5 Wetlands

Wetlands Review	
Subject Property	Adjacent Properties
Review of the NWI data did not identify any wetlands.	Review of the NWI data did not identify any wetlands.

A copy of the Wetlands map is appended (Appendix D).

8.6 Landfills

Review of regulatory databases, and information provided by the Michigan Department of Environment, Great Lakes, and Energy, indicates that there are no active or inactive landfills located within 3,000 feet of the subject property.

8.7 Sole Source Aquifer Recharge Area

Based on review of the Designated Sole Source Aquifers Nationally Map, published by the U.S. Environmental Protection Agency (EPA), the subject property is not located in an area with a sole source aquifer.

8.8 Coastal Barriers

Based on the review of the USFWS Coastal Barrier Resources System Mapper, the subject property is not located within a designated coastal barrier as established by the U.S. Congress through the Coastal Barrier Improvement Act.

8.9 Farmlands Protection

The Farmland Protection Policy Act (FPPA) of 1981 requires Federal Agencies to minimize the extent to which their programs contribute to commitment if farmland is converted to nonagricultural use. USDA Regulations implementing the FPPA require Federal agencies to conduct a farmland conversion impact rating when a proposed project may convert farmlands to non-agricultural uses.

The Farmlands Protection Factor was not addressed based upon the fact that the undertaking is based on the demolition and disposition of an existing property that is not used for agricultural purposes.

8.10 Coastal Zone Management

According to the Michigan EGLE Coastal Zone Management Areas Map, the subject property is located within a Coastal Zone Management Zone.

8.11 Endangered or Threatened Species or Habitat

The proposed demolition activities may result in alteration of stormwater drainage patterns. Bureau Veritas has reviewed information on the US Fish and Wildlife Service mapper, NOAA Fisheries, and the Michigan Natural Heritage Program to determine whether any federally listed threatened or endangered species, or their habitat may exist on or in close proximity to the project site. Based on review of these resources, it is possible that the project could impact up to eight threatened or endangered species. Final or proposed critical habitat has been designated for five of these species, and it was determined by USFWS that the critical habitat does not overlap with the project. Therefore, these species were not evaluated as part of this review. Based on review of available information, the project site does not include habitat suitable for any of the remaining three listed species; therefore, the proposed demolition project is not anticipated to impact any threatened or endangered species.

8.12 Historic Preservation

BV has submitted a request to the Michigan State Historic Preservation Officer (SHPO) for consultation in accordance with Section 106 requirements.

The response from the SHPO has not yet been received. The response will be included in the final report or forwarded as an addendum soon as it is made available.

8.13 Noise

HUD Guidelines indicate the following noise sources should be evaluated:

- Freeways, major highways, or busy roads within 1,000 feet
- Railroads within 3,000 feet
- Civil airports within five miles
- Military airports within 15 miles

There are to be no new wings, floors, or residential structures built or rehabilitated at the subject property. The subject property is not located within 1,000 feet of a freeway, major highway, or busy road. In addition, the subject property is not located within 3,000 feet of a railroad, five miles of a civil airport, or 15 miles of a military airport.

8.14 Rail Lines

There are no right-of-ways for surface-level railroads within 100 feet of the subject property boundary.

8.15 Explosive or Flammable Hazards

An explosive/flammable hazard is a stationary container which stores, handles, or processes explosive or fire prone substances, such as liquid propane or gasoline that is greater than 20 gallons (pressurized) or greater than 100 gallons (unpressurized).

No explosive/flammable hazards were identified at the subject property. In addition, there is no direct line of sight from any part of the subject property to any explosive/flammable hazard. In addition, review of available aerial photographs did not identify any explosive/flammable hazards, nor is there an explosive or flammable hazard in the near vicinity that is not

shielded from the subject property by topography, existing structures, or other barriers, natural or man-made. Furthermore, no documentation or information was available that would indicate that any new aboveground storage tanks or containers of more than 100 gallons are proposed to be installed at the subject property.

8.16 Natural Gas or Petroleum Pipelines

Visual observations did not identify any surface markings indicating the existence of significant natural gas or petroleum pipelines at the subject property or adjacent properties.

8.17 High Voltage Power Transmission or Other Towers

The on-site buildings are not located within the easement of any overhead high voltage transmission line. In addition, the on-site buildings are also not located within the engineered fall distance of any high voltage power transmission, radio antennae, satellite, cellular, or other towers.

8.18 Airport Hazards

The subject property is not located within 2,500 feet from the end of a civil airport runway or 15,000 feet from the end of a runway at a military airfield.

8.19 Oil and Gas Operations

The subject property is not located within 300 feet from any existing or planned oil and gas drilling operations or any hydraulic fracturing (fracking) activities.

Furthermore, the subject property is not located within 75 feet of an operating or abandoned oil or gas well.

9. FINDINGS / OPINIONS / CONCLUSIONS

The following summarizes the independent conclusions representing BV's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representative have been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

9.1 Findings and Opinions

9.1.1 ASTM E 1527-21 Scope Considerations

9.1.1.1 Adjacent Properties (Section 3.3)

- BV identified no adjacent properties that are anticipated to have a negative impact on the environmental integrity of the subject property. No further action or investigation is recommended regarding the adjacent properties.

9.1.1.2 Regulatory Review (Section 5.2)

- Based on review of the regulatory database report, the subject property is not located on any of the databases evaluated. In addition, the review does not suggest that the subject property is involved in the generation, treatment, storage, or disposal of hazardous waste. No further action or investigation is recommended regarding the on-site regulatory review.
- Based on review of the regulatory database report, none of the sites listed are anticipated to have an impact on the subject property. No further action or investigation is recommended regarding the off-site regulatory review.

9.1.1.3 Tier I Vapor Encroachment Screening (Section 5.4)

- A VEC does not exist and is not likely to exist at the subject property. No further action or investigation is recommended regarding vapor encroachment at the subject property.

9.1.1.4 Historical Review (Section 5.6 & 5.7)

- The review of the historical data available for the subject property and surrounding area revealed no evidence that may have led to an environmental impact to the subject property. No further action or investigation is recommended regarding historical uses.

9.1.1.5 Operational Activities (Section 6.3.1)

- BV observed no circumstances of environmental concern associated with the operational activities at the subject property. No further action or investigation is recommended regarding operational activities at the subject property.

9.1.1.6 Hazardous Materials / Petroleum Products (Section 6.3.2)

- The subject property is not involved in the use of petroleum products; however, the subject property is involved in the use of hazardous materials in the form of routine janitorial and maintenance supplies. The identified materials appear to be properly stored. The materials observed do not appear to pose a hazard to the subject property, provided they continue to be used as designed, are properly handled, and all regulations regarding their use are followed. No further action or investigation is recommended regarding the use of hazardous materials or petroleum products at the subject property.

9.1.1.7 Wastes (Section 6.3.3)

- The subject property is not involved in the generation, treatment, storage, or disposal of hazardous, medical, or regulated wastes; however, the subject property generates non-hazardous solid and liquid wastes. Generated wastes appear to be stored and disposed of properly. No further action or investigation is recommended regarding wastes at the subject property.

9.1.1.8 Surface Areas (Section 6.3.4)

- No issues associated with surface areas were identified. No further action or investigation is recommended regarding surface areas at the subject property.

9.1.1.9 Facility Storage Tanks (underground or aboveground) (Section 6.3.5)

- No evidence of storage tanks (underground or aboveground) was identified at the subject property. No further action or investigation is recommended regarding storage tanks at the subject property.

9.1.1.10 Polychlorinated Biphenyls (PCBs) (Sections 6.3.6)

- BV identified utility-owned transformers at the subject property that are labeled as "Non-PCB". This equipment appeared to be in good condition with no evidence of leaks. No further action or investigation is recommended regarding the transformers at the subject property.
- The subject property contains an elevator that uses hydraulic fluid. PCB-containing hydraulic fluid has not been manufactured or used since 1979. Therefore, based on the date of installation, PCB-containing hydraulic fluid is not likely to be found in the elevator operating system. No indication of leakage was observed in the area of elevator operating equipment. The hydraulic elevator unit at the subject property should be periodically inspected for leakage. If leakage is identified, the unit should be repaired and any fluid or fluid-soaked waste disposed of in accordance with applicable federal, state, and local regulations. No further action or investigation is recommended regarding this equipment.

9.1.2 Non-ASTM E 1527-21 Scope and HUD Scope of Work Considerations

9.1.2.1 Lead Based Paint (Section 8.1)

- Based on the date of construction (pre January 1, 1978), lead based paint is likely to have been used at the subject property. Therefore, the paint at the project site is assumed to be lead-based. All applicable local, state, and federal guidelines for the handling and disposal of potential hazardous wastes to include lead-based paint containing wastes, including Toxicity Characteristic Leaching Procedures (TCLPs,) should be adhered to during demolition activities.

9.1.2.2 Asbestos-Containing Materials (Section 8.2)

- Based on the date of construction (pre January 1, 1989), ACM testing was performed concurrently with this Phase I ESA. Multiple suspect ACMs were identified during the course of the Pre-Demolition Survey. Samples of various suspect materials were collected based on friability and condition of the materials as observed by the Asbestos Inspector. Of the materials sampled, pipe fitting insulation and vinyl floor tile were determined to be ACM. However, it is possible that additional ACM is present in areas that were inaccessible during the sampling activities. The identified ACM was reported to be in good condition; however, it was noted that the asbestos containing pipe fitting insulation was reportedly present behind walls and may be damaged in areas that were unobservable. The asbestos-containing materials should be removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations prior to demolition. Materials uncovered during renovation or demolition activities that were not addressed in the inspection report must be sampled by an accredited asbestos inspector prior to any disturbance.

9.1.2.3 Radon Gas (Section 8.3)

- The subject property is located within USEPA Radon Zone 3.
- Radon sampling was not performed as part of this assessment; however, based on the project description, the project is exempt from having to consider radon in the contamination analysis. No further action or investigation is recommended regarding radon gas.

9.1.2.4 Floodplain (Section 8.4)

- The subject property is located outside the 100-year, 500-year floodplains, and FFRMS floodplains. Furthermore, there is no current development within a floodplain, and there is no proposed development within a floodplain. No further action or investigation is recommended regarding floodplains.

9.1.2.5 Wetlands (Section 8.5)

- No wetland areas are indicated at the subject property or adjacent properties. No further action or investigation is recommended regarding wetlands.

9.1.2.6 Landfills (Section 8.6)

- Review of regulatory databases, and information provided by the Michigan Department of Environment, Great Lakes, and Energy, indicates that there are no active or inactive landfills located within 3,000 feet of the subject property. No further action or investigation is recommended regarding landfills.

