GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
November 25, 2024
6:00 PM

AGENDA

CALL TO ORDER

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

PUBLIC HEARINGS
PUBLIC COMMENT
CONFLICTS OF INTEREST
CONSENT AGENDA

4. DDA Regular Meeting Minutes - October 15, 2024
5. City Commission Regular Meeting Minutes of November 11, 2024
6. Cascade Engineering Invoice #241010513
7. Payne & Dolan Invoice #408307-003
8. Equipment Blades Inc. INV/2024/02747

UNFINISHED BUSINESS
NEW BUSINESS

9. Planning Commissioner Alger Strom Letter of Resignation
10. IBEW 906 Supervisory Union Letter of Agreement
11. Wastewater Upgrades Request for Disbursement of Funds Draw #28.
12. Proposal for Professional Services: CWSRF Project Plan
13. Change Order No. 14 for Wastewater Treatment Plant Improvements.
14. Discussion of Gladstone Housing Commission Letter & Information Packet on Fairview Manor
15. Liens on 2024 Winter Property Tax Bills

CITY MANAGER'S REPORT

CITY COMMISSION & COMMITTEE REPORTS

16. Year to Date Financial Reports

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: 11-21-2024

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.

Item 4.

GLADSTONE DOWNTOWN DEVELOPMENT AUTHORITY

City Hall Chambers – 1100 Delta Avenue
October 15, 2024
8:15 AM

MINUTES

CALL TO ORDER

Board chair, Jay Bostwick, called the meeting to order at 8:15 AM ET.

1. **Roll Call**

PRESENT	ABSENT
Daniel Becker	Joe Thompson (Excused)
Jacob Taylor	Melissa Silta (Excused)
Jay Bostwick	Nathan Neumeier (Excused)
Jason Lippens	
Kyle Closs (Departed at 9:25 AM)	
Robert LeDuc	

Staff Present: Eric Buckman & Patricia West

PUBLIC COMMENT

None.

APPROVAL OF MINUTES

2. **Regular Meeting Minutes - September 17, 2024**

Motion made by Closs, Seconded by Taylor to approve the Regular Meeting Minutes from September 17, 2024.
Voting Yea: Becker, Taylor, Bostwick, Lippens, Closs, LeDuc

MOTION CARRIED.

FINANCIALS

3. **August Revenue & Expenditure Report**

DDA Director, Patricia West, provided an overview of the August financials.

CONFLICTS OF INTEREST

None.

ADDITIONS TO THE AGENDA

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

4. **Downtown Social District**

DDA Director, Patricia West, provided an update on the growing community interest in establishing a social district in the downtown area. She explained that moving forward with this initiative will require obtaining a permit from the State of Michigan, and the process must go through the City Commission, which will include holding a public hearing. West noted that several details still need to be finalized and requested the board's support to continue exploring this initiative and determining the next steps.

Motion made by LeDuc, Seconded by Closs to support the DDA's pursuit of a social district.
Voting Yea: Becker, Taylor, Bostwick, Lippens, Closs, LeDuc

MOTION CARRIED.

5. **End of Year Meeting Schedule**

   The board discussed availability for the final meetings of the 2024 calendar year. Consensus agreed to keep the existing meeting schedule.

6. **Grant Opportunity | DTE Energy Foundation Tree Planting**

   Motion made by Closs, Seconded by LeDuc to support the Gladstone DDA's application for $4000 to pursue the planting of a total of 12 trees (four per intersection) at the intersections of Delta & 8th, Delta & 10th St, and Delta & 11th St, with the DDA committing $8,000 towards the project in the 2025-2026 fiscal year if the grant is awarded.
   Voting Yea: Becker, Taylor, Bostwick, Lippens, Closs, LeDuc

   MOTION CARRIED.

7. **Holiday Home Decorating Competition**

   Jay Bostwick volunteered to join the judges' panel for the 2024 Holiday Home Decorating Competition sponsored by WPPI Energy. The board was unanimously supportive.

8. **Old-Fashioned Christmas Volunteers**

   DDA Director, Patricia West, requested volunteer availability for the event on November 29th.

   - Robert LeDuc committed to providing porta-johns, firewood, and volunteering to load trailers.
   - Jason Lippens volunteered his time for the event.
   - Jay Bostwick will participate through Domino's.
   - Other board members present have scheduling conflicts and will not be available to attend.

CITY COMMENTS & REPORTS

9. **2024 Annual Report on Status of Tax Increment Financing Plan**

   The 2024 Annual Report on Status of Tax Increment Financing Plan was submitted by the City Treasurer and is available on our website.

10. **Downtown Day**

    DDA Director, Patricia West, provided an overview of the 2024 inaugural Downtown Day celebration. The event was very successful and the DDA has received a lot of positive feedback from the businesses and community.

11. **Everything you Need to Know about Special Assessments**

    City Manager, Eric Buckman, presented the board information on Special Assessments, referencing the slideshow he provided to the City Commission on September 23, 2024.

12. **Placer.ai Information**

    DDA Director, Patricia West, provided an update to the board regarding a sales call she attended for Placer.ai, a software that analyzes cell phone data to gather insights on foot traffic, demographics, sales, and other metrics within specific locations. She highlighted the various potential use cases for this software that could be valuable to the board. The intent of sharing this information was to make the board aware of the software's existence for any future research opportunities that may arise.

13. **Revitalization & Placemaking (RAP) Program**

    DDA Director, Patricia West, notified the board of upcoming grant opportunities through MEDC for Revitalization and Placemaking (RAP Fund). This includes Real Estate Rehabilitation and Development, Public Place-Based Infrastructure, and Facade Subgrants. West intends to prioritize projects on the TIF plan, consult with city staff, see how many facade grant applications we receive, and wait for the outcome of the Community Foundation grant application before submitting a recommendation to the board on applying for these funds.

14. **Overview of Upcoming Projects**

    - **MEDC Visit:** MEDC Community Development Manager, Raymond Govus, will be making a visit to Gladstone on December 13th. Patricia West will keep the board informed of the schedule for the day.
    - **Farmers Market Wrap-Up:** Bands, customers, and vendors have all been encouraged to provide feedback on their experience. Once that feedback has been consolidated, Patricia West will coordinate a meeting with Parks & Recreation to do an end of season debrief and discuss funding commitments for next year.
    - **Facade Grant Applications:** Two applications have been submitted for the facade grant, and we are expecting at least one more submission before the deadline on October 31st.
    - **Informational Meetings:** The DDA is required to complete two informational meetings by the end of the calendar year. West plans to present the first to the DDA during their December meeting, and the second to the City Commission in December as well.

BOARD COMMENTS & REPORTS
None.

PUBLIC COMMENT
None.

ADJOURNMENT
Motion made by LeDuc, Seconded by Becker to adjourn at 9:35 AM ET.
Voting Yea: Becker, Taylor, Bostwick, Lippens, LeDuc
MOTION CARRIED.

GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
November 11, 2024
6:00 PM

MINUTES

Mayor Thompson called the meeting to order Commissioner Mantela gave the Invocation followed by Pledge of Allegiance.

Clerk Kim Berry called the roll:

PRESENT
Mayor Joe Thompson
Commissioner Judy Akkala
Mayor Pro-Tem Brad Mantela
Commissioner Robert Pontius
Commissioner Steve O'Driscoll

No public present for public comment.

City Clerk Kim Berry swore in Mr. Eric Willour as the new Gladstone Public Safety Officer.

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the consent agenda as presented.

Manager Eric Buckman reported the following:

- Met with Coleman Engineering regarding the Colligo (GIS) update project
- Attend the CUPPAD Solid Waste Meeting
- Worked with Wastewater Superintendent Rodney Schwartz regarding the Wastewater Treatment Plant change orders
- Worked the election on Tuesday, a long 16-hour day
- C2AE, Rodney Schwartz and I met with EGLE Administrator on the revolving loan fund to go over plant improvements, timing and Rodney gave a tour of the plant
- Notified of O'Connor newest petition circulating is a proposal of his 40-40-20 plan:

  40% Public Works & Recreation Budget

  40% Public Safety Budget

  20% General Government/City Hall Budget

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

____

Joe Thompson, Mayor

____

Kimberly Berry, City Clerk

INVOICE

CASCADE ENGINEERING
5175 36TH ST SE
GRAND RAPIDS, MI 49512-2085
United States

Invoice		Invoice Date	Print Date
241010513		8/14/2024	11/8/2024
		Revision	Page
		1	1

Invoice

Bill To MU53190	Sold To MU53191
CITY OF GLADSTONE PO BOX 32 GLADSTONE, MI 49837 United States	CITY OF GLADSTONE 30 MICHIGAN AVE GLADSTONE, MI 49837 United States

Sales Order C438763
Order Date 7/16/2024
Salesperson 20
Credit Terms N45
NET 45 DAYS
Remarks

Ship Date 8/14/2024
Purchase Order EMAIL BRIAN 7-15-24
Ship-To MU53191

Ship Via
Bill of Lading 31020962
FOB Point GLADSTONE, MI
Resale

Item Number	UM	Shipped	Qty B/O	Tax	Price	Extended Price
9696157-EV-	EA	26.00	0.00	Yes	51.50	1,339.00
CART 96 BLK/GLADSTONE/ LID BLU MED/HS						
Shipper Number 31020962		**Date** 8/14/2024				
9692389-EV-	EA	195.00	0.00	Yes	51.50	10,042.50
CART 96 BLK/GLADSTONE/ LID BLK/HS						
Shipper Number 31020962		**Date** 8/14/2024				

540-528-751.000

BR

Trailer

Non-Taxable:	0.00	**Currency**	USD	**Line Total**	11,381.50
Taxable:	12,131.50	**Discount %**	0.00%	**Discount**	0.00
Tax Date	8/14/2024			**Shipping 20**	0.00
Containers	0.00			**Taxable-Shipping 24**	750.00
Line Charges	0.00				0.00
				Total Tax	0.00
				Total	12,131.50

Invoice Terms & Cond.: http://www.cascadeng.com/terms-warranties
ACH Payment Information: Account # 4943670604 Routing ABA:121000248 Swift Code for International Wires WFBIUS6S

Payne+Dolan
A WALBEC COMPANY

INVOICE

TO: City of Gladstone
1100 Delta Ave
Gladstone MI 49837

DATE: November 6, 2024
PROJECT MANAGER: Tom Ritter
CUSTOMER #: 113502
INVOICE #: 408307-003

JOB NAME: **C/O Gladstone 2024**

For furnishing the necessary labor, materials and equipment to complete the above named project as follows:

For work completed on various patches in City of Gladstone

			CURRENT BILLING	
	Units	UOM	Unit Price	Total
Various Patches	75.47	TN	$ 165.00	$ 12,452.55

TOTAL AMOUNT DUE THIS INVOICE $ 12,452.55

8 TON # 1320.00 - 590-540-800.000
67.47 TON # 11,132.55 - 591-534-970.000

If you have any questions or concerns on this invoice, please contact : Robyn Potvin @ 906-428-5103
Thank you.

Remit To: P.O. Box 781 ~ Waukesha, WI 53187-0781
906-428-1008 ~ FAX 906-428-2823

INVOICE DUE NET UPON RECEIPT

Payment fraud is on the rise! Please verify any payment instructions you receive from us (new or revised) by calling us at (262) 524-1700 and asking to speak to our accounts receivable department.

Equipment B Item 8.
27127 Park Ln Dr
Sioux Falls SD 57106
605-368-5221

Invoice Address:
City of Gladstone MI
1100 Delta Ave
Galdstone MI 49837

Delivery Address:
City of Gladstone MI, City of Gladstone Public Works Delivery
30 Michigan Ave
Galdstone MI 49837

Invoice INV/2024/02747

Invoice Date:	Due Date:	Source:	Customer PO:	Payment Term:	Salesperson:
11/08/2024	12/08/2024	S07644	Barry	Net 30	Jack Hunter

DESCRIPTION	QUANTITY	UNIT PRICE	TAXES	AMOUNT
DOUBLE CARBIDE GRADER BLADES (2) 12FT SETS				
CIJT874845-ACI (CIJT874845-ACI) 1X7X48 CARBIDE INS/IMP DOUBLE CARBIDE * 5/8" HOLE CURVED GRADER BLADE 3-3-6	6.00 Each	620.00	Tax 0%	$ 3,720.00
			Subtotal	$ 3,720.00
3X FLEX PLOW BLADES (1) 11FT SET W/ STRAPS				
EQB-3X FLEX 3FT EQB-3X FLEX 3FT SNOW PLOW BLADE 3FT RUBBER ENCASED 12" SEGMENTS WITH TALL CARBIDE INSERT	1.00 Each	420.00	Tax 0%	$ 420.00
EQB-3X FLEX 4FT EQB-3X FLEX 4FT SNOW PLOW BLADE 4FT RUBBER ENCASED 12" SEGMENTS WITH TALL CARBIDE INSERT	2.00 Each	560.00	Tax 0%	$ 1,120.00
SS STRAP36-UNI SS STRAP36-UNIVERSAL STRAP FOR SNOSHOCKS JOMAS & RACE 36" 3-3-3-6 HOLE 5/8" COUNTERSUNK	1.00 Each	45.00	Tax 0%	$ 45.00
SS STRAP48-UNI SS STRAP48-UNIVERSAL STRAP FOR SNOSHOCKS JOMAS & RACE 48" 3-3-3-6 HOLE 5/8" COUNTERSUNK	2.00 Each	60.00	Tax 0%	$ 120.00
48X32X25 810lbs				

EQUIPMENT BLADES WEAR PARTS

Equipment B
27127 Park Ln Dr
Sioux Falls SD 57106
605-368-5221

Item 8.