9.1.2.7 Sole Source Aquifer Recharge Area (Section 8.7)

- Based on review of the Designated Sole Source Aquifers Nationally Map, published by the United States Environmental Protection Agency (USEPA), the subject property is not located in an area with a sole source aquifer. No further action or investigation is recommended regarding sole source aquifers.

9.1.2.8 Coastal Barriers (Section 8.8)

- Based on the review of the USFWS Coastal Barrier Resources System Mapper, the subject property is not located within a designated coastal barrier as established by the U.S. Congress through the Coastal Barrier Improvement Act. No further action or investigation is recommended regarding coastal barriers.

9.1.2.9 Farmlands Protection (Section 8.9)

- The Farmlands Protection Factor was not addressed based upon the fact that the undertaking is based on the demolition of an existing property that is not used for agricultural purposes.

9.1.2.10 Coastal Zone Management (Section 8.10)

- Based on review of the Coastal Zone Management Areas map available from the Michigan Department of Environment, Great Lakes, and Energy, the project is located in a designated Coastal Zone. However, the project is for demolition/disposition of existing improvements and will not involve any new ground disturbance; therefore, a finding of concurrence with Coastal Zone Management is not required. The project is in compliance with the Coastal Zone Management Act. No further action or investigation is recommended regarding coastal zone management.

9.1.2.11 Endangered or Threatened Species or Habitat (Section 8.11)

- The proposed demolition activities may result in alteration of stormwater drainage patterns. Bureau Veritas has reviewed information on the US Fish and Wildlife Service mapper, NOAA Fisheries, and the Michigan Natural Heritage Program to determine whether any federally listed threatened or endangered species, or their habitat may exist on or in close proximity to the project site. Based on review of these resources, it is possible that the project could impact up to eight threatened or endangered species. Final or proposed critical habitat has been designated for five of these species, and it was determined by USFWS that the critical habitat does not overlap with the project. Therefore, these species were not evaluated as part of this review. Based on review of available information, the project site does not include habitat suitable for any of the remaining three listed species;

therefore, the proposed demolition project is not anticipated to impact any threatened or endangered species. This project is in compliance with the Endangered Species Act without mitigation. No further action or investigation is recommended at this time regarding endangered or threatened species/habitat.

9.1.2.12 Historic Preservation (Section 8.12)

- BV has submitted a request to the Michigan State Historic Preservation Officer (SHPO) for consultation in accordance with Section 106 requirements. The response from the SHPO has not yet been received. The response will be included in the final report or forwarded as an addendum soon as it is made available.

9.1.2.13 Noise (Section 8.13)

- The subject property is not located within 1,000 feet of a freeway, major highway, or busy road. Furthermore, the subject property is not located within 3,000 feet of a railroad, five miles of a civil airport, or 15 miles of a military airport. No further action or investigation is recommended regarding noise.

9.1.2.14 Rail Lines (Section 8.14)

- There are no right-of-ways for surface-level railroads within 100 feet of the subject property boundary. No further action or investigation is recommended regarding rail lines.

9.1.2.15 Explosive or Flammable Hazards (Section 8.15)

- Within a one-mile radius of the subject property, there is no direct line of sight from any part of the subject property to any hazard, nor is there a hazard in the near vicinity which is not shielded from the subject property by topography. No further action or investigation is recommended regarding Explosive or Flammable Hazards.

9.1.2.16 Natural Gas or Petroleum Pipelines (Section 8.16)

- Visual observations did not identify any surface markings indicating the existence of natural gas or petroleum pipelines at the subject property or adjacent properties. No further action or investigation is recommended regarding Natural Gas or Petroleum Pipelines.

9.1.2.17 High Voltage Power Transmission or Other Towers (Section 8.17)

- The on-site buildings are not located within the easement of any overhead high voltage transmission line. In addition, the on-site buildings are also not located within the engineered fall distance of any high voltage power transmission, radio antennae, satellite, cellular, or other towers. No further action or investigation is recommended regarding high voltage transmission or other towers.

9.1.2.18 Airport Hazards (Section 8.18)

- The subject property is not located within 2,500 feet from the end of a civil airport runway or 15,000 feet from the end of a runway at a military airfield. No further action or investigation is recommended regarding airport hazards.

9.1.2.19 Oil and Gas Operations (Section 8.19)

- The subject property is not located within 300 feet from any existing or planned oil and gas drilling operations or any hydraulic fracturing (fracking) activities. Furthermore, the subject property is not located within 75 feet of an operating or abandoned oil or gas well. No further action or investigation is recommended regarding oil and gas operations.

9.2 Recommendations

BV recommends the following:

Recommendation	Estimated Cost
All applicable local, state, and federal guidelines for the handling and disposal of potential hazardous wastes to include lead-based paint containing wastes, including Toxicity Characteristic Leaching Procedures (TCLPs,) should be adhered to during demolition activities.	Not applicable
The identified asbestos-containing materials should be removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations prior to demolition. Materials uncovered during renovation or demolition activities that were not addressed in the inspection report must be sampled by an accredited asbestos inspector prior to any disturbance.	Not applicable

APPENDIX A: ENVIRONMENTAL REVIEW DOCUMENTATION



**U.S. Department of Housing and Urban
Development**

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov

espanol.hud.gov

Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Demolition and Disposition of Fairview Manor

Responsible Entity: City of Gladstone

Grant Recipient (if different than Responsible Entity): Gladstone Housing Commission

State/Local Identifier:

RE Preparer:

Certifying Officer Name and Title:

Consultant (if applicable): Bureau Veritas

Direct Comments to:

Bureau Veritas
Attn: Ms. Joslyn Smith
6021 University Boulevard
Ellicott City, Maryland 21043
Phone: 800.733.0660, ext. 7296254 | Mobile: 501.276.1835
Joslyn.Smith@bureauveritas.com

Project Location:

415 South 4th Street
Gladstone, Delta County, MI 49837

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project involves the demolition and disposition of Fairview Manor, an existing age-restricted housing facility containing 50 residential units on approximately 2.98 acres of land. Project improvements consist of a three-story building, a maintenance garage, a smoking shed, paved surface drives/parking areas, and landscaping. The facility was constructed in 1967. The project involves demolition of the building, infrastructure, and site improvements under authorization of

Section 18 of the U.S. Housing Act of 1937. Any existence of hazardous materials to be encountered in the demolition process will be mitigated in accordance with all regulatory requirements. Site re-use is anticipated to be as rental housing; however, re-use will be dependent upon the final terms of a disposition. This project will not involve new construction or ground disturbance.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The Gladstone Housing Commission has determined that the facility is considered physically obsolete per HUD standards. The property needs significant rehabilitation work to make it habitable and existing funding sources are in limited supply. Therefore, it was determined that the best approach for this property is to demolish the existing improvements to allow for the eventual construction of a modern community to better meet the needs of area seniors. This action aligns with the City of Gladstone's redevelopment plans, as expressed in the city's Master Plan document dated 2015.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is currently occupied and operates as public housing for seniors. Age, use, and declining funding have caused the property to fall into disrepair. Property management indicated various recurring issues including basement flooding and mold growth related to a high water table. The site is located in a residential neighborhood with a suburban character. Surrounding properties exhibit varying levels of property maintenance and condition. These trends would likely continue in the absence of the project, along with the continued need for decent and affordable senior housing. The City of Gladstone has reported a "modest amount" of available multifamily and senior housing options, while its population is growing at a faster rate than surrounding communities.

Funding Information

Grant Number	HUD Program	Funding Amount
	Public Housing	

Estimated Total HUD Funded Amount: \$

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☐ No ☒	Review of the USEPA NEPAAssist tool and available mapping resources indicated that the project is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. Map attached. https://www.epa.gov/nepa/nepassist
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	According to review of the U.S. Fish and Wildlife Service Coastal Barrier Resources System Mapper the project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Map attached. https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The project does not involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property. Therefore, the project is in compliance with flood insurance requirements. Map attached. https://msc.fema.gov/portal/home
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The project does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units. Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. https://www3.epa.gov/airquality/greenbook/anayo_mi.html
Coastal Zone Management	Yes ☐ No ☒	Based on review of the Coastal Zone Management Areas map available from the Michigan Department of Environment, Great Lakes, and Energy, the project

Coastal Zone Management Act, sections 307(c) & (d)		is located in a designated Coastal Zone. However, the project is for demolition/disposition of existing improvements and will not involve any new ground disturbance; therefore, a finding of concurrence with Coastal Zone Management is not required. The project is in compliance with the Coastal Zone Management Act. Map attached. https://gis-michigan.opendata.arcgis.com/
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. Based on the date of construction (pre January 1, 1978), lead based paint is likely to have been used at the subject property. Therefore, the paint at the project site is assumed to be lead-based. All applicable local, state, and federal guidelines for the handling and disposal of potential hazardous wastes to include lead-based paint containing wastes, including Toxicity Characteristic Leaching Procedures (TCLPs,) should be adhered to during demolition activities. Based on the project description, the project is exempt from having to consider radon in the contamination analysis. Based on the date of construction (pre January 1, 1989), ACM testing was performed concurrently with this Phase I ESA. Multiple suspect ACMs were identified during the course of the Pre-Demolition Survey. Samples of various suspect materials were collected based on friability and condition of the materials as observed by the Asbestos Inspector. Of the materials sampled, pipe fitting insulation and vinyl floor tile were determined to be ACM. However, it is possible that additional ACM is present in areas that were inaccessible during the sampling activities. The identified ACM was reported to be in good condition; however, it was noted that the asbestos containing pipe fitting insulation was reportedly present behind walls and may be damaged in areas that were unobservable. The asbestos-containing materials should be removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations prior to demolition. Materials uncovered during renovation or demolition activities that were not addressed in the inspection report must be sampled by an accredited asbestos inspector prior to any disturbance. BV Phase I Environmental Site Assessment, dated July 2026
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part	Yes No ☐ ☒	The proposed demolition activities may result in alteration of stormwater drainage patterns. Bureau Veritas has reviewed information on the US Fish and Wildlife Service mapper, NOAA Fisheries, and the