DESCRIPTION	QUANTITY	UNIT PRICE	TAXES	AMOUNT
Old Dominion Freight: SHIPPING	1.00 Each	195.80	Tax 0%	$ 195.80
			Subtotal	$ 1,900.80

101-532-751.000
BS

Untaxed Amount	$ 5,620.80
Tax 0%	$ 0.00
Total	$ 5,620.80

Please pay the following invoice with reference: **INV/2024/02747**

Thank you for the opportunity to earn your business. Quote is valid for 30 days from creation. Orders placed after 30 days will need to be re-quoted. Upon acceptance of this quote the Customer is verifying the parts quoted are correct and Equipment Blades will not be subject to product return fees. Custom ordered or built products are non-refundable. This quote, any and all pricing and discounts contained herein, and any correspondence between Customer and Equipment Blades shall be considered confidential information. Customer agrees to hold such information in strict confidence and not to disclose it to any third parties. Click here to view: **Order / Return Policy** | **Credit Application** | **Privacy Policy**

1100 Delta Avenue
Gladstone, MI. 49837
www.gladstonemi.org

City of Gladstone, MI

Staff Report

Agenda Date: 11-25-2024 **Eric Buckman, City Manager:** ______________________

Department: City Commission **Department Head Name:** ______________________

Presenter: Mayor Thompson **Kim Berry, City Clerk:** ______________________

This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Planning Commissioner Alger Strom Resignation Letter

BACKGROUND:

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:

Letter of resignation dated 11-14-2024

RECOMMENDATION:

Motion to place Planning Commissioner Alger Strom's letter of resignation on file.

November 14, 2024

Dear Mayor Thompson and
City Commissioners

Due to the changed circumstances of my life, I find I must submit my resignation from the Gladstone Planning Commission.

I am pleased and proud to have served on this Board since my initial appointment on September 18, 2000. My time there has been a pleasant and rewarding personal experience. I was born and raised in Gladstone and returned to spend my retirement here, and hope my service has made a positive contribution to my community.

The Planning Commission has been very fortunate to have Renee Barron, your Community Development Director and Zoning Administrator, available to guide us through the issues before us. She has been invaluable in presenting the pertinent facts and provisions of the City Code and state law in a clear and comprehensive manner enabling the Board to make better informed decisions.

Sincerely,

Alger Strom

Alger Strom

GLADSTONE

"Year Round Playground"

1100 Delta Avenue
Gladstone, MI. 49837
www.gladstonemi.gov

City of Gladstone, MI

Staff Report

Agenda Date: 11-25-2024	**Eric Buckman, City Manager: ______________________**
Department: City Commission	**Department Head Name: __________________________**
Presenter: Eric Buckman	**Kim Berry, City Clerk: ___________________________**

This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Local Union 906 IBEW – City of Gladstone Supervisory Employees – Letter of Agreement

BACKGROUND:

Letter of Agreement regarding recent changes to employment law prohibiting public sector agreements requiring union membership as a condition of employment. The current collective bargaining agreement prohibits this change therefore, the letter of agreement is required to become compliant with State law.

FISCAL EFFECT:
None

SUPPORTING DOCUMENTATION:
Letter of Agreement

RECOMMENDATION:
Motion to approve the Letter of Agreement with IBEW 906 Union regarding Section 2.02 Union Security. Requirements of Union Membership of the collective bargaining agreement and authority Mayor Joe Thompson and City Manager Eric Buckman to sign the Letter of Agreement.

LETTER OF AGREEMENT

WHEREAS, The City of Gladstone (“EMPLOYER”) and the IBEW 906 (“UNION”) recognize the recent changes to employment law prohibiting public sector agreements requiring union membership as a condition of employment,

WHEREAS, Current Collective Bargaining Agreement (CBA) language prohibits this change.

NOW IT IS THERFORE AGREED by both parties:

To amend Section 2.02 Union Security. Requirements of Union Membership to add:
To the extent permitted by law,

(a) Employees covered by this Agreement at the time it becomes effective and who are members of the Union at that time shall be required as a condition of continued employment to continue membership in the Union for the duration of this Agreement.

(b) Employees covered by this Agreement who are not members of the Union at the time it becomes effective shall be required as a condition of continued employment to become members of the Union commencing thirty (30) days after the effective date of this Agreement and such condition shall be required for the duration of this Agreement.

(c) Employees hired, rehired, reinstated, or transferred into the bargaining unit after the effective date of this Agreement and covered by this Agreement shall be required as a condition of continued employment to become members of the Union for the duration of this Agreement, commencing the thirtieth (30th) day following the beginning of their employment in the unit.

If any requirement of Section 2.02 is prohibited by law, it shall be deemed to have no force and effect. To the extent that any requirement in this paragraph is permitted by law whether presently or in the future, it shall be enforceable.

FOR THE EMPLOYER		**FOR THE UNION**	
Eric Buckman, City Manager	Date	Kurtis Monroe, IBEW 906 Business Manager	Date
Joe Thompson, Mayor	Date	Anthony Zar, IBEW 906 President	Date

1100 Delta Avenue
Gladstone, MI. 49837
www.gladstonemi.org

City of Gladstone, MI

Staff Report

Agenda Date: November 25, 2024 **Eric Buckman, City Manager: __________________________**

Department: Wastewater **Department Head Name: Rodney Schwartz**

Presenter: Rodney Schwartz **Kim Berry, City Clerk: _______________________________**

This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Wastewater Upgrades Request for Disbursement of Funds Draw #28.

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. Draw #28 includes Staab Construction payment #29 totaling $337,200.00.

FISCAL EFFECT: $337,200.00

SUPPORTING DOCUMENTATION: Request for Disbursement of Funds Draw #28 packet.

RECOMMENDATION: Approve Request for Disbursement of Funds Draw #28 totaling $337,200.00.
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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: 5727-01 Request #: 28 Request Type: ☑ Partial ☐ Final

Period Covered by Request (M/D/Y): 9/25/2024 to 10/24/2024 Loan Amount: $21,305,000

Loan Recipient's Name: City of Gladstone Recipient's EIN: 38-6004686

Address: City Hall, 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 #: ________ Account #: ________

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 SRF loan (including BIL supplemental): ________

Amount this request from BIL EC: ________

Amount this request from BIL LSLR: ________

Amount this request from Grants ARP: ________ DWI: ________

Amount this request from Booker/WIFTA: ________

Budget Items (all amounts to the penny)	Approved Amount Incurred this Period	Approved Amount Incurred to Date
1. Asset Management Program/Fiscal Sustainability Costs		
2. Planning Costs		$39,895.83
3. Rate Methodology Development Costs		$1,309,660.00
4. Design Engineering Costs		$73,625.00
5. Legal/Financial Service Fees		$2,488.48
6. Administrative Costs		$65,000.00
7. Bond Counsel Fees		$6,533.10
8. Bond Advertisement Costs		
9. Bid Advertisement Costs		
10. Capitalized Interest		
11. Land Acquisition/Relocation Costs		
12. Land Purchase Costs		
13. Construction Engineering Costs		$706,181.75
14. Construction Costs (Bid Contracts)	$337,200.00	$17,499,811.58
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, Other)		
20. Total Amount Incurred This Period	$337,200.00	
21. Total Cumulative Amount Incurred to Date		$19,703,195.74
22. Amount Previously Disbursed		$19,365,995.74
23. Amount Requested for Loan Disbursement		$337,200.00

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.

Authorized Representative Name: Eric Buckman Title: City Manager

Authorized Representative Signature: ______________________ Date: ____________

FOR EGLE USE ONLY
Approved by EGLE Project Manager: ______________________ Date: ____________

Remit to: STAAB CONSTRUCTION CORPORATION
1800 LAEMLE AVE
MARSHFIELD, WI 54449

Contractor's Application for Payment No. 29

To (Owner): CITY OF GLADSTONE	Application Period: 09/25/24 to 10/21/2024	Application Date : 10/21/24
	From (Contractor): Staab Construction Corporation	Via (Engineer): C2AE
Project: 4632- GLADSTONE, MI WWTF	Contract:	
Owner's Contract No:	Contractor's Project No: 4632-	Engineer's Project No: ENG PROJ NO. 21-0120

Application for Payment
Change Order Summary

Change Orders approved in Previous months by Owner	$459,762.25	-$175,604.00
Number	Additions	Deductions
12	19,742.00	0.00
TOTALS	$479,504.25	-$175,604.00
Net Change by Change Orders		$303,900.25

1. ORIGINAL CONTRACT PRICE	$17,743,000.00
2. Net Change By Change Orders	$303,900.25
3. Current Contract Price (Line 1+2)	$18,046,900.25
4. TOTAL COMPLETED AND STORED TO DATE (Column G on Progress Estimate)	$17,799,811.58
5. RETAINAGE:	
1.66 % of Total Contract (Project over 50% Complete)	
c. Total Retainage (Line5a = 5b)	$300,000.00
6. AMOUNT ELEGIBLE TO DATE (Line 4 - Line 5c)	$17,499,811.58
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)	$17,162,611.58
8. AMOUNT DUE THIS APPLICATION	$337,200.00
9. BALANCE TO FINISH, PLUS RETAINAGE (Column H on Progress Estimate + Line 5 above)	$547,088.67

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 Work covered by prior Applications for Payment;
(2) Title of 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.

STAAB CONSTRUCTION CORPORATION

By: [signature] Date: 10-29-24
Benjamin J. Lee President

Payment of: $337,200.00
Line 8 or other - attach explanation of other amount)

is recommended by: [signature] (Engineer) 10.21.24 (Date)

Payment of: $337,200.00
Line 8 or other - attach explanation of other amount)

is approved by: ______ (Owner) ______ (Date)

Approved by: ______ (Funding or Financing Agency (if applicable) ______ (Date)

EJCDC NO. C-620 Contractor's Application for Payment

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Invoice # : 29 **Contract :** 4632- GLADSTONE, MI WWTF

Application No. : 29
Application Date : 10/21/2024
To: 10/21/2024
Architect's Project No.: ENG PROJ NO. 21-0120

A	B	C	D	E	F	G		H	I
			Work Completed						
Item No.	Description of Work	Scheduled Value	From Previous Application (D+E)	This Period In Place	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
010010-00	PM/Supervision	420,000.00	419,500.00	300.00	0.00	419,800.00	99.95%	200.00	
012200-00	Bonds & Insurance	205,000.00	205,000.00	0.00	0.00	205,000.00	100.00%	0.00	
013100-00	Misc Job Expenses	420,000.00	419,500.00	300.00	0.00	419,800.00	99.95%	200.00	
015000-00	Temporary Facilities	130,000.00	129,800.00	100.00	0.00	129,900.00	99.92%	100.00	
016000-00	Yard & Equipment	545,000.00	544,000.00	500.00	0.00	544,500.00	99.91%	500.00	
024100-00	Demolition	145,000.00	145,000.00	0.00	0.00	145,000.00	100.00%	0.00	
024135-00	Equipment Demo	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00%	0.00	
030000-00	Sitework Concrete	130,000.00	130,000.00	0.00	0.00	130,000.00	100.00%	0.00	
030000-10	Service Concrete	140,000.00	140,000.00	0.00	0.00	140,000.00	100.00%	0.00	
030000-20	Administration Concrete	255,000.00	255,000.00	0.00	0.00	255,000.00	100.00%	0.00	
030000-30	Primary Settling Tank Concrete	510,000.00	510,000.00	0.00	0.00	510,000.00	100.00%	0.00	
030000-40	MBBR Concrete	495,000.00	495,000.00	0.00	0.00	495,000.00	100.00%	0.00	
030000-50	Final Settling Tank No 1 & 2 Concr	63,000.00	63,000.00	0.00	0.00	63,000.00	100.00%	0.00	
030000-54	Final Settling Tank No 3 Concrete	305,000.00	305,000.00	0.00	0.00	305,000.00	100.00%	0.00	
030000-56	Splitter Box Concrete	55,000.00	55,000.00	0.00	0.00	55,000.00	100.00%	0.00	
030000-60	Chlorine Contact Concrete	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00%	0.00	
030000-70	Primary Digester Concrete	3,000.00	0.00	0.00	0.00	0.00	0.00%	3,000.00	
034000-00	Precast Concrete	46,000.00	46,000.00	0.00	0.00	46,000.00	100.00%	0.00	
036200-00	Concrete Repairs	26,000.00	20,000.00	0.00	0.00	20,000.00	76.92%	6,000.00	
042000-00	Masonry	393,000.00	393,000.00	0.00	0.00	393,000.00	100.00%	0.00	
055000-00	Metal Fabrications	320,000.00	317,000.00	3,000.00	0.00	320,000.00	100.00%	0.00	
066000-00	FRP Fabrications	110,000.00	110,000.00	0.00	0.00	110,000.00	100.00%	0.00	
068160-00	FRP Weirs & Baffles	114,000.00	114,000.00	0.00	0.00	114,000.00	100.00%	0.00	
072113-00	Foundation Insulation	7,000.00	7,000.00	0.00	0.00	7,000.00	100.00%	0.00	
074213-00	Insulated Wall Panels	100,000.00	0.00	0.00	0.00	0.00	0.00%	100,000.00	
075300-00	Single Ply Roof	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00%	0.00	
081000-00	Metal & FRP Doors	180,000.00	180,000.00	0.00	0.00	180,000.00	100.00%	0.00	
084000-00	Alum Doors & Windows	32,000.00	32,000.00	0.00	0.00	32,000.00	100.00%	0.00	
092116-00	Metal Stud & Drywall	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00%	0.00	
093000-00	Ceramic Tile	9,000.00	9,000.00	0.00	0.00	9,000.00	100.00%	0.00	

Item 11.

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Invoice # : 29 **Contract :** 4632- GLADSTONE, MI WWTF

Application No. : 29
Application Date : 10/21/2024
To: 10/21/2024
Architect's Project No.: ENG PROJ NO. 21-0120

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed: From Previous Application (D+E)	Work Completed: This Period In Place	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
095100-00	Ceiling Tile	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00%	0.00	
096500-00	Resilient Flooring	26,000.00	26,000.00	0.00	0.00	26,000.00	100.00%	0.00	
099100-00	Painting	480,000.00	470,000.00	5,000.00	0.00	475,000.00	98.96%	5,000.00	
101000-00	Misc Specialties	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00%	0.00	
107313-00	Metal Awnings	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00%	0.00	
123000-00	Casework & Cabinets	95,000.00	95,000.00	0.00	0.00	95,000.00	100.00%	0.00	
124000-00	Furnishings ALLOWANCE	40,000.00	32,972.33	0.00	0.00	32,972.33	82.43%	7,027.67	
133400-00	Primary Tank Cover	245,000.00	245,000.00	0.00	0.00	245,000.00	100.00%	0.00	
220500-00	Plumbing	405,000.00	401,000.00	2,000.00	0.00	403,000.00	99.51%	2,000.00	
230500-00	HVAC	1,400,000.00	1,380,000.00	10,000.00	0.00	1,390,000.00	99.29%	10,000.00	
260500-00	Electrical Construction	2,300,000.00	2,280,000.00	10,000.00	0.00	2,290,000.00	99.57%	10,000.00	
260500-01	Electrical ALLOWANCE	17,000.00	17,000.00	0.00	0.00	17,000.00	100.00%	0.00	
312000-00	Earthwork	590,000.00	560,000.00	30,000.00	0.00	590,000.00	100.00%	0.00	
312343-00	Dewatering	320,000.00	320,000.00	0.00	0.00	320,000.00	100.00%	0.00	
314116-00	Permanent Sheeting	60,000.00	60,000.00	0.00	0.00	60,000.00	100.00%	0.00	
321216-00	Asphalt Paving	64,000.00	64,000.00	0.00	0.00	64,000.00	100.00%	0.00	
323100-00	Fencing	75,000.00	12,000.00	56,000.00	0.00	68,000.00	90.67%	7,000.00	
329219-00	Site Restoration	17,000.00	0.00	10,000.00	0.00	10,000.00	58.82%	7,000.00	
333000-01	Underground Piping Materials	360,000.00	360,000.00	0.00	0.00	360,000.00	100.00%	0.00	
333000-02	Underground Piping Install	570,000.00	570,000.00	0.00	0.00	570,000.00	100.00%	0.00	
400519-01	Interior Piping Materials	1,100,000.00	1,087,000.00	7,000.00	1,000.00	1,095,000.00	99.55%	5,000.00	
400519-02	Interior Piping Install	390,000.00	380,000.00	5,000.00	0.00	385,000.00	98.72%	5,000.00	
400557-00	Stop & Slide Gates	240,000.00	240,000.00	0.00	0.00	240,000.00	100.00%	0.00	
400562-00	Valve Material	650,000.00	650,000.00	0.00	0.00	650,000.00	100.00%	0.00	
412214-00	Trolley & Hoist	49,000.00	49,000.00	0.00	0.00	49,000.00	100.00%	0.00	
431133-00	Rotary Screw Blower	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00%	0.00	
432313-00	Centrifugal Slurry Pumps	78,000.00	78,000.00	0.00	0.00	78,000.00	100.00%	0.00	
432331-00	Drypit Sumbersible Pumps	370,000.00	370,000.00	0.00	0.00	370,000.00	100.00%	0.00	
432331-01	Vertical Non Clog Sewage Pumps	62,000.00	62,000.00	0.00	0.00	62,000.00	100.00%	0.00	
462133-00	Rotary Drum Screen	145,000.00	145,000.00	0.00	0.00	145,000.00	100.00%	0.00	

CONTINUATION SHEET

Application and Certification for Payment, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 29
Application Date : 10/21/2024
To: 10/21/2024
Architect's Project No.: ENG PROJ NO. 21-0120

Invoice # : 29 **Contract :** 4632- GLADSTONE, MI WWTF

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed: From Previous Application (D+E)	Work Completed: This Period In Place	Materials Presently Stored (Not in D or E)	Total Completed and Stored To Date (D+E+F)	% (G / C)	Balance To Finish (C-G)	Retainage
462324-00	Vortex Grit Removal and Classifier	380,000.00	380,000.00	0.00	0.00	380,000.00	100.00%	0.00	
464350-00	Chain and Flight Sludge Collector	355,000.00	355,000.00	0.00	0.00	355,000.00	100.00%	0.00	
465326-00	MBBR Equipment	610,000.00	610,000.00	0.00	0.00	610,000.00	100.00%	0.00	
467318-00	Digester Floating Cover	280,000.00	280,000.00	0.00	0.00	280,000.00	100.00%	0.00	
467330-00	Mechanical Sludge Mixing Equip	80,000.00	79,510.00	0.00	0.00	79,510.00	99.39%	490.00	
467333-00	Digester Gas Handling	130,000.00	128,000.00	0.00	0.00	128,000.00	98.46%	2,000.00	
467341-00	Spiral Heat Exchanger	80,000.00	74,011.00	0.00	0.00	74,011.00	92.51%	5,989.00	
468000-00	Samplers	48,000.00	46,000.00	0.00	0.00	46,000.00	95.83%	2,000.00	
C.O. # 01	Change Order #1	-68,722.00	-68,722.00	0.00	0.00	-68,722.00	100.00%	0.00	
C.O. # 02	Change Order #2	69,561.00	69,561.00	0.00	0.00	69,561.00	100.00%	0.00	
C.O. # 03	Change Order #3	120,708.00	120,708.00	0.00	0.00	120,708.00	100.00%	0.00	
C.O. # 04	Change Order #4	-47,909.00	-47,909.00	0.00	0.00	-47,909.00	100.00%	0.00	
C.O. # 05	Change Order #5	-57,379.00	-57,379.00	0.00	0.00	-57,379.00	100.00%	0.00	
C.O. # 06	Change Order #6	154,269.00	114,511.00	0.00	0.00	114,511.00	74.23%	39,758.00	
C.O. # 07	Change Order #7	66,842.00	66,842.00	0.00	0.00	66,842.00	100.00%	0.00	
C.O. # 08	Change Order #8	26,198.00	26,198.00	0.00	0.00	26,198.00	100.00%	0.00	
C.O. # 09	Change Order #9	-1,594.00	-1,594.00	0.00	0.00	-1,594.00	100.00%	0.00	
C.O. # 10	Change Order #10	9,082.00	0.00	0.00	0.00	0.00	0.00%	9,082.00	
C.O. # 11	Change Order #11	13,102.25	13,102.25	0.00	0.00	13,102.25	100.00%	0.00	
C.O. # 12	Change Order #12	19,742.00	0.00	0.00	0.00	0.00	0.00%	19,742.00	
	Grand Totals	**18,046,900.25**	**17,659,611.58**	**139,200.00**	**1,000.00**	**17,799,811.58**	**98.63%**	**247,088.67**	**300,000.00**

Item 11.

1100 Delta Avenue
Gladstone, MI. 49837
www.gladstonemi.org

City of Gladstone, MI

Staff Report

Agenda Date: 11/25/2024 **Eric Buckman, City Manager: __________________**

Department: Wastewater **Department Head Name: Rodney Schwartz_______**

Presenter: Rodney Schwartz/Darren Pionk **Kim Berry, City Clerk: _________________________**

This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Proposal for Professional Services: CWSRF Project Plan

BACKGROUND: The City of Gladstone submitted to EGLE in May of 2024 for funding under the Clean Water State Revolving Fund (CWSRF) for collection system repairs/replacement and were approved for $14,080,000 with $1,900,000 of principal forgiveness. Discussing with C2AE and EGLE, we decided to reduce the scope of the project to $8,200,000 with $984,000 of principal forgiveness to lessen the cost. As part of the ACO, EGLE has outlined the need for the city to perform maintenance to the collection system.

FISCAL EFFECT: $957,150.00

SUPPORTING DOCUMENTATION: Yes

RECOMMENDATION: To accept the Proposal for Professional Services from C2AE for $957,150.00.

October 31, 2024

Mr. Eric Buckman
City Manager
City of Gladstone
1100 Delta Avenue
Gladstone, MI 49837

Re: Proposal for Professional Services: CWSRF PROJECT

Dear Mr. Buckman,

The final scoring by EGLE for the CWSRF Project Plan submitted in May of 2024 indicated that Gladstone has a total priority points score of 75 out of 100. This ranks Gladstone CWSRF as high as No. 5 in the state. With the high ranking, Gladstone will be within the fundable range for the CWSRF project.

The Project will follow the EGLE Milestone Schedule for 4th Quarter Financing. This schedule was prepared by EGLE with stringent milestone deliverables needed throughout the design and bidding process to ensure loan closing by the end of August 2025. To keep the project moving forward at an accelerated pace, C2AE will need to begin preliminary design work in the near future. C2AE has teamed up with TriMedia (Surveying) and Soils & Structures (soil boring) to meet EGLE's demand and time frame. We are excited and look forward to meeting your demands and expectations on this very important project.

The project will be a combination of sanitary sewer lining and replacement. C2AE will be project manager for the entire project with lead rolls on the collection system improvements. Due to the similarity of work items, we anticipate one bidding process for the entire project.

Project cost summary, from the Project Plan, indicates a total project cost of $8,200,000. Funding allocation as to the percentage of grant/principle forgiveness and loan has been set by EGLE. Principle forgiveness amount will be $984,000 with the loan component to be $7,216,000. Cost associated with Engineering, Bond Council, Financial Advisor and other ancillary expenses are reimbursable through the CWSRF Program once loan funding is secured.

Based on the Project Plan, the list of improvements includes the following items:

1.	Minneapolis Ave (18th St to S. 6th St):	Lining Sanitary Sewer (5,050 feet)
2.	Michigan Ave (S 11th St to S 5th St):	Replace Sanitary Sewer (2,500 feet)
3.	Minnesota Ave (S 11th St to S 4th St):	Replace Sanitary Sewer (3,000 feet)
3.	Delta Ave (S 15th St to N 11th St):	Lining Sanitary Sewer (1,650 feet)
4,	West Superior Ave (N 14th St to N 10th St):	Lining Sanitary Sewer (1,650 feet)
5.	N 17th St (1sr Ave to 4th Ave N):	Replace Sanitary Sewer (1,725 feet)

Project Schedule shall follow EGLE CWSRF Project Milestone Schedule for 4th Quarter. Noticeable Milestone dates of concern are as follows (estimate):

- Draft Plans and Specifications submittal: 2-21-2025
- Publication of Environmental Assessment: 4-22-2025
- Submittal of Final Bid-Set Plans and Specifications: 5-8-2025
- Part I & Part II CWSRF Application: 5-13-2025
- Advertisement for Bidding: 5-22-2025
- Bid Opening: 6-22-2025
- MFA Loan Closing: 8-26-2025

The Cost Breakdown for Engineering Services for the CWSRF Project is as follows:

Basic Engineering Services:

- Planning (Project Plan): $ 15,000 – Completed
- Preliminary Engineering: $185,000
- Final Engineering: $104,000
- Bidding and Negotiating: $ 11,000
- Construction Engineering: $215,000
- Post-Construction: $ 21,000

$551,000 Total Basic Engineering

Additional Engineering Services during Design

- Soil Borings: $ 16,750
- Control Survey: $ 33,500
- Part I and Part II SRF Application: $ 3,350
- Permitting: $ 3,350

$ 56,950

Additional Engineering Services during Construction

- Construction Layout: $50,250
- Material Testing: $13,400
- Storm Water Management $ 6,700
- American Iron and Steel (AIS) Monitoring: $ 7,500
- Part III SRF Application: $ 3,350
- $ 81,200

Resident Project Representative

- Anticipate one Inspector during course of project.
- Assume 9 months of construction.
- Time and Material estimate for RPR: $268,000 T&M

Total Engineering: $957,150

The cost of services outlined above are less than what has been programmed into the funding agency budgets. This is due to the reduced scope of work as approved by the city. Engineering Costs can be reimbursable to the city once the financial loan closing has been completed.

C2AE would like to thank the City of Gladstone for the opportunity to work in our hometown and continue to make a better community. We look forward to working with you and your staff on this very important project.

Respectfully,

Darren Pionk, PE
Project Manager

This Agreement's Effective Date is **November 25, 2024**

Owner:		Engineer:	
City of Gladstone (name of organization)		C2AE (name of organization)	
By:	(individual's signature)	By:	(individual's signature)
Date:	(date signed)	Date:	(date signed)
Name:	Eric Buckman (typed or printed)	Name:	Darren Pionk, PE (typed or printed)
Title:	City Manager (typed or printed)	Title:	Project Manager (typed or printed)
Attach evidence of authority to sign.		Attach evidence of authority to sign.	
Attest:	(individual's signature)	Attest:	(individual's signature)
Title:	(typed or printed)	Title:	Client Services Leader (typed or printed)
Address for giving notices:		Address for giving notices:	
1100 Delta Avenue		1211 Ludington Street	
Gladstone, MI 49837		Escanaba, MI 49829	
Designated Representative:		Designated Representative:	
Name:	Eric Buckman (typed or printed)	Name:	Darren Pionk (typed or printed)
Title:	City Manager (typed or printed)	Title:	Project Manager (typed or printed)
Address:		Address:	
1100 Delta Avenue		1211 Ludington Street	
Gladstone, MI 49837		Escanaba, MI 49829	
Phone:	906.643.9671	Phone:	906.675.1587
Email:	Ebuckman@gladstonemi.gov	Email:	Darren.pionk@c2ae.com

1100 Delta Avenue
Gladstone, MI. 49837
www.gladstonemi.org

City of Gladstone, MI

Staff Report

Agenda Date: November 25, 2024 **Eric Buckman, City Manager:** ________________

Department: Wastewater **Department Head Name:** **Rodney Schwartz**_______

Presenters: Rodney Schwartz/Darren Pionk **Kim Berry, City Clerk:** ______________________

This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Change Order No. 14 for Wastewater Treatment Plant Improvements.