402		Michigan Natural Heritage Program to determine whether any federally listed threatened or endangered species, or their habitat may exist on or in close proximity to the project site. Based on review of these resources, it is possible that the project could impact up to eight threatened or endangered species. Final or proposed critical habitat has been designated for five of these species, and it was determined by USFWS that the critical habitat does not overlap with the project. Therefore, these species were not evaluated as part of this review. Based on review of available information, the project site does not include habitat suitable for any of the remaining three listed species; therefore, the proposed demolition project is not anticipated to impact any threatened or endangered species. This project is in compliance with the Endangered Species Act without mitigation. https://ipac.ecosphere.fws.gov/ https://www.fisheries.noaa.gov/ https://mnfi.anr.msu.edu/
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	The project does not include development, construction, rehabilitation that will increase residential densities, or conversion. Based on the project description the project includes no activities that would require further evaluation under this section. Furthermore, no explosive/flammable hazards were identified at the project site. Within a one-mile radius of the project, there is no direct line of sight from any part of the project to any hazard, nor is there a hazard in the near vicinity which is not shielded from the project by topography. The project is in compliance with explosive and flammable hazards requirements. Map attached. BV Phase I Environmental Site Assessment, dated July 2026, Section 8.15
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	The project does not include any activities that could potentially convert agricultural land to a non-agricultural use such as new construction, acquisition of undeveloped land, or conversion. The project is in compliance with the Farmland Protection Policy Act. BV Phase I Environmental Site Assessment, dated July 2026, Section 8.9
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	The project was determined to be located outside of the FFRMS floodplain using the 0.2 percent flood approach (0.2 PFA). The project is not considered a critical action. No federal, state, or local sources of CISA data were identified for the project location. Review of the FEMA Flood Insurance Rate Map (Community/Panel No. 26041C0607D, dated March 7, 2023) indicated that the 500-year floodplain is mapped for the nearest floodplain, and the project site is not located in the 500-year floodplain. No preliminary or pending FEMA maps were identified on file for the project location. The project is in compliance with Floodplain Management requirements. https://msc.fema.gov/portal/home

Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☐	BV has submitted a request to the Michigan State Historic Preservation Officer (SHPO) for consultation in accordance with Section 106 requirements. The response from the SHPO has not yet been received. BV Phase I Environmental Site Assessment, dated July 2026, Section 8.12
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	The project is for the demolition of the existing building and will not involve new construction, substantial rehabilitation, or conversion of non-residential areas to residential. Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No ☐ ☒	Review of the USEPA Interactive Map of Sole Source Aquifers indicated that the project is not located on a Sole Source Aquifer. Furthermore, the project consists solely of demolition of an existing multifamily residential facility. Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. Map attached. https://www.epa.gov/dwssa/map-sole-source-aquifer-locations
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	Based on a review of the U.S. Fish & Wildlife Service National Wetlands Inventory (NWI) map, there are no wetland areas on the project site or vicinity. The project does not involve new construction, expansion of a building's footprint, or ground disturbance. Furthermore, the project will not indirectly impact on-site or off-site wetlands. Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. Map attached. https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	Based on review of the National Wild & Scenic Rivers System and list of Study Rivers maintained by the U.S. Bureau of Land Management, National Park Service, US Fish and Wildlife Service, and US Forest Service, as well as the Nationwide Rivers Inventory (NRI) maintained by the National Park Service, this project is not within proximity of a designated Wild and Scenic River, Study River, or NRI River. The project is in compliance with the Wild and Scenic Rivers Act. Maps attached. https://rivers.gov/ https://www.nps.gov/subjects/rivers/nri-map.htm

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – may require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is located within a small city and is fully developed with a multifamily residential facility. The existing improvements are planned for demolition so that the property may be eventually repositioned to serve more seniors. As such, this action supports the goals outlined in the City of Gladstone's Master Plan through elimination of substandard housing and provision of additional affordable housing. The project is zoned R3 (High Density Residential), which allows for multifamily uses. Based on the project description, the project will not contribute to urban sprawl or environmental injustices. No impacts are anticipated. https://www.gladstonemi.gov/community-development
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The project consists of existing developed land. The site topography is relatively flat. Evidence of a high water table was noted; however, the project does not include new construction, acquisition, or conversion. No evidence of ground disturbance, seismic activity, or other unusual conditions at the site were noted during the site reconnaissance. The demolition contractor is expected to ensure compliance with all local, state, and federal requirements related to sediment control, drainage, and discharge of surface runoff and stormwater from the site. Based on the project description, no impacts are anticipated. https://www.usgs.gov/programs/national-geospatial-program/topographic-maps

Hazards and Nuisances including Site Safety and Noise	2	Worker safety will be addressed with the preparation and implementation of a site-specific Health and Safety Plan. Temporary impacts from noise, vibration, and dust will be mitigated with best management practices. Based on site observations and review of available planning resources, the project will not be affected by any natural hazards such as earthquakes, severe storms, floods, or forest and range fires; or by any man-made site hazards or nuisances. No impacts are anticipated. https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool
Energy Consumption	1	Tools and equipment used during the demolition activities will consume modest quantities of energy. However, as the existing building is planned for demolition, the overall energy consumption at the site will be reduced. https://www.hudexchange.info/resource/5115/renewable-energy-toolkit/

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	The demolition project is expected to create some temporary construction-related jobs. According to the U.S. Bureau of Labor Statistics, Delta County has a civilian workforce of approximately 13,782 and the average weekly wage is \$1,008. According to the Federal Reserve Bank of St. Louis, the current unemployment rate is 6.0%. https://www.bls.gov/regions/midwest/news-release/countyeconomyandwages_michigan.htm https://fred.stlouisfed.org/series/MIDELT1URN
Demographic Character Changes, Displacement	2	The population of Gladstone is approximately 5,189. Among this total, approximately 24% are aged 65 years and older and 20% are aged under 18. The population is largely White (94%); however, the population reporting Two or More Races comprises the next largest group (5%). The demolition project will have a limited timeframe and anticipates the use of local labor. Proceeds from the sale of the property may be used to fund construction of a new development that better meets the needs of the community. Resident displacement will be handled in accordance with professionally prepared plans and in accordance with HUD guidelines as part of the planned project. Therefore, the project is not expected to impact the physical, social, and psychological characteristics of the community. https://www.census.gov/quickfacts/fact/table/gladstonecitymichigan/IPE120224 https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	As the existing improvements are planned for demolition, there will be no increase in demand for educational and cultural facilities. No impacts are anticipated.
Commercial Facilities	2	This project will not result in an increase in demand for commercial facilities. Furthermore, based on the scale of the project, harm to existing businesses is not anticipated. No impacts are anticipated.

Health Care and Social Services	2	As the existing improvements are planned for demolition, this project will not result in an increase in demand for health care and social services. No impacts are anticipated.
Solid Waste Disposal / Recycling	2	Demolition debris, as well as any waste materials containing lead and asbestos, will be removed and disposed of in accordance with professionally prepared construction specifications and in accordance with federal, state, and local regulations as part of the planned project. Waste disposal facilities are located throughout Delta County. The primary solid waste landfill is the Delta County Landfill (5701 19 th Ave N, Escanaba), which accepts construction and demolition debris. https://deltacountymi.gov/delta-solid-waste-management-authority/
Waste Water / Sanitary Sewers	2	The existing waste water/sanitary sewer infrastructure is to be removed during demolition activities. No impacts are anticipated.
Water Supply	2	The existing water supply infrastructure is to be removed during demolition activities. No impacts are anticipated.
Public Safety - Police, Fire and Emergency Medical	2	As the existing improvements are planned for demolition, this project will not result in an increase in demand for public safety services. No impacts are anticipated.
Parks, Open Space and Recreation	2	As the existing improvements are planned for demolition, this project will not increase the demand for parks or open space, or result in the deterioration of existing facilities. No impacts are anticipated.
Transportation and Accessibility	1	As the building is planned for demolition, the project is expected to ease neighborhood traffic. There will be no increase in demand for transportation services.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Based on review of project plans, site observations, aerial photography, topographic maps, and information available from the National Natural Landmarks Program, no unique natural features or water resources are present within the area of the property or visible from the property. Therefore, the project is not expected to adversely impact unique natural features or ecosystem services. https://www.nps.gov/subjects/nnlandmarks/nation.htm
Vegetation, Wildlife	2	The project is located in a developed area and does not contain significant undisturbed natural areas. The project has been continuously used as a multifamily residential facility since the late 1960s. Furthermore, the project has been determined to have no effect on federally listed threatened or endangered species, or their habitat. No impacts are anticipated. https://ipac.ecosphere.fws.gov/ https://cfpub.epa.gov/wizards/giwiz/
Other Factors	2	The project includes demolition of an existing multifamily residential facility and therefore is not expected to contribute significantly to climate change impacts in the form of increased vehicular traffic or energy use. In addition, no further consideration is warranted regarding climate change impacts that would threaten resident safety, wellbeing, or property within the useful life of the project. https://crt-climate-explorer.nemac.org/

Additional Studies Performed:

- Phase I Environmental Site Assessment, prepared by Bureau Veritas and dated July 2026
- Asbestos Survey Report, prepared by Bureau Veritas and dated July 2026

Field Inspection (Date and completed by):

June 30, 2026, completed by Paul Kittelson, Bureau Veritas

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- Phase I Environmental Site Assessment, prepared by Bureau Veritas and dated July 2026
- Asbestos Survey Report, prepared by Bureau Veritas and dated July 2026
- GoogleTM Earth Pro aerial imagery
- USEPA Envirofacts, <http://www.epa.gov/enviro/>
- USEPA NEPAAssist Tool, <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>
- City of Gladstone, Michigan, Community Development, <https://www.gladstonemi.gov/community-development>
- USGS Topographic Maps, <https://www.usgs.gov/programs/national-geospatial-program/topographic-maps>
- FEMA Resilience Analysis and Planning Tool (RAPT), <https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool>
- HUD Community Planning and Development Renewable Energy Toolkit, <https://www.hudexchange.info/resource/5115/renewable-energy-toolkit/>
- Bureau of Labor Statistics, County Employment and Wages in Michigan – Fourth Quarter 2025, https://www.bls.gov/regions/midwest/news-release/countyemploymentandwages_michigan.htm
- Federal Reserve Bank of St. Louis, Unemployment Rate in Delta County, MI, <https://fred.stlouisfed.org/series/MIDELT1URN>
- U.S. Census Bureau, QuickFacts, Gladstone City, Michigan, <https://www.census.gov/quickfacts/fact/table/gladstonecitymichigan/IPE120224>
- USDA Economic Research Service, Food Access Research Atlas, <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>
- Delta County Solid Waste Management Authority, <https://deltacountymi.gov/delta-solid-waste-management-authority/>
- National Park Service, National Natural Landmarks Program, <https://www.nps.gov/subjects/nnlandmarks/nation.htm>
- U.S. Fish and Wildlife Service, Information for Planning and Consultation, <https://ipac.ecosphere.fws.gov/>
- USEPA, Green Infrastructure Wizard, <https://cfpub.epa.gov/wizards/giwiz/>
- Climate Explorer Tool, <https://crt-climate-explorer.nemac.org/>

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:**Cumulative Impact Analysis [24 CFR 58.32]:**

As the existing facility is planned for demolition, cumulative impacts to the environment are expected to be minimal. The project is expected to produce immediate beneficial impacts in the form of elimination of substandard housing, decreased energy consumption and local traffic, and the creation of temporary jobs. In the longer term, this action will allow for eventual repositioning of the property to better serve the needs of local seniors. Any potentially adverse impacts resulting from this project are minor and include those typical of any similar scale demolition project. These impacts include temporary impacts from soil erosion, sediment deposition, and nonagricultural runoff, which can be mitigated with the installation of erosion and sediment controls. Worker safety is to be addressed through the preparation and implementation of a project specific Health and Safety Plan. Temporary impacts from noise, vibration, and dust are to be mitigated with best management practices.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No alternatives were considered, other than "No Action."