BACKGROUND: Change order is needed to make changes to the existing contract documents. See supporting documentation for description of work.

FISCAL EFFECT: $33,868.00 increase in contract price. This will increase the current contract price from $18,195,201.25 to $18,229,069.25. Original contract price was $17,743,000. ($486,069.25 overall increase, 40% of contingency)

SUPPORTING DOCUMENTATION: Please see attached Change Order No. 14 from C2AE Engineering.

RECOMMENDATION: Make a motion to approve Change Order No. 14 as recommended by C2AE Engineering for a net increase to the contract price of $33,868.00.

☒ Escanaba, MI ☒ Lansing, MI
☐ Gaylord, MI ☐ Canton, NY
☐ Grand Rapids, MI ☐ Syracuse, NY
P: 866.454.3923 www.c2ae.com

Change Order #14

DATE OF ISSUANCE: **11/20/2024** EFFECTIVE DATE: **Effective on Funding Agency Approval**

OWNER: **City of Gladstone, MI**
CONTRACTOR: **Staab Construction Corporation**
CONTRACT: **SRF Project #5727-01**
PROJECT: **Gladstone, MI Wastewater Treatment Plant Improvements**
OWNER'S CONTRACT NO. **21-0210**
ARCHITECT/ENGINEER'S CONTRACT NO. **21-0210**
ARCHITECT/ENGINEER **C2AE, Escanaba & Lansing, MI**

You are directed to make the following changes in the Contract Documents:
Description: **See items below.**

Reason for Change Order: **See items below.**

Attachments: **WCD 16 with stated Attachments dated 10/09/2024 and Staab's signed change order request dated 10/28/2024.**

CHANGE IN CONTRACT PRICE:
Original Contract Price **$17,743,000.00**
Net Increase from previous Change Orders No. **1 to 13**: **$452,201.25**
Contract Price prior to this Change Order: **$18,195,201.25**
Net increase of this Change Order: **$33,868.00**
Contract Price with all approved Change Orders: **$18,229,069.25**

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: **April 15, 2024** Ready for final payment: **June 24, 2024**
Net change from previous Change Orders No**. 1 to No 13:** Substantial Completion: **8 Months and 12 Days** Ready for final payment: **6 Months and 10 Days**
Contract Times prior to this Change Order: Substantial Completion: **December 27, 2024** Ready for final payment: **January 4, 2025**
Net increase this Change Order: Substantial Completion: **3 Months** Ready for final payment: **4 Months**
Contract Times with all approved Change Orders: Substantial Completion: **March 26, 2025** Ready for final payment: **May 5, 2025**

RECOMMENDED:
By: [signature]
ARCH/ENGR (Authorized Signature)
Date: 11/20/2024

APPROVED:
By: ____________________
OWNER (Authorized Signature)
Date: ____________________

ACCEPTED:
By: ____________________
CONTRACTOR(Authorized Signature)
Date: ____________________

1. Work Change Directive (WCD) 16:

   a. WCD 16 **Install 2 (two) sample pumps, one each for the Raw Sewage (RS) and Primary Effluent (PE) sampler applications.** Both pumps are to be wall mounted, see the revised Sampling Schematic, on Sheet G-106 and Sheet P-201 for location of the pumps. RS and PE lines shall be connected to the sampler unit located within the laboratory sampler closet. Sample pumps are Gorman-Rupp, 11 1/2A-B, 1.5 in pumps, or equal with 1750rpm, 0.5HP, 460V, 3-phase TEFC motors.

      Provide two size 0 minimum, NEMA 12 enclosed combination motor starters for the sample pumps. Provide each starter with either a 15A/3P circuit breaker or a fusible switch fused at 2A. Provide each starter with an Off-On two position selector switch and green push-to-test LED running light. Wall mount the starters adjacent to the sample pumps.

      Provide 480v/3ph power to the two motor starters from a spare 60A circuit breaker in MCC-B. Route ¾"C, 3#6, 1#10G from the MCC to the starters; utilize this circuit to power both pumps. Provide ¾" C, 3#12, 1#12G for connection from the motor starter to the pumps.

      Attachments: G-106 and P-201 (reissued); Gorman Rupp Specification Sheet.

      Reason: To ensure reliable sampling, the addition of sample pumps were added. The previous design intended for the Raw Sewage and Primary Effluent Pumps to bring waters to the samplers; with independent samplers drawing from the wet wells, a sample may be collected when the other pumping systems are off.

      Increase the contract in the amount of: $33,868.00

TOTAL: $33,868.00

WORK CHANGE DIRECTIVE NO.: Sixteen (16)

Owner:	**City of Gladstone, MI**	Owner's Project No.:	**21-0210**
Engineer:	**C2AE, Escanaba & Lansing, MI**	Engineer's Project No.:	**21-0210**
Contractor:	**Staab Construction**	Contractor's Project No.:	__________
Project:	**Gladstone, MI, Wastewater Treatment Plant Improvements SRF No. 5727-01**		
Date Issued:	**October 09, 2024**	Effective Date of Work Change Directive:	**October 09, 2024**

Contractor is directed to proceed promptly with the following change(s):

Description: Install 2 (two) sample pumps, one each for the Raw Sewage (RS) and Primary Effluent (PE) sampler applications. Both pumps are to be wall mounted, see the revised Sampling Schematic, on sheet G-106 and sheet P-201 for location of the pumps. RS and PE lines shall be connected to the sampler unit located within the laboratory sampler closet. Sample pumps are Gorman-Rupp, 11 1/2A-B, 1.5 in pumps, Or Equal with 1750rpm, 0.5HP, 460V, 3-phase TEFC motors.

Provide two Size 0 minimum, NEMA 12 enclosed combination motor starters for the sample pumps. Provide each starter with either a 15A/3P circuit breaker or a fusible switch fused at 2A. Provide each starter with an Off-On two position selector switch and green push-to-test LED running light. Wall mount the starters adjacent to the sample pumps.

Provide 480V/3ph power to the two motor starters from a spare 60A circuit breaker in MCC-B. Route ¾"C, 3#6, 1#10G from the MCC to the starters; utilize this circuit to power both pumps. Provide ¾"c, 3#12, 1#12G for connection from the motor starter to the pumps.

Attachments: G-106 and P-201 (reissued). Gorman Rupp Specification Sheet.

Purpose for the Work Change Directive:

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: $ ____________________

Contract Time: 0 days

Basis of estimated change in Contract Price:

☒ Lump Sum ☐ Unit Price ☐ Cost of the Work ☐ Other

	Recommended by Engineer	Authorized by Owner
By:		
Title:	Project Manager	Superintendent
Date:	October 09, 2024	10/9/2024

1100 Delta Avenue
Gladstone, MI. 49837
www.gladstonemi.gov

City of Gladstone, MI

Staff Report

Agenda Date:11-25-2024	**Eric Buckman, City Manager:** ________________________
Department: Housing Commission	**Department Head Name:** ____________________________
Presenter: City Manager	**Kim Berry, City Clerk:** ______________________________

This form and any background material must be approved by the City Manager then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Discussion of Gladstone Housing Commission Letter & Information Packet on Fairview Manor

BACKGROUND:

FISCAL EFFECT:

SUPPORTING DOCUMENTATION:
Gladstone Housing Commission Letter Dated: 09-04-2024
Gladstone Housing Commission Agenda Minutes of 09-03-2024
UPEA Fairview Manor Foundation Evaluation Dated: 12-05-2018
Architects Group Limited Fairview Manor Needs Assessment Dated: 08-08-2024
Office of Public & Indian Housing Section 18 Demo/Dispo Checklist Dated: 09-2022
City of Gladstone Manager Letter to Gladstone Housing Commission Dated: 10-15-2024
PHADA – Position Paper FY25 Appropriations

RECOMMENDATION:
Discuss materials provided by the Gladstone Housing Commission and determine the next steps.

GLADSTONE
HOUSING
COMMISSION

217 DAKOTA AVENUE • GLADSTONE, MICHIGAN 49837 • (906) 428-2215

AGENDA SPECIAL MEETING SEPTEMBER 3, 2024

I. Roll Call.

II. New Business.
   1. Need Assessment from the Architect and the Section 18 process.

III. Adjournment.

GLADSTONE
HOUSING
COMMISSION

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MINUTES OF THE SPECIAL MEETING OF SEPTEMBER 3, 2024

Commission President Waeghe called the meeting to order at 7:00 p.m., September 3, 2024. A roll call of commissioners was made with the following results:

Present: Pres. Waeghe, Comm, Bosk, Comm. Chapman, Comm. Maki, Comm. Kaminen.

Absent: None

Secretary and Executive Director Michael Lindahl was also in attendance.

The Commission discussed the Needs Assessment for Fairview supplied by the Architect and the need to remove and replace the building. The amount of monies needed to fix the building far exceeds the funding available for the building. So, no funding sources are available to repair the building for it total needs. Section 202 funding is the best source of funding to replace the building however that funding has not yet been released and time frame has not been given. Section 18 is the best source to remove the building and continue to receive funding while trying to find funding sources. It also opens other programs to fund smaller projects on the site. If we choose not to use Section 18. We can start taking units off line and close the building units that need the most repair, until funding sources can be found to replace or fix the building. However, if we choose to do it that way, we will lose funding for the units and come to the point where expenses will exceed income.

Several residents were in attendance and asked many questions about the process of section 18. They requested an exact time line for the for the possible closing of the building and details of how they would be moved. They were told that this is just the start of the process and would be a multiple years long process and requires HUD approval. That it would take 6 to 18 months to close the building after HUD approval and HUD would have to approve the Relocation Plan for the residents.

The Commission discussed starting the Section 18 process and sending a letter to the City of Gladstone informing them of the process. The Commission directed the Executive Director to act on behalf of the Commission to sign documents related to the Section 18 process.

DRAFT

A motion was made by Comm. Kaminen and supported by Comm. Bosk to start the Section 18 process and to give the Executive Director authority to act on behalf of the Commission and to sign documents related to the Section 18 process.

Ayes: Pres. Waeghe, Comm. Bosk, Comm. Maki, Comm. Kaminen, Comm. Chapman.

Nays: None, motion passed.

There being no further business to come before the Commission, Pres. Waeghe moved to adjourn at approximately 7: 58 p.m. Comm. Bosk seconded the motion.

Ayes: Pres. Waeghe Comm. Bosk, Comm. Chapman, Comm. Maki, Comm. Kaminen.

Nays: None, motion passed. Meeting adjourned.

DRAFT

Paula Waeghe, President | Michael Lindahl, Secretary

FAIRVIEW MANOR

FOUNDATION EVALUATION

Prepared under the Supervision of:

Gust Junttila, P.E.
U.P. Engineers & Architects, Inc.
2906 N. Stephenson Ave, Suite 2
Iron Mountain, MI 49801

UPEA ENGINEERS & ARCHITECTS

December 5, 2018

UPEA ENGINEERS & ARCHITECTS

2906 N Stephenson Ave Iron Mountain, MI 49801

906-779-0937 • 800-872-9013 • Fax: 906-779-0947

[G38-19118]

December 5, 2018

Gladstone Housing Commission
Attn: Mike Lindahl, Executive Director
217 Dakota Avenue
Gladstone, MI 49837

RE: FAIRVIEW MANOR FOUNDATION EVALUATION

Dear Mr. Lindahl:

U.P. Engineers & Architects, Inc. inspected the foundation conditions of the Fairview Manor located at 217 Dakota Avenue, Gladstone, Michigan on November 9, 2018. The purpose of the inspection was to determine if the foundation will be structurally adequate and functional for a minimum of 15 more years and to make any recommendations for maintenance, repair/renovation, or reconstruction. The inspection yielded the following OBSERVATIONS, CONCLUSIONS AND RECOMMENDATIONS.

I. OBSERVATIONS

1) The Fairview Manor was constructed in the late 1960's. The foundation consists of masonry block walls, masonry block columns, and a concrete floor slab.

2) Based on water markings along the walls and reported information, water has flooded the basement multiple times up to approximately 2'-6" above the basement slab (see photo 1).

3) The basement is housing boilers and electrical breakers among other things (see photos 2-3).

4) Water flows into the basement sump continuously, an approximate rate of 27 gallons per minute during average conditions. The sump contains two pumps in which the lower pump often has to run continuously since it cannot keep up with the flow. It is apparent that the water table elevation is higher than the basement floor slab elevation. 38,880 GALLONS PER DAY

5) The masonry columns in the basement have been patched up their faces with mortar to the approximate height of the apparent maximum water level of roughly

2'-6" (see photo 4). Although it was difficult to tell the condition of these patched up columns, it appeared that the masonry may have some loss of structural section based on soundings. No other structural deficiencies have been noted in the walls such as cracking or bowing.

6) At the basement door to the exterior, the walkway is steep and drains storm water directly toward the doorway. One small drain is located at the landing, but it was reported that water floods the basement in this manner as well (see photos 5-6).

7) Perimeter French drains have been installed in several locations in the basement to keep flood water levels down when the basement does flood (see photos 7-8).

II. CONCLUSIONS

1) It is questionable whether the foundation will last another 15 years in its current state. Reported information is that the groundwater has some contaminants that has worn out pumps quickly and has clogged discharge pipes. The presence of these contaminants could explain the wear of the masonry columns mentioned in #5 above. Masonry block is porous and therefore water can enter and when contaminated can cause adverse reactions with the cement mixture in the block and thus deteriorating the block.

2) The functionality of the basement is limited. As mentioned above, the basement is home to boilers and electrical breakers. Significant flooding in the basement would pose a severe threat to damaging expensive boilers or starting an electrical fire. Flooding of the basement will continue to happen during heavy rains or when the sump pumps fail.

III. RECOMMENDATIONS

1) It is recommended to reinforce the masonry columns with a 6 inch thick concrete "shell" with #3 vertical reinforcing bars for their lower 3'-0". This will give the columns good protection from further deterioration and add stability. It is not recommended to fill in the entire basement area with concrete up to the apparent water table level of 2'-6". This would add an extreme amount of weight to the structure and would likely cause the building to settle. The additional concrete weight would transfer through to the perimeter and interior footings and thus add loading to the underlying soil that it hasn't seen throughout its life. Additionally, filling in the basement would require that the boilers and electrical equipment are moved to an upper floor. This would be a very expensive and exhaustive process to move all of the piping, wiring, and equipment.

2) With the water table being so high, there is nothing else you can do to control the water besides what is currently being done with pumps. Therefore, in addition to reinforcing the columns as noted, it is recommended to enclose the boiler area with a water tight wall that is 2'-6" to 3'-0" high. That way the boilers are still accessible but are less susceptible to water damage. Another sump pit could also be installed within this wall so that any water that may come up through the floor could be drained into the pit and pumped out. Also, electrical wires and

breakers should be stored above anticipated flood waters. Additionally, the basement walls, floor, and columns should be coated with a waterproofing paint. These remedies do not prevent water from flooding the basement, but they help to resist problems due to those flood waters. Given that water would need to be continually pumped as it is currently, it may be cost prohibitive for the Housing Commission to continue building operations.

Sincerely,

U.P. Engineers & Architects, Inc.

Gust Junttila, P.E.

Encl.

- Inspection Photos

INSPECTION PHOTOS

Fairview Manor
Foundation Inspection 11-9-18

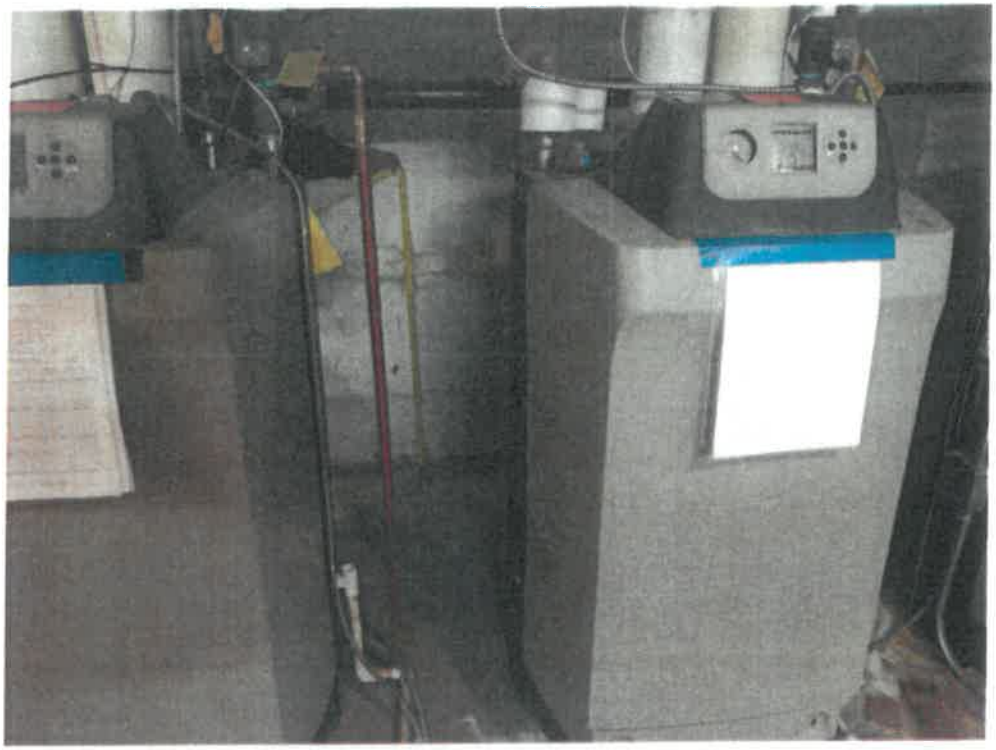


Photo 1: Height of water stains approximately 2'-6"

Photo 2: Boilers

Fairview Manor
Foundation Inspection 11-9-18

Photo 3: Electrical breaker boxes etc.

Photo 4: Patched masonry column (typ)

Fairview Manor
Foundation Inspection 11-9-18

Photo 5: Exterior drain at landing of exterior walkway

Photo 6: Exterior walkway from photo 5

Photo 7: Perimeter French drains or baseboard drains

Photo 8: Perimeter French drains or baseboard drains and floor drain

PHADA
Helping House America

Item 14.

FY 25 Appropriations

The White House has proposed its Fiscal Year (FY) 25 HUD budget, and the House of Representatives and the Senate have both released their FY 25 bills and passed them through their respective Appropriations Committees. There is considerable disagreement across the three budgets, with the White House and Senate budgets proposing modest increases while the House budget includes sharp cuts to many core HUD programs.

As with the FY 24 budget cycle, FY 25 appropriations are limited by provisions in the Fiscal Responsibility Act of 2023, which raised the country's debt ceiling but also enacted non-defense discretionary spending caps for the FY 24 and FY 25 budgets. These caps allow for only a small increase in the FY 25 discretionary budget. However, the Senate has appropriated additional emergency funding that allows its FY 25 budget to exceed those caps.

In this challenging appropriations environment, it is crucial that Congress ensure maximum funding for core HUD programs that provide safe, sanitary, and decent housing for low-income families. Rising insurance rates, increasing Tenant Accounts Receivable (TARs), and higher personnel costs all require greater funding for HAs. Additionally, for the voucher program, rental inflation is nearly at 10 percent year-over-year, requiring much greater appropriations just to renew all existing vouchers.

PHADA urges caution when viewing the figures for HUD accounts because these will change as Congress debates these matters. Neither the House nor the Senate bills have passed their respective chamber, and it is likely that there will be a continuing resolution (CR) if Congress is unable to pass all 12 appropriations bills before September 30, 2023.

Public Housing

FAIRVIEW

Operating Fund

The Senate has proposed a modest decrease (2.0 percent) in operating funding relative to FY 24 levels, while the House has proposed a much more dramatic decrease in funding of nearly 7.5 percent. Both figures are inadequate, however, given inflationary pressures, rising insurance rates, challenges to conform with HUD's new NSPIRE standards, and continued high levels of tenant accounts receivable (TARs).

For reference, a recent HUD presentation noted that the total amount of TARs across the public housing portfolio is currently $570 million, and the Department has previously stated that one-in-five HAs is "severely impacted" by TARs—meaning there was an increase in uncollected rent and a decrease in reserves. The Association continues to push HUD to refrain from penalizing HAs for TARs issues through performance reviews (PHAS).

Capital Fund

The Senate has proposed the same $3.2 billion in capital fund appropriations as in FY 24 enacted levels, while the House has proposed a nearly 5 percent decrease to the capital fund. These amounts are wholly inadequate for HAs in today's environment of rapid inflation for construction materials, the need to conform to new NSPIRE and Build America Buy America (BABA) standards, and additional mandates related to health and safety (smoke detectors, radon, etc.).

Shortfall Funding

The Senate has proposed more than quadrupling public housing shortfall funding, to $107 million, over the $25 million enacted in FY 24. However, the House has only proposed maintaining the same funding as FY 24 enacted levels.

Recently released data indicate that HAs are eligible for over $600 million in shortfall funding, so even the Senate's relatively higher figure will only cover about 18 percent of shortfall needs.

Section 8

WATERVIEW (BAYVIEW ADD)

Voucher Renewals

While the Senate has put forth a 12.4 percent increase in funding for voucher renewals, the House has proposed essentially flat funding for HCV contracts. Given that voucher per unit costs (PUCs) are increasing at nearly 10 percent year-over-year, the House bill would essentially result in a 90 percent proration, and many HAs would have to stop issuing vouchers if that funding level were enacted.

Administrative Fees

The Senate has proposed a modest increase (4.0 percent) for voucher administrative fees, while the House THUD bill only provides for flat funding relative to FY 24 enacted levels. PHADA will continue to advocate for increased voucher fees, and we encourage members to share with their Representatives and Senators how crucial admin fees are to running an efficient and successful voucher program.

Item 14.

FY 25 Budget Table for Selected HUD Accounts
(IN $MILLIONS)

	FY 24 ENACTED	FY 25 PHADA RECOMMENDED	FY 25 WHITE HOUSE	FY 25 HOUSE PROPOSED	FY 25 SENATE PROPOSED	% CHANGE FY 24 ENACTED TO SENATE PROPOSED
Total HUD Discretionary	**$70,069**		**$72,600**	**$64,827**	**$78,200**	**+11.6%**
Public Housing Operating Fund	$5,476	$5,838	$5,050	$5,097	$5,366	-2.0%
Public Housing Capital Fund	$3,200	$5,000	$3,200	$3,047	$3,200	—
Public Housing Shortfall	$25	$377	$178	$25	$107	+328%
Voucher Contract Renewals	$28,491	$30,617	$29,251	$28,500	$32,035	+12.4%
Voucher Administrative Fees*	$2,741	$3,217	$2,934	$2,740	$2,850	+4.0%
Tenant Protection Vouchers	$337	$500	$300	$300	$300	-11.0%
Incremental Vouchers	$45**	$241	$241	$0	$45**	—
Project Based Rental Assistance	$16,010	$16,686	$16,286	$16,195	$16,254	+1.5%
Choice Neighborhoods	$75	$150	$140	$0	$100	+33.3%
HOME	$1,250	$2,500	$1,250	$500	$1,425	+14.0%
CDBG	$3,300	$4,200	$2,900	$3,300	$3,300	—
FSS	$141	$200	$125	$125	$146	+3.5%
ROSS	$40	$40	$35	$35	$40	—
Jobs-Plus	$15	$15	$15	$15	$15	—

FAIRVIE

WATERVIE

*Less fees for special purposes
**$15 million in incremental HUD-VASH, $30 million in incremental FUP

Tenant-Protection Vouchers
Both the House and Senate bills include $300 million for tenant protection vouchers (TPVs), which is an 11 percent reduction over FY 24 enacted funding. Given HUD's recent efforts to streamline RAD/Section 18 blends, PHADA urges members to advocate for additional TPV funding.

Project-Based Rental Assistance
The House and Senate have both proposed modest increases in PBRA funding. Both chambers believe this funding will allow HUD to renew all existing contracts. As with voucher renewals, the increase in rental costs is also forcing appropriators to increase funding for PBRA contracts.

Incremental Vouchers
While the White House budget included $241 million to new vouchers, only the Senate has included some funding for incremental vouchers—$15 million for new Veterans Affairs Supportive Housing (VASH) vouchers, and $30 million for new Family Unification Vouchers. The House has not proposed any incremental voucher funding.

Other HUD Programs
HOME and CDBG
The House and Senate include flat funding for the Community Development Block Grant (CDBG) program. While the Senate has put forth a 14 percent increase in HOME funding, the House has proposed a 60 percent decrease to $500 million. Given the importance of HOME to meeting local affordable housing needs, PHADA urges Congress to fully fund this crucial program.

Self-Sufficiency Programs
The House has proposed an 11 and 12.5 percent cut to the Family Self-Sufficiency (FSS) and Resident Opportunities and Self-Sufficiency (ROSS) programs, respectively. Both proposals would revert funding for these programs to FY 23 enacted levels. However, the Senate has put forth a modest increase (3.5 percent) in FSS funding and flat funding for the ROSS program.

Choice Neighborhoods
The House has not proposed any funding to Choice Neighborhoods. The Senate bill appropriates $100 million, a 33 percent increase relative to FY 24, but a sharp decrease compared to the $350 million appropriated in FY 23. ■

PIH

Section 18 Demo/Dispo Checl

September 2022

The contents of this document, except when based on statutory or regulatory authority or law, does not have the force and effect of law and is not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

This checklist summarizes the application requirements for the demolition and/or disposition of public housing in accordance with Section 18 of the 1937 Act, 24 CFR part 970, and PIH Notice 2021-07. This checklist does not apply to Section 18 dispositions proposed as part of a RAD/Section 18 Blend under PIH Notice 2021-07. For application requirements on the Blends, https://www.hud.gov/program_offices/public_indian_housing/repositioning/rad_section18 The basic Section 18 application requires:

- Completion of IMS/PIC application screens (e.g., selecting buildings/units)
- HUD-52860, HUD-52860-A, and HUD-52860-B (if applicable) required attachments as signed PDFs uploaded
- Supporting documentation pursuant to 24 CFR part 970 and PIH Notice 2021-07, as summarized in this checklist.

☐ **General Information.**

1. Date of application
2. PHA name & code
3. PHA contact
4. Local HUD Field Office (FO) of Public Housing and Expeditor

☐ **Property Description.**

1. Units/buildings (PIC numbers)
2. Acreage
3. Description of land (e.g., copy of the legal description; survey, site and lot map if for a portion of AMP)
4. Recorded Declaration of Trust (DOT) or Declaration of Restrictive Covenant (DORC)
5. Description of UFAS-accessible units distribution (at development and proposed for removal under S18)
   NOTE: PHAs report UFAS-accessible units for their entire Public Housing Portfolios in MicroStrategy. PHAs must ensure this information is current and complete. Incomplete UFAS-accessible data may delay FHEO review.

☐ **PHA Plan.**

The demolition/disposition must be included in a (HUD-approved) PHA Annual Plan or in a Significant Amendment to an Annual Plan. The description of the demolition/disposition in the Annual Plan must be identical to the description in the SAC application.

☐ **Local Government Consultation.**

1. Name local jurisdiction(s)
2. Mayor's (or highest elected official) letter supporting the demo/dispo
3. Narrative description of consultation with dates, meetings, issues raised and PHA responses. If no response by government, description of attempts at government consultation.