No Action Alternative [24 CFR 58.40(e)]:

The "No Action" alternative would leave the physically obsolete building on the property, resulting in increasingly difficult and costly maintenance, as well as issues with the health, safety, and welfare of its residents.

Summary of Findings and Conclusions:

The project will not result in significant impacts to the environment. However, the project should comply with all applicable local, state, and federal guidelines for the handling and disposal of potential hazardous wastes to include lead-based paint containing wastes, including Toxicity Characteristic Leaching Procedures (TCLPs.). In addition, identified asbestos containing materials should be removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations. The Environmental Assessment identified temporary construction hazards that may affect project workers and the surrounding environment. However, no specific actions are recommended as project plans already incorporate measures to mitigate these impacts. No additional formal compliance steps or mitigation are recommended at this time.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Not applicable	Not applicable

Determination:

☐ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: Joslyn Smith Date: 7/28/2026

Name/Title/Organization: Joslyn Smith, Senior Environmental Consultant, Bureau Veritas

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

The following statements summarize the independent conclusions representing BV's best professional judgment based on information and data available to us during the course of this assignment. Factual information regarding operations, conditions, and test data provided by the Client, owner, or their representatives, has been assumed to be correct and complete. Additionally, the conclusions presented are based on the conditions that existed at the time of the assessment.

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report), as they existed at the subject property. The assessment was conducted utilizing generally accepted Phase I industry standards, using American Society for Testing and Materials (ASTM) Standard Practice E 1527-21 and the U.S. Housing and Urban Development (HUD) Scope of Work. HUD/NEPA-specific scope considerations beyond those specified in ASTM E 1527-21 are considered to be business environmental risks for the purposes of this evaluation. Key terms and definitions in this report are referenced in Appendix M.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-21 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 2 of this report.

This assessment has revealed no evidence of significant data gaps, Recognized Environmental Conditions (RECs), Historical RECs, or Controlled RECs in connection with the subject property.

However, the following business environmental risks and HUD/NEPA Scope of Work items were identified:

- Lead-based paint sampling was not conducted during this assessment. Please refer to Section 8.1 for additional information.
- Asbestos containing materials were identified at the subject property. Please refer to Section 8.2 for additional information.
- Radon sampling was not conducted during this assessment. Please refer to Section 8.3 for additional information.
- The subject property is located within a Coastal Zone Management area. Please refer to Section 8.10 for additional information.
- The proposed demolition activities may result in alteration of stormwater drainage patterns which has to potential to affect endangered species. Please refer to Section 8.11 for additional information.

2. SURVEY APPROACH / PURPOSE

2.1 Purpose

The purpose of this report is to provide the Client an assessment concerning environmental conditions (limited to those issues identified in the report) as they existed at the subject property. The assessment was conducted utilizing generally accepted Phase I industry standards in accordance with ASTM Standard E 1527-21 and the applicable HUD scope of work for Demolition and Disposition under Section 18.

2.2 Detailed Scope of Services

BV reviewed available federal, state, and local records in an effort to identify sites of known or suspected hazardous waste activity located at or near the subject property which could have an adverse impact on the subject property. In an attempt to determine whether historical uses of the subject property and surrounding area have had an environmental impact on the subject property, BV interviewed individuals knowledgeable about the subject property and reviewed available pertinent records and documents. This assessment is based on the evaluation of the information gathered, laboratory analysis of samples collected (when required), and accessibility at the time of the assessment.

The scope of work included an evaluation of:

- The subject property history in an attempt to identify any possible ownership(s) and/or uses that would suggest an impact to the environmental integrity of the subject property as identified through review of reasonably ascertainable standard historical sources.
- Physical characteristics of the subject property as identified through review of reasonably ascertainable topographic, wetlands, flood plain, soils, geology, and groundwater data.
- Current subject property conditions (as applicable), including compliance with appropriate regulations as they pertain to the presence or absence of:
 - Facility storage tanks, drums, containers (above or below ground), etc.
 - Transformers and other electrical equipment which utilize fluid which may potentially contain PCBs
 - The use of hazardous materials/chemicals and petroleum products, and/or the generation, treatment, storage, or disposal of hazardous, regulated, or medical wastes

The scope of work further included:

- For properties built prior to January 1, 1989, a determination if asbestos sampling has previously been performed at the Subject Property, and an assessment for the potential existence of asbestos, including the identification of all suspect materials in areas (interior and exterior) accessed during the site visit. Any materials not sampled are considered suspect until tested and proven otherwise.

The assessment is designed to meet the “baseline survey” requirements of **ASTM E 2356-18**.

The basis for “suspect” determination is taken from the materials listed in Appendix G of the USEPA publication *Managing Asbestos in Place* (the “Green Book”). For the purposes of this report, and following the applicable HUD Guidelines, only those sites constructed prior to January 1, 1989 are evaluated for asbestos.

In instances where samples were collected and analyzed, the laboratory reports list the samples taken from



Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

Project Information

Project Name: Demolition and Disposition of Fairview Manor

Responsible Entity: City of Gladstone

Grant Recipient (if different than Responsible Entity): Gladstone Housing Commission

State/Local Identifier:

RE Preparer:

Certifying Officer Name and Title:

Consultant (if applicable): Bureau Veritas

Direct Comments to:

Bureau Veritas
Attn: Ms. Joslyn Smith
6021 University Boulevard
Ellicott City, Maryland 21043
Phone: 800.733.0660, ext. 7296254 | Mobile: 501.276.1835
Joslyn.Smith@bureauveritas.com

Project Location:

415 South 4th Street
Gladstone, Delta County, MI 49837

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project involves the demolition and disposition of Fairview Manor, an existing age-restricted housing facility containing 50 residential units on approximately 2.98 acres of land. Project improvements consist of a three-story building, a maintenance garage, a smoking shed, paved surface drives/parking areas, and landscaping. The facility was constructed in 1967. The project involves demolition of the building, infrastructure, and site improvements under authorization of

Section 18 of the U.S. Housing Act of 1937. Any existence of hazardous materials to be encountered in the demolition process will be mitigated in accordance with all regulatory requirements. Site re-use is anticipated to be as rental housing; however, re-use will be dependent upon the final terms of a disposition. This project will not involve new construction or ground disturbance.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The Gladstone Housing Commission has determined that the facility is considered physically obsolete per HUD standards. The property needs significant rehabilitation work to make it habitable and existing funding sources are in limited supply. Therefore, it was determined that the best approach for this property is to demolish the existing improvements to allow for the eventual construction of a modern community to better meet the needs of area seniors. This action aligns with the City of Gladstone's redevelopment plans, as expressed in the city's Master Plan document dated 2015.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The project site is currently occupied and operates as public housing for seniors. Age, use, and declining funding have caused the property to fall into disrepair. Property management indicated various recurring issues including basement flooding and mold growth related to a high water table. The site is located in a residential neighborhood with a suburban character. Surrounding properties exhibit varying levels of property maintenance and condition. These trends would likely continue in the absence of the project, along with the continued need for decent and affordable senior housing. The City of Gladstone has reported a "modest amount" of available multifamily and senior housing options, while its population is growing at a faster rate than surrounding communities.

Funding Information

Grant Number	HUD Program	Funding Amount
	Public Housing	

Estimated Total HUD Funded Amount: \$

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No ☐ ☒	Review of the USEPA NEPAAssist tool and available mapping resources indicated that the project is not located within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. Map attached. https://www.epa.gov/nepa/nepassist
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No ☐ ☒	According to review of the U.S. Fish and Wildlife Service Coastal Barrier Resources System Mapper the project is not located in a CBRS Unit. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act. Map attached. https://fwsprimary.wim.usgs.gov/CBRSMapper-v2/
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No ☐ ☒	The project does not involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property. Therefore, the project is in compliance with flood insurance requirements. Map attached. https://msc.fema.gov/portal/home
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No ☐ ☒	The project does not include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units. Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act. https://www3.epa.gov/airquality/greenbook/anayo_mi.html
Coastal Zone Management	Yes No ☐ ☒	Based on review of the Coastal Zone Management Areas map available from the Michigan Department of Environment, Great Lakes, and Energy, the project

Coastal Zone Management Act, sections 307(c) & (d)		is located in a designated Coastal Zone. However, the project is for demolition/disposition of existing improvements and will not involve any new ground disturbance; therefore, a finding of concurrence with Coastal Zone Management is not required. The project is in compliance with the Coastal Zone Management Act. Map attached. https://gis-michigan.opendata.arcgis.com/
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No ☐ ☒	Site contamination was evaluated as follows: ASTM Phase I ESA, ASTM Vapor Encroachment Screening. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. Based on the date of construction (pre January 1, 1978), there is potential that the paint at the project site is lead-based. Therefore, the paint at the project site is assumed to be lead-based. The project should comply with the requirements of the USEPA's 2008 Lead Renovation, Repair, and Painting Rule (as amended in 2010 and 2011), which governs work practices and post-renovation cleanup as they pertain to lead-based paint. Based on the project description, the project is exempt from having to consider radon in the contamination analysis. Based on the date of construction (pre January 1, 1989), asbestos-containing materials may be present at the project site. Based on the proposed demolition activities, Bureau Veritas recommends lead-based paint and asbestos-containing materials evaluations be conducted according to any applicable federal, state, and local requirements for demolition. BV Phase I Environmental Site Assessment, dated July 2026
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No ☐ ☒	The proposed demolition activities may result in alteration of stormwater drainage patterns. Bureau Veritas has reviewed information on the US Fish and Wildlife Service mapper, NOAA Fisheries, and the Michigan Natural Heritage Program to determine whether any federally listed threatened or endangered species, or their habitat may exist on or in close proximity to the project site. Based on review of these resources, it is possible that the project could impact up to eight threatened or endangered species. Final or proposed critical habitat has been designated for five of these species, and it was determined by USFWS that the critical habitat does not overlap with the project. Therefore, these species were not evaluated as part of this review. Based on review of available information, the project site does not include habitat suitable for any of the remaining three listed species; therefore, the proposed demolition project is not anticipated to impact any threatened or endangered species. This project is in compliance with the Endangered Species Act without mitigation.