☐ **Resident and Resident Group Consultation**

1. Resident. PHA develops demo/dispo application in consultation with residents to be displaced or otherwise affected. Provide date(s) and narrative of consultation process. Attach supporting documents (e.g., agenda, meeting notices; sign-in sheets; minutes, print-out of written or email consultation)
2. Resident Council. If there is a Resident Council, provide name of council and date and narrative of consultation.
3. Resident Advisory Board (RAB). Provide date and narrative of consultation.
4. Attach copies of all written comments from residents or resident groups/organizations during the consultation

o Estimated Value of Property (Disposition Only) Provide independent appraisal (within past year) of Property's fair market value (FMV). Provide a summary, name of appraiser, and date. If the disposition is negotiated at below FMV, HUD may accept an alternative form of valuation (i.e., tax assessor opinion)
o Environmental Review (ER). Completed under 24 CFR Part 50 or 58 identifying the demolition or disposition and any known future use. May include HUD-7015.16 to verify completion.
o Board Resolution. Signed and dated after resident and local government consultation
o Demolition Justification and Description (Demolition or Demolition and Disposition)
1. Property Identification (portion, non-dwelling) 2. Cost of Demolition 3. Source of Funds 4. Justification (Physical condition, location, other factors) *(see Appendix A)* 5. Supporting documentation for demo (rehab estimate and 52860-B) 6. If only a portion of property is demolished, narrative statement on viability of remaining property 7. Future use of property after demolition (if known) (i.e. disposition, redevelopment as public housing)
Disposition Justification and Description (Disposition Only) 1. Justification (check box on 52860-A; attach description and supporting documentation) *(see Appendix A)* 2. Disposition details—method of disposition (sale or ground lease); FMV or below FMV; name of acquiring entity (if known); proposed future use of property (if known) (including narrative of commensurate public benefit, if below FMV)[1] (optional--include Transaction Table(s) on Appendix C) 3. Certificate of good standing (if negotiated at or below FMV)
o Proceeds (Disposition Only) 1. Estimated amount of gross and net proceeds 2. Use of gross proceeds for relocation costs and/or reasonable costs of disposition. Attach a brief narrative/budget 3. Use of net proceeds (if known) (check box on 52860-A). Attach brief narrative, budget, or other supporting documentation). If unknown, indicate. Once known, Request SAC approval of proposed use.
o Resident Offer of Sale or Request for Exception (Disposition Only) 1. Is PHA exercising an exception (check box on 52860-A)? 2. If not exercising an exception, name all established eligible organizations. Provide the notifications to organizations and date sent. Summarize responses. Indicate if a proposal was received and if the PHA accepted it.
o Timetable. 1. Begin and end relocations 2. Execute contract (demo or sales) 3. Remove property
o Relocation Plan. 1. Occupied Units (automatically populated in PIC) (no data entry required) 2. Number of individual residents displaced (from public housing lease, even if no physical displacement)[2] 3. Name of agency providing relocation counseling services to residents (if different from PHA) 4. Description of relocation counseling and advisory services

[1] If a PHA is planning on disposing of the property for below Fair Market Value (FMV) based on commensurate public benefit, the deal must be firm, subject to HUD approval.
[2] Form HUD-52860 requires PHAs to provide a summary of resident displacement by race/national origin and disability. HUD will review the data in the 50058 to confirm this information. Please ensure 50058 data is current.

5. Estimated cost and anticipated funding source for resident moves (actual and reasonable) and other relocation expenses (including counseling)
6. If PHA does NOT administer an HCV Program, name of Section 8 HCV Administrating Agency (who agrees in writing) and approval from local HUD Office of Public Housing FO
7. Number of TPVs requested, narrative supporting TPV request and proposed use for relocation (how TPVs will be offered, i.e. tenant-based voucher with or without the option to lease on-site, project-based voucher—existing, or project-based voucher—new/rehabilitated after an AHAP and development period)
8. Comparable housing offered to displaced residents (check box on 52860). PHAs may offer more than one form of comparable housing. Consider family relocation preferences, households where a family member has a disability, and families not eligible for Section 8 HCV assistance (i.e., because over-income)

PHAs may, but are not required to, submit a comprehensive written Relocation Plan. The Uniform Relocation Act (URA) does not apply. See 24 CFR 970.21

☐ **HUD-52860, HUD-52860-A, and HUD-52860-B (if justification is physical obsolescence)**
Submitted as PDFs (including signed certifications)

☐ **HUD-5837 (required only if demo/dispo will remove all remaining units from the PHA's ACC inventory/PIC count)**
Submitted as PDF (including signed certifications)

☐ **Energy Performance Contract (EPC) (if applicable).** Since PHAs receive Operating Subsidy to pay the EPC debt, the PHA must address the EPC debt in the SAC Section 18 application process.

- **EPC Debt:** When a PHA demolishes or disposes of Public Housing units which benefited from energy conservation measures installed as part of an EPC, prepayment of the EPC debt will most often be required. The PHA should establish its plans for addressing the EPC debt associated with EPC in conjunction with the development of their repositioning plans. If a PHA does not have sufficient EPC expertise on staff to determine the impact of the disposition or demolition on the EPC debt and EPC cash flow, they may need to procure such expertise. PHAs are required to submit EPC documentation for HUD's issuance of an amended EPC approval letter, which will identify the balance of EPC debt that can remain with public housing, as part of the demolition or disposition process.
- **Disposition:** SAC approval will state that the PHA cannot dispose/close on the conversion of units, and HUD will not release the DOT until the EPC debt is repaid in the amount determined by HUD. PHAs should submit the EPC Review Package (identified below) a minimum of 60 business days before their planned closing date.
- **Demolition:** Submit a complete EPC Review Package for an EPC Approval Letter at the time of submission of the DDA Section 18 demolition application, or no later than 60-business days prior to when the SAC demolition is anticipated. SAC will not approve the application until the EPC debt is repaid.
- **EPC Approval Letter:** PHAs must obtain a revised EPC Approval letter when the cumulative change is 5% or greater for units removed from the EPC and 10% or greater cumulative change in EPC costs or savings since the most recent EPC Approval Letter. Review time will take 45 business days from the time of receiving all the documentation necessary for the review. The best practice is to submit a complete EPC Review Package at the same time of submitting a Demolition or Disposition Application, or no later than 60-business days prior to when the EPC Approval Letter is required. Failure to supply all documentation can delay the process. PHA's should give themselves enough time and utilize the necessary expertise (e.g., consultants or ESCOs) to gather needed information for complete EPC review package.
- **Documentation:** The PHA should submit documentation for the EPC Review Package as defined at https://www.hud.gov/sites/dfiles/PIH/documents/RAD_EPC_FAQs.pdf to the Energy Branch at PIHEnergyBranch@hud.gov. PHA's should give themselves enough time and utilize the necessary expertise to gather

☐ **Capital Fund Financing Program (CFFP) and Repayment Agreement(s).** If obligation impacts units, repayment required before SAC approval

☐ **Community Supportive Services (CSS) program.** If property has an existing Resident Opportunities and Self Sufficiency (ROSS), Family Self Sufficiency (FSS), or Jobs Plus (JP) grant, review conversion impact to grant/families. See https://www.hud.gov/sites/dfiles/PIH/documents/CSS%20Matrix.pdf. For FSS or ROSS, contact PIH Field Office with questions. For JP, contact your Grant Manager with questions.

APPENDIX A
Justification Options for Demolition

PIH Notice 2021-07

NOTE: Demolition Applications (including Demolition and Disposition Applications) are submitted when a PHA plans to demolish property while it is under a HUD Declaration of Trust (DOT). The PHA demolition must comply with Section 3, Davis-Bacon and other public housing requirements (and PHA may use Capital Funds). If the PHA plans to transfer obsolete property so that a LIHTC entity or other third-party can complete the demolition (with outside funds), it submits a Disposition only Application.

Justification	Submission Requirements and Supporting Documentation
Obsolete: Physical Condition	Evidence substantial physical issues of the buildings/units (i.e., critical structural issues, deficiencies in major systems, deterioration due to prolonged deferred maintenance) that are not cost-effective to repair (rehab costs exceed 57.14% of TDC for elevator buildings and 62.5% of TDC for elevator buildings). MAX REPAIR COST $3,100,000 Required: HUD-52860-B (TDC analysis), Excel document of list of specific and detailed work-items that require rehabilitation or repair within next 3 years, preferably prepared by an outside engineer or architect that includes SCOPE OF WORK and COST-ESTIMATES. See PIH Notice 2021-07 Optional: Physical Needs Assessment (PNA), government inspections (including condemnation orders), and/or independent architect or engineer's reports (reports are required to support structural defects, and asbestos and lead remediation).
Obsolete: Location	Evidence the location causes obsolescence (i.e. environmental or proximity to highway/factory make property no longer suited for residential use) Required: Narrative and third-party documentation; cost-test (PHA's cost to cure/mitigate)
Obsolete: Other Factors	Evidence conditions impacting the marketability, usefulness, or management of the units that seriously impede operations for residential use supported by third party documentation.
De Minimis	In any 5-year period, a PHA may demolish the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units. CERTIFY the resulting space is used to meet the service or other needs of the residents or the PHA determines the unit(s) are beyond repair. SAC approval not required but prior to demolition, the PHA must submit a PIC application and wait for SAC to acknowledge the action (and ensure environmental compliance).

APPENDIX B
Justification Options for Dispositions
PIH Notice 2021--07

Justification	Submission Requirements and Supporting Documentation
Surrounding Area-Health and Safety 970.17(a)	1. Evidence conditions in the area that present serious obstacles to maintaining units as healthy/safe housing (ideally from third party; may include part 58 ER determination). 2. Narrative of why conditions cannot be cured or mitigated in a cost-effective manner.
Surrounding Area-Infeasible Operation 970.17(a)	Evidence the lack of demand for the units (i.e., long-term vacancy issues, notwithstanding due diligence in marketing, census tract data on declining populations; isolated area with limited access to transportation and infrastructure; high turnover rates).
Improved Efficiency/Effectiveness Off-Site Development 970.17(b)	1. Evidence of firm plans to replace with PH or PBV a. Public housing units. Submit development proposal under 24 CFR 905 . PBV. Submit "intent to project-base" notification to HUD pursuant to 24 CFR § 983.6(d), as amended, and PIH Notice 2017-21 Att. 2. No minimum number (or 1-1 replacement) required, but evidence why replacement units are preferred.
Improved Efficiency/Effectiveness On-Site Development 24 CFR 970.17(c)	See above. If same units are proposed (i.e., change from PH to PBV) then the plan must include modernization/rehabilitation of the units.
Unit obsolescence (PHYSICAL only) (cannot be used for LOCATION or OTHER FACTORS)	Evidence units are obsolete as to physical condition in accordance with applicable demolition criteria (i.e. rehab cost-estimate and HUD-52860). See above.
Very Small PHAs	Evidence operation of 50 or fewer public housing units and commitment to closeout under PIH Notice 2016-23. Generally, a narrative (story) of how PHA proposes disposition and closeout (i.e., in connection with method of disposition, need for TPVs and partnering with voucher agency, use of proceeds, consolidation vs. closeout).
Blend with Rental Assistance Demonstration (RAD) • Construction • Small PHA	PHA REQUESTS THE SECTION 18 BY SUBMITTING A RAD APPLICATION ONLY. PHA SHOULD BE ADVISED TO SUBMIT A RAD APPICATION THAT REQUESTS THE BLEND
Scattered Site Units	1. Evidence units are unsustainable to operate and/or maintain as public housing (narrative, operating budgets, distance between units, description of different systems-HVAC). 2. Evidence units are in non-contiguous buildings 3. Evidence buildings have four or fewer total units NOTE: Any building configuration is acceptable provided 4 or fewer units on a block (i.e. 4 single-family homes next door to one another)
Non-dwelling 24 CFR 970.17(d)	Narrative statement and supporting documentation that non-dwelling buildings or vacant land exceeds the needs of the project after the date of full availability (DOFA); or the disposition of the property is incidental to, or does not interfere with, continued operation of the remaining portion of the project.

APPENDIX C
Transaction Chart

The completion of these charts is OPTIONAL and are being provided to assist the PHA in describing/summarizing the disposition transaction as part of its SAC Application. PHAs may change this chart to meet their particular disposition/transaction and delete lines that do not apply. If a PHA is disposing of property to more than one entity, for different purposes, complete separate charts

For All Dispositions	
Property Proposed for Disposition: XX **dwelling buildings (**XX **dwelling units and** XX **non-dwelling units);** XX **non-dwelling buildings;** XX **acres at** XXX **(name and number of AMP/development)**	
Approved Method of Disposition: e.g., Public bid (auction or MLS); Negotiated Sale (Below FMV); Negotiated Ground Lease for XX Years (FMV); Seller (PHA) financing	
Acquiring Entity (if known/ Negotiated)	e.g. ABC Development, LP (state N/A if public bid)
Disposition Amount	e.g. $1/ sale; $1/year ground lease
Approved Building Numbers in PIC and/or attached legal description (for dispositions of a portion of an AMP) XXX	

Below FMV Dispositions based on Commensurate Public Benefit (24 CFR 970.19)					
Total Units XXX	**Affordable Housing for families at 80% and below AMI**				
	ACC	**PBV (proposed)***	**Other Affordable**	**Market Rate (Manager)**	**Market Rate (Other)**
Rental	XXX	XXX	XXX	XXX	XXX
Non-Dwelling Uses of Property	e.g. community building				
Summary	COMPLETE SUMMARY: e.g., FOR RENTAL DWELLING UNITS: existing units will be maintained as Affordable Housing, existing units will be substantially rehabbed using LIHTC, existing units will be demolished and new construction of LIHTC unitse.g., FOR NON-DWELLING, Property will primarily serve families at or below 80% of AMI as				

*PHA has indicated this as the number of units that it plans to attach PBV assistance to at the property. However, this chart is not HUD approval of the PBV assistance to the units. PHA and/or PBV Project Owner must independently and separately comply with all applicable PBV program requirements including section 8(o)(13) of the 1937 Act (as amended by HOTMA, Public Law114-201, 130 Stat.782), HUD regulation at 24 CFR part 983, and other applicable HUD guidance. These include, but are not limited to, HOTMA Federal Register (FR) Implementation Notice at 82 FR 5458 (January 18, 2017), 82 FR 32461 (Jul. 14, 2017) (HOTMA Correction), 85 FR 12001 (Feb. 28, 2020) (SLR), PIH Notice 2017-21 (HA), and environmental requirements outlined in PIH Notice 2016-22 (HA).

APPENDIX D

(Section 18 Order of Operations)

This Appendix is intended to assist PHAs in planning Section 18 demolitions and dispositions. The steps below are a framework to enable PHAs to track the main required steps in order to complete the Section 18 process. Note: This is not intended to be a comprehensive list of all requirements.

1. PHA begins the Environmental Review process under part 58 (or Part 50).
2. PHA secures information needed for justification (e.g. rehab cost-estimate for obsolescence)
3. If PHA is a public housing only PHA, PHA begins process to find an agency with an HCV program to administer the TPVs and requests HUD FO approval of the agreement between the two PHAs
4. PHA includes the Section 18 Annual PHA Plan, either through significant amendment, or the regular Annual Plan process. PHA holds required public comment period for its Annual Plan. PHA submits Annual Plan to HUD FO for approval. Qualified PHAs discuss Section 18 demolition or disposition at a hearing
5. PHA consults impacted residents, resident council, RAB
6. PHA consults local government officials on Section 18. PHA obtains a letter of support(s)
7. PHA obtains Board Approval
8. PHA submits Section 18 Application via HUD-52860, HUD-52860-A and HUD-52860-B (if applicable) via IMS/PIC
9. HUD's Special Applications Center (SAC) reviews application and issues a response (e.g. approval)
10. PHA issues 90-day notice on relocation to families (even if no physical displacement). Notice describes offer of comparable housing (e.g. tenant-based assistance, PBV unit, another public housing unit). PHA may not force family to relocate prior to 90-days but family may voluntarily choose to relocate as soon as comparable housing resource (i.e. TPV, another public housing units) is available
11. PHA applies for TPVs (30-60 days before planned start of relocation)
12. PHA relocates families off-site. PHA provides TPVs to families who have selected tenant-based assistance as their first preference for comparable housing. PHA assists in relocation and ensuring families are leased-up. PHA holds oral briefing required by 24 CFR 982.301. When a family leases a unit with the TPV, PHA puts family in "End of Participation (EOP)" status in the public housing program and adds family to HCV in HUD-50058
13. If demolition—PHA enters into demolition contract and proceeds with demolition
14. If disposition and project will not be used as rental housing after disposition, PHA requests a release of the DOT from the HUD FO (based on approved Section 18—e.g. transfer of property to another entity. HUD releases DOT and use restriction is recorded, if applicable
15. If disposition and project will be used as rental housing after disposition:
    - If PHA plans to attach project-based voucher (PBV) assistance to the units, PHA takes necessary steps to enter into a PBV HAP for the units in accordance with 24 CFR part 983, PIH Notice 2017-21 (e.g. HQS inspections, sending notification email to HUD PBV submission mailbox)
    - PHA complies with relocation requirements noted above, by issuing 90-day notice to families. PHA may offer families comparable housing in their current units (as tenant-based or PBV assistance).
    - PHA requests a release of the DOT from the HUD FO (based on approved Section 18—e.g. transfer of property to another entity). PHA submits draft use agreement, if applicable. HUD releases DOT and use restriction is recorded, if applicable
    - In accordance with voucher rules at 24 CFR parts 982, 983, as amended, the PHA enters into HCV HAP or PBV HAP contracts for families remaining with tenant-based or project-based assistance
    - PHA "relocates" families who will remain at the project with HCV assistance by putting them in EOP status in public housing program and adding them to HCV assistance in HUD-50058
16. Deposit proceeds from disposition (if applicable) in an account subject to a HUD-51999 GDA. Record proceeds as a "restricted" asset on the associated project's financial data schedules (FDS)

17. Within 7 days after the disposition occurs, PHA requests (through IMC/PIC) that HUD FO chan[ge] the status of the units/property to "Removed from Inventory" in IMS/PIC

GLADSTONE
HOUSING
COMMISSION

217 DAKOTA AVENUE • GLADSTONE, MICHIGAN 49837 • (906) 428-2215

September 4, 2024

The Honorable
Joseph Thompson Mayor, Brad Mantela Mayor Pro-Tem, Robert Pontis Commissioner,
Judy Akkala Commissioner, Steve O'Driscoll Commissioner
Gladstone City Commission
City of Gladstone
1100 Delta Avenue
Gladstone, Michigan 49837

Honorable Commission Members,

The Gladstone Housing Commission for fifty-seven years has help meet the needs of Gladstone's low income senior and disabled residents. Supplying much needed affordable, safe and clean housing to this vulnerable population.

Since 2008 our Commission has seen decreases or flat Federal funding, to the point that this funding does not keep up with the needed repairs to keep the Fairview Manor building operational.

In 2012, the Commission started looking for better ways to fund and maintain the buildings, Fairview and Bayview Manors. In 2014 the Federal Governments RAD (Rental Assistance Demonstration) program under HUD was the best possible chance to bring the much need funding through Tax Credits. The Commission had sought to repair and upgrade the buildings in their present location as no other suitable location was available within the city.

After a study was done of the buildings for the RAD conversion requirements. It was found that Bayview Manor could get funding. In 2021 Bayview was converted after receiving funding and was renamed Waterview I apartments. It is now run under the Section 8 tax credit program. The Housing Commission has been contracted to supply staff to manage the building.

However, Fairview Manor could not meet the requirements to receive funding under RAD. The Commission continues to look for other sources of funding. The commission is currently looking to apply for funding under HUD's Section 202 program, which is senior housing only. This funding program was to be released in the fall of 2021 and we are still waiting for the application period to open. If we receive the funding Fairview Manor will still have to be razed and a new building built.

In the mean time the Commission can use the HUD Section 18 Demo/ Dispo program to help find other housing for the current residents and raze the Fairview Manor building helping to make sure Gladstone does not get stuck with an abandoned building. After HUD approval it would take 6 to 18 months to close Fairview. If Fairview is razed this could help to open up other funding sources for possible different types of construction on the site.

The Commission would also receive HUD funding for 5 years to continue operations while applying for other funding sources.

If you have any questions, please feel free contact me or the Executive Director.

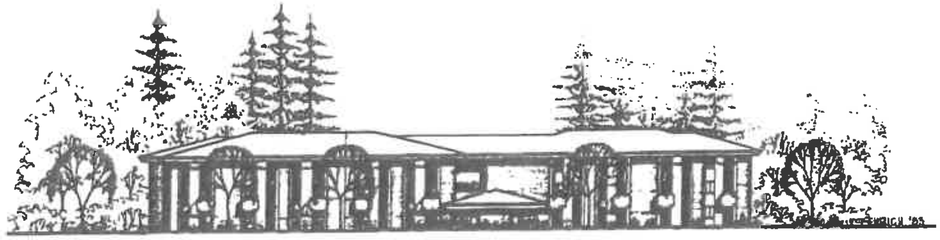
Sincerely,

Paula J Waeghe

Paula Waeghe, Board President
Gladstone Housing Commission
217 Dakota Avenue
Gladstone, MI 49837

cc: Comm. Joseph Maki (VP), Comm. Mary Bosk, Comm. Rudy Kaminen, Comm. Anne Chapman, Michael Lindahl (ED)

GLADSTONE
HOUSING
COMMISSION



217 DAKOTA AVENUE • GLADSTONE, MICHIGAN 49837 • (906) 428-2215

NOTICE

The Gladstone Housing Commission will be holding a Special Meeting of the Board. The meeting will be held Tuesday September 3, 2024 at 7:00 PM in the Fairview Manor Community Room.

The topic of the meeting will be to Needs Assessment from the Architect and the Section 18 process or other alternatives.

Please contact the office at (906) 428-2215 if you have any questions

Michael Lindahl
Secretary of the Commission

ARCHITECTS GROUP LIMITED

1825 South Webster Avenue, Suite 202
Green Bay, WI 54301
Phone: 920-432-1232
Website www.aglgb.com
agl@aglgb.com

August 8, 2024

Fairview Manor
Needs Assessment

Replace roofing, tear off and install new insulation and EPDM *Existing EPDM membrane roof installed in 2004 at end of life, seams are separating. Replace roofing and insulation.*	$529,920.00
Replace metal roof edging *Metal cap and roof edging circa 1968 to be replaced along with roofing*	$20,580.00
Relocate roof access ladder and roof hatch *Roof access ladder does not have sufficient clearance to wall for foot placement. Cannot move ladder out from wall as it would impede stair access. Ladder and roof access hatch to be relocated.*	$7,500.00
Replace cracked concrete cap by incinerator stack, tuck point brick, replace brick, install clear sealer *Concrete cap on former elevator shaft above roof is original and severely cracked. Brick face on shaft walls with spalled surfaces to be replaced.*	$25,000.00
Replace 11 exit signs with LED *Exit signs replace to LED for energy efficiency*	$2,750.00
Replace hall carpeting *Hallway carpeting installed in 2002 is beyond useful life. Replace.*	$23,540.00
Replace 3-fan coil units in corridor ceiling *Fan coil units are original from 1968 and beyond useful life*	$33,240.00
Replace can lights in corridor *Replace corridor can lights with LED can lights for energy efficiency.*	$14,400.00
Replace apartment entry doors/frames/hardware *Wood entry doors/frames are original from 1968 and showing wear, splits, delamination. Replace with new.*	$130,000.00
Add handrail to corridors *Install handrail in corridor for tenant safety*	$17,610.00
Change out stairwell doors/frames/hardware *Stairwell wood doors and hollow metal frames are original from 1968 and are showing wear, splits, delamination. Do not close properly, to be replaced for safety*	$31,500.00
Replace stairwell handrails *Stair wood handrails are original from 1968. Present configuration does not meet code. Replace for tenant safety.*	$13,000.00
Replace stair treads *Existing vinyl stair treads nosing cracking. Replace for tenant safety.*	$12,000.00
Replace stair landings with rubber tile *Stair landings are carpet from 2002. Carpet beyond useful life. Replace with rubber tile for tenant safety.*	$10,370.00

Laundry rooms, replace drain piping. Replace dryer venting to sidewall *Replace drain piping and dryer vent duct and reconfigure room to clean up appearance.*	$42,565.00
Replace exterior hollow metal doors/frames with aluminum doors/frames in community room, second floor patio, front entry, side exits *Existing exterior hollow metal doors/frames are original from 1968 and are rusting badly. Replace with aluminum.*	$75,120.00
Replace community kitchen flooring, cabinets, range hood, roll-up doors, lower serving counter, lighting *Community room kitchen is original from 1968, is showing signs of wear and is not ADA accessible.*	$20,000.00
Community room, replace windows, lighting, closet doors, flooring, paint walls/ceiling *Carpet was replaced in 2002 and is at end of life. Lighting to upgrade to LED for energy efficiency.*	$51,410.00
Replace community room split systems *Air conditioning split system installed 35 years ago is past end of life.*	$31,450.00
Install new mailboxes, larger horizontal box style and new wall framing *Present mailboxes do not meet USPS mailbox requirements.*	$20,000.00
New Hi-Lo drinking fountains *Provide Hi-Lo drinking fountains to meet ADA requirements*	$5,500.00
Convert hair dressing room to storage *Former hair dressing room has not been used for years. Convert this room into usable storage space*	$3,000.00
Separate storm line and sewer line *Storm line and sewer line are combined withing the building. Separate lines to meet city requirements.*	$87,575.00
Replace sewer line in crawl space *Life expectancy for cast iron pipe is 50 years. Existing sewer line is original from 1968 – 56 years ago.*	$125,590.00
Relocate boilers from basement to new grade level mechanical/electrical room at end of building *Life expectancy for high efficiency boilers is 15 years. Present boilers are 12 years old and exhibit problems and need more maintenance now. Replace with new Move boilers out of basement which is subject to flooding.*	$877,000.00
Create new Grade level mechanical Room – Assume 800 s.f. *Present basement mechanical room subject to flooding. Relocate to grade*	$240,000.00
Replace fin pipe radiation covers and fin pipe, zone valves, ball valves, unions, balancing valves, coin vents all apartments and public areas *Fin pipe and covers were replaced 2004. Covers are dented, bent. Valves and venting at that time were not replaced. Replaced with new for appearance and to minimize maintenance on heating system.*	$428,850.00
Replace windows *Windows were replaced in 2000. Window replacement parts not available*	$264,000.00
Replace stucco panels with EIFS around windows *With planter boxes removed. Remove remainder of stucco and replace with EIFS for uniform appearance and energy efficiency.*	$192,500.00
Paint apartments *Paint apartments to provide attractive appearance*	$158,150.00
Replace first floor drywall ceiling for heating piping replacement *Upgrade heating line sizes due to boiler relocation*	$14,175.00
Remove wall in kitchen and enlarge kitchen for more counter space, solid surface countertop, range hoods	$845,215.00