		https://ipac.ecosphere.fws.gov/ https://www.fisheries.noaa.gov/ https://mnfi.anr.msu.edu/
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No ☐ ☒	The project does not include development, construction, rehabilitation that will increase residential densities, or conversion. Based on the project description the project includes no activities that would require further evaluation under this section. Furthermore, no explosive/flammable hazards were identified at the project site. Within a one-mile radius of the project, there is no direct line of sight from any part of the project to any hazard, nor is there a hazard in the near vicinity which is not shielded from the project by topography. The project is in compliance with explosive and flammable hazards requirements. Map attached. BV Phase I Environmental Site Assessment, dated July 2026, Section 8.15
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No ☐ ☒	The project does not include any activities that could potentially convert agricultural land to a non-agricultural use such as new construction, acquisition of undeveloped land, or conversion. The project is in compliance with the Farmland Protection Policy Act. BV Phase I Environmental Site Assessment, dated July 2026, Section 8.9
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No ☐ ☒	The project was determined to be located outside of the FFRMS floodplain using the 0.2 percent flood approach (0.2 PFA). The project is not considered a critical action. No federal, state, or local sources of CISA data were identified for the project location. Review of the FEMA Flood Insurance Rate Map (Community/Panel No. 26041C0607D, dated March 7, 2023) indicated that the 500-year floodplain is mapped for the nearest floodplain, and the project site is not located in the 500-year floodplain. No preliminary or pending FEMA maps were identified on file for the project location. The project is in compliance with Floodplain Management requirements. https://msc.fema.gov/portal/home
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No ☐ ☐	BV has submitted a request to the Michigan State Historic Preservation Officer (SHPO) for consultation in accordance with Section 106 requirements. The response from the SHPO has not yet been received. BV Phase I Environmental Site Assessment, dated July 2026, Section 8.12
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No ☐ ☒	The project is for the demolition of the existing building and will not involve new construction, substantial rehabilitation, or conversion of non-residential areas to residential. Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation.
Sole Source Aquifers	Yes No ☐ ☒	Review of the USEPA Interactive Map of Sole Source Aquifers indicated that the project is not located on a Sole Source Aquifer. Furthermore, the project

Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149		consists solely of demolition of an existing multifamily residential facility. Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. The project is in compliance with Sole Source Aquifer requirements. Map attached. https://www.epa.gov/dwssa/map-sole-source-aquifer-locations
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No ☐ ☒	Based on a review of the U.S. Fish & Wildlife Service National Wetlands Inventory (NWI) map, there are no wetland areas on the project site or vicinity. The project does not involve new construction, expansion of a building's footprint, or ground disturbance. Furthermore, the project will not indirectly impact on-site or off-site wetlands. Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990. Map attached. https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No ☐ ☒	Based on review of the National Wild & Scenic Rivers System and list of Study Rivers maintained by the U.S. Bureau of Land Management, National Park Service, US Fish and Wildlife Service, and US Forest Service, as well as the Nationwide Rivers Inventory (NRI) maintained by the National Park Service, this project is not within proximity of a designated Wild and Scenic River, Study River, or NRI River. The project is in compliance with the Wild and Scenic Rivers Act. Maps attached. https://rivers.gov/ https://www.nps.gov/subjects/rivers/nri-map.htm

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is

attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – may require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The project is located within a small city and is fully developed with a multifamily residential facility. The existing improvements are planned for demolition so that the property may be eventually repositioned to serve more seniors. As such, this action supports the goals outlined in the City of Gladstone's Master Plan through elimination of substandard housing and provision of additional affordable housing. The project is zoned R3 (High Density Residential), which allows for multifamily uses. Based on the project description, the project will not contribute to urban sprawl or environmental injustices. No impacts are anticipated. https://www.gladstonemi.gov/community-development
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	The project consists of existing developed land. The site topography is relatively flat. Evidence of a high water table was noted; however, the project does not include new construction, acquisition, or conversion. No evidence of ground disturbance, seismic activity, or other unusual conditions at the site were noted during the site reconnaissance. The demolition contractor is expected to ensure compliance with all local, state, and federal requirements related to sediment control, drainage, and discharge of surface runoff and stormwater from the site. Based on the project description, no impacts are anticipated. https://www.usgs.gov/programs/national-geospatial-program/topographic-maps
Hazards and Nuisances including Site Safety and Noise	2	Worker safety will be addressed with the preparation and implementation of a site-specific Health and Safety Plan. Temporary impacts from noise, vibration, and dust will be mitigated with best management practices. Based on site observations and review of available planning resources, the project will not be affected by any natural hazards such as earthquakes, severe storms, floods, or forest and range fires; or by any man-made site hazards or nuisances. No impacts are anticipated. https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool
Energy Consumption	1	Tools and equipment used during the demolition activities will consume modest quantities of energy. However, as the existing building is planned for demolition, the overall energy consumption at the site will be reduced. https://www.hudexchange.info/resource/5115/renewable-energy-toolkit/

Environmental Assessment Factor	Impact Code	Impact Evaluation
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SOCIOECONOMIC		
Employment and Income Patterns	1	The demolition project is expected to create some temporary construction-related jobs. According to the U.S. Bureau of Labor Statistics, Delta County has a civilian workforce of approximately 13,782 and the average weekly wage is \$1,008. According to the Federal Reserve Bank of St. Louis, the current unemployment rate is 6.0%. https://www.bls.gov/regions/midwest/news-release/countyemploymentandwages_michigan.htm https://fred.stlouisfed.org/series/MIDELT1URN
Demographic Character Changes, Displacement	2	The population of Gladstone is approximately 5,189. Among this total, approximately 24% are aged 65 years and older and 20% are aged under 18. The population is largely White (94%); however, the population reporting Two or More Races comprises the next largest group (5%). The demolition project will have a limited timeframe and anticipates the use of local labor. Proceeds from the sale of the property may be used to fund construction of a new development that better meets the needs of the community. Resident displacement will be handled in accordance with professionally prepared plans and in accordance with HUD guidelines as part of the planned project. Therefore, the project is not expected to impact the physical, social, and psychological characteristics of the community. https://www.census.gov/quickfacts/fact/table/gladstonecitymichigan/IPE120224 https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	As the existing improvements are planned for demolition, there will be no increase in demand for educational and cultural facilities. No impacts are anticipated.
Commercial Facilities	2	This project will not result in an increase in demand for commercial facilities. Furthermore, based on the scale of the project, harm to existing businesses is not anticipated. No impacts are anticipated.
Health Care and Social Services	2	As the existing improvements are planned for demolition, this project will not result in an increase in demand for health care and social services. No impacts are anticipated.
Solid Waste Disposal / Recycling	2	Demolition debris, as well as any waste materials containing lead and asbestos, will be removed and disposed of in accordance with professionally prepared construction specifications and in accordance with federal, state, and local regulations as part of the planned project. Waste disposal facilities are located throughout Delta County. The primary solid waste landfill is the Delta County Landfill (5701 19 th Ave N, Escanaba), which accepts construction and demolition debris. https://deltacountymi.gov/delta-solid-waste-management-authority/
Waste Water / Sanitary Sewers	2	The existing waste water/sanitary sewer infrastructure is to be removed during demolition activities. No impacts are anticipated.
Water Supply	2	The existing water supply infrastructure is to be removed during demolition activities. No impacts are anticipated.

Public Safety - Police, Fire and Emergency Medical	2	As the existing improvements are planned for demolition, this project will not result in an increase in demand for public safety services. No impacts are anticipated.
Parks, Open Space and Recreation	2	As the existing improvements are planned for demolition, this project will not increase the demand for parks or open space, or result in the deterioration of existing facilities. No impacts are anticipated.
Transportation and Accessibility	1	As the building is planned for demolition, the project is expected to ease neighborhood traffic. There will be no increase in demand for transportation services.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	2	Based on review of project plans, site observations, aerial photography, topographic maps, and information available from the National Natural Landmarks Program, no unique natural features or water resources are present within the area of the property or visible from the property. Therefore, the project is not expected to adversely impact unique natural features or ecosystem services. https://www.nps.gov/subjects/nnlandmarks/nation.htm
Vegetation, Wildlife	2	The project is located in a developed area and does not contain significant undisturbed natural areas. The project has been continuously used as a multifamily residential facility since the late 1960s. Furthermore, the project has been determined to have no effect on federally listed threatened or endangered species, or their habitat. No impacts are anticipated. https://ipac.ecosphere.fws.gov/ https://cfpub.epa.gov/wizards/qiwiz/
Other Factors	2	The project includes demolition of an existing multifamily residential facility and therefore is not expected to contribute significantly to climate change impacts in the form of increased vehicular traffic or energy use. In addition, no further consideration is warranted regarding climate change impacts that would threaten resident safety, wellbeing, or property within the useful life of the project. https://crt-climate-explorer.nemac.org/

Additional Studies Performed:

- Phase I Environmental Site Assessment, prepared by Bureau Veritas and dated July 2026
- Asbestos Survey Report, prepared by Bureau Veritas and dated July 2026

Field Inspection (Date and completed by):

June 30, 2026, completed by Paul Kittelson, Bureau Veritas

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

- Phase I Environmental Site Assessment, prepared by Bureau Veritas and dated July 2026
- Asbestos Survey Report, prepared by Bureau Veritas and dated July 2026
- Google™ Earth Pro aerial imagery
- USEPA Envirofacts, <http://www.epa.gov/enviro/>

- USEPA NEPAAssist Tool, <https://nepassisttool.epa.gov/nepassist/nepamap.aspx>
- City of Gladstone, Michigan, Community Development, <https://www.gladstonemi.gov/community-development>
- USGS Topographic Maps, <https://www.usgs.gov/programs/national-geospatial-program/topographic-maps>
- FEMA Resilience Analysis and Planning Tool (RAPT), <https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool>
- HUD Community Planning and Development Renewable Energy Toolkit, <https://www.hudexchange.info/resource/5115/renewable-energy-toolkit/>
- Bureau of Labor Statistics, County Employment and Wages in Michigan – Fourth Quarter 2025, https://www.bls.gov/regions/midwest/news-release/countyemploymentandwages_michigan.htm
- Federal Reserve Bank of St. Louis, Unemployment Rate in Delta County, MI, <https://fred.stlouisfed.org/series/MIDELT1URN>
- U.S. Census Bureau, QuickFacts, Gladstone City, Michigan, <https://www.census.gov/quickfacts/fact/table/gladstonecitymichigan/IPE120224>
- USDA Economic Research Service, Food Access Research Atlas, <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>
- Delta County Solid Waste Management Authority, <https://deltacountymi.gov/delta-solid-waste-management-authority/>
- National Park Service, National Natural Landmarks Program, <https://www.nps.gov/subjects/nnlandmarks/nation.htm>
- U.S. Fish and Wildlife Service, Information for Planning and Consultation, <https://ipac.ecosphere.fws.gov/>
- USEPA, Green Infrastructure Wizard, <https://cfpub.epa.gov/wizards/giwiz/>
- Climate Explorer Tool, <https://crt-climate-explorer.nemac.org/>

List of Permits Obtained:

Public Outreach [24 CFR 50.23 & 58.43]:

Cumulative Impact Analysis [24 CFR 58.32]:

As the existing facility is planned for demolition, cumulative impacts to the environment are expected to be minimal. The project is expected to produce immediate beneficial impacts in the form of elimination of substandard housing, decreased energy consumption and local traffic, and the creation of temporary jobs. In the longer term, this action will allow for eventual repositioning of the property to better serve the needs of local seniors. Any potentially adverse impacts resulting from this project are minor and include those typical of any similar scale demolition project. These impacts include temporary impacts from soil erosion, sediment deposition, and nonagricultural runoff, which can be mitigated with the installation of erosion and sediment controls. Worker safety is to be addressed through the preparation and implementation of a project specific Health and

Safety Plan. Temporary impacts from noise, vibration, and dust are to be mitigated with best management practices.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No alternatives were considered, other than “No Action.”

No Action Alternative [24 CFR 58.40(e)]:

The “No Action” alternative would leave the physically obsolete building on the property, resulting in increasingly difficult and costly maintenance, as well as issues with the health, safety, and welfare of its residents.

Summary of Findings and Conclusions:

The project will not result in significant impacts to the environment. However, the project should comply with the requirements of the USEPA’s 2008 Lead Renovation, Repair, and Painting Rule (as amended in 2010 and 2011), which governs work practices and post-renovation cleanup as they pertain to lead-based paint. In addition, identified asbestos containing materials should be removed by a licensed asbestos contractor in accordance with all applicable federal, state, and local regulations. The Environmental Assessment identified temporary construction hazards that may affect project workers and the surrounding environment. However, no specific actions are recommended as project plans already incorporate measures to mitigate these impacts. No additional formal compliance steps or mitigation are recommended at this time.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Not applicable	Not applicable

Determination:

☐ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]

The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]

The project may significantly affect the quality of the human environment.

Preparer Signature: Joslyn Smith Date: _____

Name/Title/Organization: Joslyn Smith, Senior Environmental Consultant, Bureau Veritas

Certifying Officer Signature: _____ Date: _____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



"Year Round Playground"

CITY OF GLADSTONE, MICHIGAN

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-428-2311

FAX: 906-428-3122

www.gladstonemi.gov

April 14, 2025

Gladstone Housing Commission
217 Dakota Avenue
Gladstone, MI. 49837

Subject: Formal Support for Section 18 Demolition/Disposition Application – Fairview Manor

Dear Gladstone Housing Commission and Executive Director Lindahl,

The Gladstone City Commission has thoroughly reviewed the request submitted by the Gladstone Housing Commission concerning the Section 18 Demolition/Disposition application for Fairview Manor, a 50-unit facility located at 415 South 4th Street, Gladstone, MI 49837.

In support of this application, the Housing Commission has provided a comprehensive Physical Needs Assessment prepared by Architects Group Limited, a structural report from U.P. Engineers & Architects, and additional relevant documentation. Following a detailed evaluation of these materials and a formal meeting with the Housing Commission Board, the City Commission hereby expresses its support for the application.

The City Commission expects that all actions taken will prioritize the well-being of current and future tenants, as well as serve the broader interests of the Gladstone community.

Sincerely,

Joe Thompson
Gladstone Mayor



A WPPI Energy community



The City of Gladstone is an equal opportunity employer and provider.

**CITY OF GLADSTONE, MICHIGAN**

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-428-2311

FAX: 906-428-3122

www.gladstonemi.gov*"Year Round Playground"*

September 14, 2026

Ms. Michelle King
Engineer
U.S. Department of Housing and Urban Development
Patrick V. McNamara Building
477 Michigan Avenue
Detroit, MI 49837

Dear Ms. King:

The City of Gladstone, as the responsible party, has done a complete Environmental Assessment for the Gladstone Housing Commissions, Demolition and Disposition of Fairview Manor building and property as listed on the Environmental Assessment Determination and Compliance Finding for HUD-assisted Projects 24 CFR Part 58.

The responsible party has found No Significant Impact under [24 CFR 58.40(g)(1); 40 CFR 1508.27] The project will not result in a significant impact on the quality of the human environment.

Sincerely,

Joseph Thompson
Mayor.

**A WPPI Energy community**

 The City of Gladstone is an equal opportunity employer and provider.



Board: City Commission
Agenda Date: September 14, 2026
Presenter: Patricia West

Item 15.

Staff Report

Agenda Item Title:

DDA Board Appointment Renewals | Parker Grzybowski & Jacob Taylor

Background:

The terms of DDA Board members Parker Grzybowski and Jacob Taylor are up for renewal. DDA Board appointments are for four-year terms. If reappointed, each member's new term would extend through May 2030.

Supporting Documentation:

N/A

Recommendation:

Motion to reappoint Parker Grzybowski and Jacob Taylor to the Gladstone Downtown Development Authority for four-year terms expiring May 2030.



Board: City Commission
Agenda Date: September 14, 2026
Presenter: Patricia West

Item 16.

Staff Report

Agenda Item Title:

DDA Board Resignations | Jay Bostwick & Rob LeDuc

Background:

Two DDA Board Resignations were submitted on August 28, 2026.

Jay Boswtick was appointed to the DDA as a property owner, and plans to sell the property this fall.

Rob LeDuc's resignation stems from personal circumstances.

Supporting Documentation:

N/A

Recommendation:

Motion to place the DDA resignations of Jay Bostwick and Rob LeDuc on file and declare two vacancies with term expirations of May 2030 and May 2028.



Board:	City Commission
Agenda Date:	09-14-2026
Department:	DDA
Presenter:	Rob Spreitzer – Patricia West

Staff Report

Agenda Item Title:

Proposed Special Event – Gladstone DDA Great Gladstone Harvest Fest

Background:

This proposed event is to be held on Sunday, October 25, 2026 at 2:00 PM – 6:00 PM in the downtown.

Set Up: Sunday 10/25 at Noon

Clean Up: Sunday 10/25 at 7:00 PM

Special requests of the City are to reserve the parking lot next to Wally's Bar for Marenger's Harvest Acres Farm to host a pumpkin patch.

The application was reviewed by Department Heads, and no issues were presented regarding the event.

Fiscal Effect:

DDA Budget

Supporting Documentation:

Special Event Permit Application

Recommendation:

Motion to approve the Gladstone DDA Great Gladstone Harvest Fest event to be held in downtown Gladstone and reserve the city parking lot next to Wally's Bar on Sunday, October 25, 2026 from 2:00 PM to 6:00 PM with set up at Noon and clean up at 6PM – 7PM.



Special Event Permit | The Great Gladstone Harvest Fest

From Patricia West <pwest@gladstonemi.gov>

Date Wed 09/02/2026 3:00 PM

To Kim Berry <KBerry@gladstonemi.gov>

 1 attachment (4 KB)

Special Event Permit Application Submission 37.pdf;

Attached is the special event permit for a new DDA event on Sunday, October 25th. Since the submission, the DDA would like to reserve the parking lot next to Wally's Bar for Marenger's Harvest Acres Farm to host a pumpkin patch. Can you add that to the request with the Commission?



Patricia West

Community Development Director

City of Gladstone

1100 Delta Ave | Gladstone, MI 49837

pwest@gladstonemi.gov | gladstonemi.gov

[Schedule a meeting with me!](#)

Special Event Permit Application: Submission #37

Name of Event	DDA
Sponsor	
Business	DDA
Non Profit ID #	?
Address	907 Delta Ave Gladstone, Michigan. 49837
Name	Samantha Gaudino
Telephone	906-241-8808
Email	sgaudino@gladstonemi.gov
Event Name	The Great Gladstone Harvest Fest
Event Date & Time	Sun, 10/25/2026 - 14:00
Event Location	907 Delta Avenue
Will this event take place in the DDA district?	Yes
Is this event open to the public?	Yes
Will the event require a street closure?	No
Please provide a description of the event.	The Great Gladstone Harvest Fest is taking place on Sunday, October 25 from 2-6 PM in the downtown. This event will feature a window decorating contest, an autumnal farmers market, downtown trick or treating, and activities hosted at downtown businesses as registered (For example, hot chocolate, pumpkin painting, costume contest, etc)
How many participants are you anticipating?	500
Event Set-Up Date & Time	Sun, 10/25/2026 - 12:00
Event Clean-Up Date & Time	Sun, 10/25/2026 - 19:00
Do you have any special requests for this event?	None.
If you have prepared a flyer or advertisement, please attach it.	
Please attach proof of your liability insurance.	Market Square Rental Policies (1) (2).pdf

City of Gladstone

Local Economies Opportunity Report



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Introduction

In 2026, the Michigan Municipal League (the League) and Michigan Municipal League Foundation (MML Foundation) partnered with the Lake Superior Community Partnership (LSCP)’s Small Business Support Hub program to bring our Local Economies program to the central Upper Peninsula. We collaborated with LSCP, four central Upper Peninsula communities and their small businesses, and regional economic development stakeholders to better understand their small business environments and connect them with tools and resources to strengthen their local economic ecosystem.

Since 2022, the Local Economies program has explored entrepreneurship and small business support systems in specific Michigan communities. The goal of the initiative is to consider gaps in resources; e.g., space, capital, technical assistance, and networks that could be filled by local government and community stakeholders to support more equitable local small business environments.

In each community, we met with local small business leaders and stakeholders for daylong workshops to explore the resources available to entrepreneurs, as well as the challenges and opportunities unique to each community. Following these workshops, we provide tailored feedback and recommendations through community Opportunity Reports.

Why Gladstone?

The League and MML Foundation were excited at the opportunity to collaborate with the City of Gladstone on this project, as the community is experiencing excitement about the growth of its farmers' market and new small businesses opening along Delta Avenue.

The City of Gladstone serves as a gateway to Delta County, near the regional hub of Escanaba. It boasts a large downtown with a committed network of local entrepreneurs and other stakeholders, an active lakefront with ample opportunities for outdoor recreation, and a base of industrial businesses. Gladstone ISD boasts remarkably robust career and technical education opportunities for local young people.

With public and private investments already contributing to local successes, the next phase of economic development will depend on building stronger connections among these existing assets and fostering new partnerships that multiply their collective impact. Strategic updates to zoning regulations, targeted incentives, and continued investment in placemaking and wayfinding can help position Gladstone as an attractive mixed-use community benefiting residents, businesses, and visitors alike.

What is an Opportunity Report?

This report is a summary of what the League and MML Foundation heard and observed during our Local Economies Stakeholder Workshop in Gladstone on April 22, 2026.

This Opportunity Report is intended to serve as a resource for Gladstone and other local and regional partners who play a role in supporting its local economy. It describes areas for potential improvement, short- and long-term opportunities, resources to consider, and inspiration from other communities doing similar work.

The League and MML Foundation would like to thank the City of Gladstone, as well as participating stakeholders, businesses, and others who helped contribute to this “deep dive.” Below are short and long-term recommendations across four opportunity areas for the City of Gladstone, its small businesses and local support organizations, and other regional stakeholders to strengthen Gladstone's small business ecosystem in the coming years.

In addition to the recommendations presented in this report, the City and its partners may find further inspiration in our [Microbusiness Best Practices Playbooks](#), which offer additional strategies and examples for fostering entrepreneurship and strengthening local economic development efforts.



Opportunity 1: Make Opening Easy—and Celebrate It

Overview

Core to local economic development is improving access to and reducing the risks, costs, and unknowns associated with entrepreneurship.

When setting up shop in Gladstone, business owners should feel like they aren't going at it alone. Wherever possible, the City should remove informational and communication barriers to opening a business through clarifying its business development process. Gladstone should also work with the DDA, the chamber, and other business support networks to take advantage of all available communications channels to promote small businesses and to drive traffic and dollars downtown.

Once businesses are established, the City can also play an important role in ensuring that business owners feel seen, heard, and valued; and that they are enmeshed into their peer network through networking opportunities, both structured and informal.

Recommendations

Short Term (<1 year)

Create a “virtual welcome mat” for entrepreneurs.

Small business owners in Gladstone shared that navigating the business development process is possible largely through the knowledge of the existing business community. To address this information gap, the City should create a “How to Open a Business in Gladstone” guide, clearly outlining development procedures, costs, and anticipated timelines. Integrate visual tools like flow charts and checklists, as well as fillable application forms and updated fee schedules. The guide should be easily available on a dedicated “Opening a Business in Gladstone” webpage, with links to small business support resources such as grants, technical support, and programs from economic development organizations like the SBDC and Accelerate UP.

Celebrate new business openings. Small businesses are essential to Gladstone's economy, community, and culture, and ought to be treated as such. Organize official grand openings or ribbon-cuttings to celebrate new business openings along Delta Avenue and throughout Gladstone. These events should be highly publicized and include local news and social media. Elected officials, DDA members, and representatives from the Chamber of Commerce should be invited to attend. Following these more ceremonial forms of support, small businesses would appreciate regular check-ins from the City. This face time would give businesses a low-stakes opportunity to raise concerns and help the City stay in touch with small business needs.

Establish a dedicated DDA social media presence.

Social media accounts (on Facebook, Instagram, etc.) for the DDA could help quickly and efficiently promote DDA-sponsored events downtown and showcase small businesses. As downtown programming and the farmers' market continue to grow in popularity, the DDA should develop its own distinct personality and voice, the tone of which should be fun and inviting. The DDA should also create an official social media policy to help govern all account activity.

Foster connection and camaraderie among the small business community.

Entrepreneurship can be incredibly isolating, especially when starting out. A key form of support is simply introducing people who ought to know each other. When a new business opens, City officials should make introductions between the business owner, the DDA, and peer businesses. The City can also help organize monthly small business meetups for informal support. These casual get-togethers could serve as opportunities for sharing best practices, experimenting with collaboration, or supporting each other in dealing with frustrations. These meetups could happen at rotating business locations each month, and do not require City officials to be present.



Long Term (1–4 years)

Develop pathways for formal B2B collaboration. In addition to fostering informal business networking, the City should consider partnering with the Economic Development Corporation (EDC), established manufacturers from the North Bluff Industrial Park, and other local businesses to create a structured mentorship and business development program for Gladstone's newest entrepreneurs. This network could connect new business owners with seasoned leaders who can provide guidance on things like business planning, financing, and workforce development. Local industrial firms may also identify opportunities for new products and local supply chain collaborations, strengthening Gladstone's hyperlocal economy.

Identify opportunities to reduce barriers to entry with shared resources. One of the biggest challenges to opening a new business is the price tag. Gladstone can lower this barrier to entry by investing in shared infrastructure and services that reduce the upfront capital needed to start a business. The City could explore Wi-Fi in the Farmer's Market plaza, allowing point-of-sale operations for small businesses that otherwise can only accept cash. Pop-ups within vacant storefronts or multi-unit commercial spaces are especially valuable for trial businesses, artists, and makers who may not yet be ready for a long-term lease. Short-term occupancy programs for micro-retail bays, flexible leasing arrangements, or other partnerships with property owners can turn empty spaces into rotating hubs of activity. This would provide entrepreneurs with low-cost exposure and reduce vacancy in key commercial nodes.



Opportunity 1: Case Study

Ann Arbor SPARK's "Your Guide to Opening a Business in Washtenaw County" Blog Post:

And aid for entrepreneurs navigating business development and permitting processes across the County, illustrating each step with a clear narrative and visual aids.

annarborusa.org/news/your-guide-to-opening-a-business-in-washtenaw-county

"Business After Hours" in Ishpeming:

Casual, monthly networking events hosted by the Lake Superior Community Partnership and the Greater Ishpeming–Negaunee Area Chamber of Commerce. These gatherings are free, open to all, and are hosted at rotating small business venues with featured sweets and treats from local participating businesses. marquette.org/business-after-hours

Opportunity 1: Resources

1. [Sample DDA Social Media Policy from the Romeo Downtown Development Authority:](#)
2. [Michigan Municipal League's Microbusiness Best Practices Comprehensive Playbook and fillable "How to Open a Business Guide"](#)

Opportunity 2: Improve Visitor Access and Experience

Overview

For a city of its size, Gladstone offers many opportunities for things to do, including a growing downtown with locally owned shops and restaurants, a campground and beach area, a bustling farmers' market, and events and activities throughout the year. It should be easy and enjoyable to get to and spend time in the city.

While the City has taken many steps in recent years to increase and improve its marketing, it would still pay dividends to make access to downtown easier and encourage visitors to spend more time in the community.

Recommendations

Short Term (<1 year)

Guide highway traffic into downtown Gladstone.

There are few access streets—and poor signage—for potential visitors coming from the southeast or west on Highway 41. Consider while people who already know their destination will be able to find it with online and mobile maps, adding branded promotional and directional wayfinding for Gladstone and its attractions along the highway and access streets. This would help draw people into town—who might otherwise pass it by.

Provide clear and active parking management.

Parking emerged as a key concern during our discussions with small business owners. Due to lack of enforcement, people park on the street for much longer than the allowed time—despite it being clearly posted. Furthermore, several people remarked that their customers are not aware of available city parking lots along Delta Avenue because they are not marked as public parking lots. The City should install signage on its downtown public parking lots to make clear that they are open to the public. The City should also be more proactive about enforcing parking time limits to ensure that visitors find it easy to access Gladstone's businesses.

Implement wayfinding and streetscape improvements.

Gladstone gets many visitors to its downtown, beach, campgrounds, areas, and farmers' market. However, meeting attendees said visitors don't always stick around and explore. There are several ways the City can make things "stickier." Consider developing a cohesive, branded wayfinding system to help visitors identify attractions and businesses. Additionally, install modest streetscaping and placemaking features throughout downtown and on streets connecting to the beach and campground. The DDA has already done a great job improving the farmers' market site and has plans for the lot at Delta and 7th Street. Adding streetscaping between these locations—and throughout downtown—will create a more cohesive and engaging environment, driving foot traffic and highlighting Gladstone's unique local businesses.

Long Term (1–4 years)

Engage MDOT on M-41/4th Avenue and M-41/Hill Road design to improve non-motorized access.

Neighborhoods to the west of M-41 are home to a large portion of Gladstone's population, but access between these neighborhoods and the downtown and waterfront across M-41 are very car-centric. Even though the Little Bay de Noc non-motorized trail is very close to the M-41/Hill Road access, the route from western neighborhoods to the trail is unsafe and unwelcoming for bikers and pedestrians. The City should work with MDOT on improvements to these intersections that add pedestrian and bike safety and accessibility features (e.g., bike lanes, more visible crosswalks, wider sidewalks under the railroad bridge on 4th Avenue). Improving accessibility to downtown businesses and amenities for all residents would help drive foot traffic and patronage of small businesses.



Coordinate with regional partners to extend the Little Bay de Noc trail to fully connect Gladstone and Escanaba. This beautiful, non-motorized trail along the bay is a fantastic asset for residents and visitors in Gladstone and is a connection on the statewide Iron Belle Trail. Currently, the trail extends just under three miles to Lake Bluff and the Terrace Hotel, funded with state and local resources and a crowdfunding campaign. Locals we met on our site visit all expressed a desire for a trail that extends all the way to Escanaba. Completing the Little Bay de Noc Trail to Escanaba would make it a truly regional recreation and non-motorized transportation resource, benefiting residents and attracting visitors to the region. The City should engage the City of Escanaba, Delta County, MDOT, the Delta County Road Commission, and regional and state economic development and recreation partners to pursue planning and funding for an extension of this trail.

Add to tree canopy during infrastructure projects Item 18.

The main corridors of downtown Gladstone have very little tree coverage. While street trees do require maintenance, they offer relief from direct summer sun and help reduce winter wind, as well as improving appearance—all of which help encourage downtown visitors to circulate between destinations during their visit. As Gladstone performs capital maintenance projects on streets and parking areas downtown, consider finding space to add tree wells and plant (appropriately selected) street trees.

Opportunity 2: Case Study

Cassopolis Improves Broadway Street:

In 2018, the Village of Cassopolis worked with the Michigan State University Sustainable Built Environment Initiative (SBEI) to further develop and improve the downtown Broadway Street corridor. Building on community assets including the Historic Carnegie Library, County Courthouse, and Stone Lake, the Village and SBEI identified many streetscape improvements to revitalize the downtown. These included additional public art, sidewalk upgrades, consistent pedestrian infrastructure, and landscaping. The plan also called for new signage downtown and off highway corridors that distinguish the downtown, reflecting the local character of Cassopolis. In the years following the development of the corridor plan, the Village pursued and received more than \$18 million in grant funding for investments ruralinnovationexchange.com/imaginecassopolis

Opportunity 2: Resources

1. [Michigan Main Streets Solution Center – Signage Guide for Downtowns](#)
2. [Tools for the Planning and Design of Pedestrian Crossing Enhancements](#)
3. [Guidance for Installation of Pedestrian Crosswalks on Michigan State Trunkline Highways](#)
4. [Towns and Trails Toolkit: Community Benefits](#)

Opportunity 3:

Update Regulations and Incentives to Support Investment

Overview

Recently, there has been significant public and private investment into the Delta Avenue business district—but the area still has a number of vacant or underutilized buildings and lots. While most structures appear structurally sound, many need maintenance or cosmetic improvements, and stakeholders brought up blighted and potentially dangerous buildings in nearby neighborhoods as a concern. The City can use a combination of tools to support investment and occupancy of these properties.

The first steps should be to update zoning regulations to better enable desired investment, build the toolkit of financial incentives that can make development feasible, then heighten attention on vacant and blighted properties. Prioritizing action in this order provides the clearest pathway for owners to put their properties into productive use.

The Delta Avenue business district is also very long, and the local market is unlikely to ever support full occupancy of this corridor with business uses. The zoning and incentive strategy should require commercial occupancy only in a focused area—e.g., the blocks between 7th and 11th Streets along Delta Avenue—with the remainder of the district having the flexibility to be used for commercial, residential, or mixed-use. This will open more pathways for property owners to invest in development, and residential options will support business owners with more customers at their doorstep. Regardless of use, sites and buildings should be designed to support a main street environment, featuring small setbacks, parking accessed only from the alley, etc.

Recommendations

Short Term (<1 year)

Implement planned CBD zoning on Delta Avenue.

The current “B-2” zoning assigned to downtown Gladstone is a poor fit for a walkable main street area and may be inhibiting both investment and sense of place along Delta Avenue. The City’s Master Plan calls for the creation of a “Central Business District” for this area that would differ from the automobile- and parking-oriented commercial areas. Implementation of this CBD zoning should be prioritized and need not wait for a full update of the zoning ordinance. Review the User’s Guide to Code Reform—published by the League, MEDC, and other partners—for best practices and a model Main Street zoning ordinance.

Identify a tax abatement toolkit to support investment. Building rehab and new construction are challenging in Gladstone, as construction costs are high relative to commercial rents and residential prices. The City has many options for supporting housing

investment by deferring new tax revenue (e.g., Housing TIF, PILOT, Neighborhood Enterprise Zones), whether on Delta Avenue or in the surrounding neighborhood. The Commercial Rehabilitation Act (PA 210) and Commercial Redevelopment Act (PA 255) are similar tools the City can use to support commercial investment. An understanding of these options—and a willingness to use them—can help Gladstone recruit developers to rehab buildings and fill gaps in the business district.

Offer a lighter-weight version of façade grants.

During our meetings, local business owners expressed that available funding was not enough to allow for major building rehab, and that certain requirements—e.g., building liens—were too burdensome for small projects. To help make visible improvements quickly, focus a portion of the DDA’s grant capacity on relatively small-dollar improvements—e.g., signs, painting, awnings, or lighting—and adjust requirements for the owner. Given the DDA’s fiscal year start of April 1, consider a spring (rather than fall) call for projects to make funds available as early as possible and ensure funded projects can begin immediately.

Long Term (1–4 years)

Implement a vacant/dangerous structure program.

The Center for Community Progress publication *Revitalization in Michigan* outlines various options and statutory authorities that Gladstone can consider to go beyond its existing application of property maintenance code to monitor, evaluate, and manage vacant and blighted properties.

Opportunity 3: Case Study Downtown Farmington Sign & Façade Grants:

Farmington’s DDA—the 2026 winner of the Great American Main Street Award—offers both a façade grant for large projects and a small “sign grant” topping out at \$4,000 per property. The sign grant, which emphasizes “three-dimensional, symbolic, projecting signs,” is a low-cost way for Farmington to improve the appearance of the public realm while also serving a direct need of operating businesses. downtownfarmington.org/resources/doing_business/incentive_programs.php

Opportunity 3: Resources

1. [Enabling Better Places: User’s Guide to Code Reform:](#)
2. [Revitalization in Michigan: A Guide to Transforming VAD Properties Through Code Enforcement:](#)
3. [Michigan Commercial Rehabilitation Act:](#)
4. [Michigan Commercial Redevelopment Act:](#)

Opportunity 4: If You've Got It, Flaunt It—And Build On It

Overview

Gladstone has a number of assets that work well individually but are disconnected from each other. Their impact can be multiplied by establishing conditions that allow them to interact and build off each other. This requires a “yes, and...” approach: Keep doing what's working, while looking for ways to combine partners and resources—or bring in new ones.

These are opportunities for the City to “host the party—don't be the party.” Local government serves the community not just by directly providing infrastructure and services, but also by acting as a convenor and connector to other entities that can bring value to the community. The recommendations in this section look at some potential ways this could be pursued.

Recommendations

Short Term (<1 year)

Strengthen educator–entrepreneur connections.

The Gladstone schools and Delta/Schoolcraft ISD have a variety of career and technical education programs, but stakeholders noted that while students know a lot about occupations, they know far less about running a business. Building ties between the schools and the business community can help students prepare to start or take over a business, while providing existing businesses with a pool of potential employees. Ideally, this would include curriculum-level support from the schools, to ensure support of student educational outcomes; and technical assistance from economic development organizations, to support businesses with financial and time costs.

Promote family and youth-friendly downtown activities—and create more. Business owners singled out the farmers' market as a great support for business and wished for more avenues to draw families downtown. Explore extending the farmers' market further into the fall and partnering with the library to expand after-school programming to keep kids and their families downtown

after school. Any momentum gained from this programming will make the case for new youth- and family-oriented businesses downtown, and a critical mass of family-friendly activities can also be marketed to visitors and tourists as reasons to spend more time in Gladstone.

Show off infrastructure investments and readiness to serve.

The City has recently made a number of infrastructure investments from the basics that are invisible when working well (e.g., water and sewer improvements), to new spaces that invite people in. This latter group includes the market plaza, beach and bandshell, the planned “Depot” pocket park, and a potential campground expansion. Together, these investments tell the story of a community that has its house in order and is setting the table to welcome new visitors. The City, DDA, and their partners should celebrate these individual investments—and the overall pattern of responsible maintenance and improvement of public assets—as part of their communications and marketing efforts.

Long Term (1–4 years)

Explore opportunities to host recreation sector industry in the business park.

Gladstone and the Little Bay de Noc area offer a wide variety of outdoor recreation activities, including fishing, paddling, bike trails, snowmobiling, marathons, skiing, and tubing. The vacant parcels in the city's industrial park offer an opportunity to attract recreational equipment manufacturers and position Gladstone as a regional production hub. Despite the popularity of outdoor recreation, Michigan lags behind its neighbors in the outdoor recreation manufacturing sector. The City's EDC and the Delta County EDC can connect with MEDC's Office of Outdoor Recreation to understand opportunities in this sector and create a strategy for growing or attracting these businesses.

Opportunity 4: Case Study Generation E in Monroe:

The Monroe Public Schools offer an entrepreneurship curriculum for K-12 students that includes business planning, soft skills development, and an annual student entrepreneur showcase. The City of Monroe, Monroe County Business Alliance, and individual businesses offer mentorship and support to students in the program and have noted that entrepreneurship interest and skills filter up from students to their parents. genei.org

Opportunity 4: Resources

1. [MEDC Office of Outdoor Recreation:](#)
2. [MML Online Learning: The “Local Economies: Microbusiness Best Practices” module includes community network mapping templates and instructions.](#)

Conclusion and Next Steps

Gladstone has assets to build on, boasting new energy both in City Hall and on Delta Avenue. While there are significant local pain points—a seasonal economy, aging building stock, vacancies, the division of the city by rail and highway corridors—Gladstone has opportunities to tackle improvements.

The City can start by broadcasting a welcoming and supportive environment for new businesses, emphasizing that City Hall is not just a regulator but a champion of investment and entrepreneurship. Cultivating supportive networks of existing businesses, new entrepreneurs, and economic development offices will both offer opportunities for mentorship and technical assistance as well as provide the camaraderie for weathering the challenges of small business ownership.

Improving access into and within Gladstone can drive more visitors to local businesses. This can start with a combination of signage and marketing, followed by filling infrastructure gaps. Vacancy concerns downtown can be addressed with a combination of zoning updates, active use of investment incentives, and enforcement of blight and safety codes.

A summary of the recommendations presented in this report follows, starting with opportunities that can be implemented within a relatively short timeframe, are less labor-intensive, and are relatively inexpensive. These small-scale interventions are shown alongside large-scale interventions that are more oriented toward creating new long-term infrastructure and resource development within Gladstone over the next few years.

Small-Scale and Short-Term Interventions

- Create a “virtual welcome mat” for entrepreneurs.
- Celebrate new business openings.
- Establish a dedicated DDA social media presence.
- Foster connection and camaraderie among the small business community.
- Guide highway traffic into downtown Gladstone.
- Provide clear and active parking management.
- Implement wayfinding and streetscaping improvements to connect destinations.
- Implement planned Central Business District zoning on Delta Avenue.
- Identify a tax abatement toolkit to support investment.
- Offer lighter-weight version of façade grants.
- Strengthen educator–entrepreneur connections.
- Promote family and youth-friendly downtown activities—and create more.
- Show off infrastructure investments and readiness to serve.

Large-Scale and Long-Term Interventions

- Develop pathways for formal B2B collaboration.
- Identify opportunities to reduce barriers to entry with shared resources.
- Engage MDOT on M-41/4th Avenue and M-41/Hill Road design to improve non-motorized access.
- Coordinate with regional partners to extend the Little Bay de Noc trail to fully connect Gladstone and Escanaba.
- Add to tree canopy during infrastructure projects.
- Implement a vacant/dangerous structure program.
- Explore opportunities to host recreation sector industry in the business park.

Acknowledgements

The Michigan Municipal League would like to acknowledge our partners who were integral to this exploration: Lake Superior Community Partnership, Central Upper Peninsula Small Business Support Hub, and the City of Gladstone for their enthusiastic engagement, local knowledge, and deep community connections, as well as McKenna for consulting support to our team.

We'd also like to thank the dedicated Gladstone entrepreneurs, small business owners, and support organizations (both local and regional) who participated in our stakeholder workshops in Gladstone as well as a regional partner convening at the end of MML's site visit week.

We extend our deepest gratitude for your support and partnership in this effort!

Contact

Shanna Draheim

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sdraheim@mml.org

Richard Murphy

Senior Program Manager, Policy Research Labs
Michigan Municipal League
rmurphy@mml.org