Kitchens are small, enlarge kitchen to make the room larger and provide tenant with more cabinet and counter space.	
Change out apartment bi-fold closet doors *Closet doors are original to 1968 building and showing wear*	$70,600.00
Replace apartment thermostats *Replace thermostats with easier to read larger dial for tenants use*	$85,700.00
Remodel apartment bathrooms with new shower bases, solid surface walls, shower controls, toilets, vanities and tops, medicine cabinets, exhaust fans and ductwork *Update bathroom with new vanities and showers, medicine cabinets, material is original from 1968*	$578,695.00
Add mini-split units to each apartment for air conditioning *Provide air conditioning for tenants to make units more attractive to rent*	$503,950.00
Replace apartment carpeting *Carpeting showing wear and use*	$91,320.00
Install LVT in apartment kitchen and bathrooms *Provide modern flooring in kitchen and bathrooms to make unit more attractive to rent*	$39,840.00
Install vinyl base *New flooring will require new base*	$33,000.00
Replace apartment interior doors/hardware *Interior doors original to building and showing signs of wear. Provide lever hardware for ADA accessibility*	$108,750.00
Install light switch for apartment entry closet *Present closet light is on a pull chain. Provide wall switch for tenant convenience*	$10,000.00
Install new electric range 30" width *Provide standard 30" stove in lieu of 21" which are harder to find*	$50,000.00
Remove exterior second floor planter boxes *Remove exterior stucco planter boxes which are not used and source of maintenance*	$25,000.00
Replace concrete patio *Exiting concrete patio is original to building 1968 and has multiple cracks. Uneven surface. Replace for tenant safety.*	$13,040.00
Replace exterior lights/poles *Exterior light poles are original to building. Replace with new and upgrade to LED for more modern appearance and energy efficiency.*	$45,000.00
Modify crawl space venting *Provide crawl space venting extending above snow line*	$1,500.00
Replace side entry sidewalk for ADA access *Replace side entry walks with ramped surface for ADA accessibility*	$9,000.00
Replace north drive apron *Existing drive apron concrete surface is severely spalled.*	$9,000.00
Replace partial exterior sidewalks *Replace cracked and raised exterior sidewalks for tenant safety.*	$3,500.00
Storage garage, replace garage door, pass door, create a stoop, replace roof *EPDM roof replaced in 2004 at end of life. Passage door rusting. Present stoop is tilted. Provide a new stoop on frost walls to create level surface for safety. Overhead garage door old and worn. Provide new insulated overhead door.*	$46,620.00
TOTAL	**$6,077,965.00**

MAX COST OF REPAIRS CAN ONLY BE
$3,100,000.00

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"

Gladstone Housing Commission
217 Dakota Avenue
Gladstone, MI 49837
Attn: Mr. Michael Lindahl, Executive Director

October 15, 2024

Mike,

The remaining City Commission Meetings for 2024 are as follows:

October 28, 2024
November 11, 2024
November 25, 2024
December 9, 2024, and
December 23, 2024

It is your decision as to what you think your responsibilities are as the Executive Director of the Housing Commission. I can't tell you what to do, nor do I want to. I believe the proposed tearing down of Fairview Manor deserves a presentation to the City Commission with your reasoning and possible options.

If you choose to make a presentation, please pick a date and have any support materials to us by the Tuesday before the Commission meeting. If you don't plan on making a presentation, please let me know ASAP so that I can line up the appropriate people to present this to our City Commission.

Sincerely,

EWB

Eric W. Buckman
City of Gladstone
Gladstone Michigan

1100 Delta Avenue
Gladstone, MI 49837
www.gladstonemi.org

City of Gladstone, MI

MEETING TYPE

STAFF REPORT

Agenda Date:	November 25, 2024	**Eric Buckman, City Manager:**	
Department:	Treasurer	**Department Head Name:**	Vicki Schroeder
Presenter:	Vicki Schroeder	**Kim Berry, City Clerk:**	

This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Liens on 2024 Winter Property Tax Bills

BACKGROUND: Chapter 8 Section 12 of the City Charter allows the city to assess delinquent utilities and miscellaneous invoices as liens on the tax rolls.

FISCAL EFFECT: $19,419.33

SUPPORTING DOCUMENTATION: Spreadsheets detailing which amounts are being proposed to be placed on the tax roll as a lien.

RECOMMENDATION: Motion to assess miscellaneous invoices and past due utility balances on the Winter 2024 property tax bills accordingly.

UTILITIES
OFF TO TAXES
Winter 2024

Item 15.

Account No	Parcel ID	Acct Name	Service Address	Owner Name	Owner Street	City, State, Zip	Electric	Fire Protection	Refuse	Sewer	Water	Compost	Utility Balance	10% Pen	Total	Notes
1426-31	616-078-00	Michael Damitz	1305 N 15th St	Michael Damitz	860 Westwood 0.6 Dr	Gladstone, MI 49837	$ 376.20	$ -	$ 40.78	$ -	$ -	$ 18.85	$ 435.83	$ 43.58	$ 479.41	closed account
1624-31	175-023-00	Kelly Norkooli	433 29th St	Kelly Norkooli	433 29th St	Gladstone, MI 49837	$ -	$ -	$ 45.47	$ -	$ -	$ 21.03	$ 66.50	$ 6.65	$ 73.15	refuse only customer
3106-32	102-003-00	Danielle Sargent	1611 Michigan Ave	Jarred Khollman	1600 S 30th St, #116	Escanaba, MI 49829	$ 85.14	$ 5.37	$ 35.85	$ 118.84	$ 56.96	$ 16.57	$ 318.73	$ 31.87	$ 350.60	former tenant
4328-30	065-014-00	Shirley Pickens	1118 Wisconsin Ave	Kimberly Dale	1118 Wisconsin Ave	Gladstone, MI 49837	$ 138.90	$ 2.93	$ 19.63	$ 68.83	$ 33.03	$ 9.06	$ 272.38	$ 27.24	$ 299.62	prev owner
							$ 600.24	**$ 8.30**	**$ 141.73**	**$ 187.67**	**$ 89.99**	**$ 65.51**	**$ 1,093.44**	**$ 109.34**	**$ 1,202.78**	

Business		0.00%
Landlord		0.00%
Back to Bank		0.00%
Enforced shutoff		0.00%
Vacant		0.00%
Prev Owner/Tenant	$ 1,026.94	93.92%
Subtotal	$ 1,026.94	
All Others	$ 66.50	6.08%
Total	$ 1,093.44	

Comparisions (totals w/o 10% penalty)

Summer 2024	**$ 8,219.47**
Winter 2023	**$ 7,119.87**
Summer 2023	**$ 7,987.45**
Winter 2022	**$ 3,096.47**
Summer 2022	**$ 28,340.93**
Winter 2021	**$ 4,857.88**
Summer 2021	**$ 2,268.48**

MISC INVOICES
OFF TO TAXES
WINTER 2024

Item 15.

Winter 2024 Miscellaneous Invoices To Taxes

PARCEL #	NAME	SERVICE ADDRESS	Owner Address	City, State, Zip	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
052-029-004-00	Justine Rochon	608 Superior Ave	608 Superior Ave	Gladstone, MI 49837	3227	lawn service	$ 54.00	$ 5.40	$ 59.40
052-038-008-00	Darren Louis	814 Minneapolis Ave	7715 W Armitage Ave	Elmwood Park, IL 60707	3155	broken rental inspection and code violation	$ 93.50	$ 9.35	$ 102.85
052-038-008-00	Darren Louis	814 Minneapolis Ave	7715 W Armitage Ave	Elmwood Park, IL 60707	3221	broken rental inspection and code violation	$ 307.80	$ 30.78	$ 338.58
052-041-010-00	Bailey McClinchy	810 Michigan Ave	810 Michigan Ave	Gladstone, MI 49837	3331	code violation	$ 260.00	$ 26.00	$ 286.00
052-041-010-00	Bailey McClinchy	810 Michigan Ave	810 Michigan Ave	Gladstone, MI 49837	3359	code violation	$ 520.00	$ 52.00	$ 572.00
052-048-011-00	Steve Hackleman	921 Delta Ave	921 Delta Ave	Gladstone, MI 49837	3100	code violation	$ 56.00	$ 5.60	$ 61.60
052-066-003-00	John and Tammy Gillis	1109 Wisconsin Ave	1109 Wisconsin Ave	Gladstone, MI 49837	3159	code violation	$ 55.00	$ 5.50	$ 60.50
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3152	rental re-inspection	$ 33.00	$ 3.30	$ 36.30
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3240	broken rental inspection	$ 37.80	$ 3.78	$ 41.58
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3285	broken rental inspection	$ 37.10	$ 3.71	$ 40.81
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3317	broken rental inspection	$ 37.10	$ 3.71	$ 40.81
052-072-007-00	Michael and Marilyn Albrecht	1225 Michigan Ave	2706 2nd Ave W	Gladstone, MI 49837	3354	broken rental inspection	$ 36.40	$ 3.64	$ 40.04
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3123	code violation	$ 560.00	$ 56.00	$ 616.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3166	code violation	$ 550.00	$ 55.00	$ 605.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3233	lawn service	$ 54.00	$ 5.40	$ 59.40
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3250	code violation	$ 540.00	$ 54.00	$ 594.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3312	code violation	$ 530.00	$ 53.00	$ 583.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3330	code violation	$ 520.00	$ 52.00	$ 572.00
052-073-011-00	William and Kelly Cavanaugh	1210 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3360	code violation	$ 520.00	$ 52.00	$ 572.00
052-073-012-00	William and Kelly Cavanaugh	1216 Michigan Ave	8397 S Lakeside T.5 Rd	Rapid River, MI 49878	3232	lawn service	$ 64.80	$ 6.48	$ 71.28
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3125	code violation	$ 560.00	$ 56.00	$ 616.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3200	code violation	$ 540.00	$ 54.00	$ 594.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3248	code violation	$ 540.00	$ 54.00	$ 594.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3310	code violation	$ 530.00	$ 53.00	$ 583.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3329	code violation	$ 520.00	$ 52.00	$ 572.00
052-076-018-00	Christina Flatt	1220 Delta Ave	1220 Delta Ave	Gladstone, MI 49837	3358	code violation	$ 520.00	$ 52.00	$ 572.00
052-077-001-00	Ricky Myers Jr	1206 Superior Ave	1206 Superior Ave	Gladstone, MI 49837	3291	lawn service	$ 53.00	$ 5.30	$ 58.30
052-079-001-00	Daniel and Debra Mead	1301 1/2 Superior Ave	1301 Superior Ave	Gladstone, MI 49837	3131	rental inspection and certification	$ 55.00	$ 5.50	$ 60.50
052-085-002-00	Michael and Marilyn Albrecht	1305 Montana Ave	2706 2nd Ave W	Gladstone, MI 49837	3132	rental inspection and certification	$ 55.00	$ 5.50	$ 60.50
052-094-010-00	Michael Olsen	1510 Minnesota Ave	423 S 15th St	Escanaba, MI 49829	3122	code violation	$ 560.00	$ 56.00	$ 616.00
052-102-003-00	Jarred Khollman	1611 Michigan Ave	1611 Michigan Ave	Gladstone, MI 49837	3290	lawn service	$ 53.00	$ 5.30	$ 58.30
052-102-003-00	Jarred Khollman	1611 Michigan Ave	1611 Michigan Ave	Gladstone, MI 49837	3319	broken rental inspection	$ 37.10	$ 3.71	$ 40.81
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Kalamazoo, MI 49048	3087	broken rental inspection and code violation	$ 599.20	$ 59.92	$ 659.12
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Kalamazoo, MI 49048	3187	broken rental inspection	$ 38.50	$ 3.85	$ 42.35
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Kalamazoo, MI 49048	3264	broken rental inspection	$ 37.80	$ 3.78	$ 41.58
052-200-025-00	William and Fennette Raymond	409 Elm St	6423 Tanoak Ave	Gladstone, MI 49837	3308	broken rental inspection and code violation	$ 90.10	$ 9.01	$ 99.11
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3161	code violation	$ 55.00	$ 5.50	$ 60.50
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3199	code violation	$ 270.00	$ 27.00	$ 297.00
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3273	code violation	$ 540.00	$ 54.00	$ 594.00
052-273-010-00	Carrie Rochefort	618 N 7th St	618 N 7th St	Gladstone, MI 49837	3303	rental re-inspection fee	$ 31.80	$ 3.18	$ 34.98
052-273-030-00	Arthur and Michael Mayers	629 N 8th	629 N 8th St	Gladstone, MI 49837	3162	code violation	$ 55.00	$ 5.50	$ 60.50
052-353-009-00	Richard Semashko	1420 3rd Ave N	1420 3rd Ave N	Gladstone, MI 49837	3335	code violation	$ 52.00	$ 5.20	$ 57.20
052-371-012-00	Jason and Kim LaPlant	9 Parkway Dr	9 Parkway Dr	Gladstone, MI 49837	3351	code violation	$ 52.00	$ 5.20	$ 57.20
052-371-018-00	Brandon Harris	21 Parkway Dr	8525 N 66th St	Milwaukee, WI 53223	3129	code violation	$ 550.00	$ 55.00	$ 605.00

MISC INVOICES
OFF TO TAXES
WINTER 2024

Item 15.

PARCEL #	NAME	SERVICE ADDRESS	Owner Address	City, State, Zip	INVOICE #	DESCRIPTION	AMOUNT	10 % PENALTY	TOTAL
052-371-018-00	Brandon Harris	21 Parkway Dr	8525 N 66th St	Milwaukee, WI 53223	3198	code violation	$ 540.00	$ 54.00	$ 594.00
052-371-018-00	Brandon Harris	21 Parkway Dr	8525 N 66th St	Milwaukee, WI 53223	3278	code violation	$ 530.00	$ 53.00	$ 583.00
052-371-019-00	Mary Ring	23 Parkway Dr	16 Pinewood Dr	Gladstone, MI 49837	3234	lawn service	$ 54.00	$ 5.40	$ 59.40
052-371-019-00	Mary Ring	23 Parkway Dr	16 Pinewood Dr	Gladstone, MI 49837	3277	code violation	$ 530.00	$ 53.00	$ 583.00
052-371-025-00	Sherry Myers and Wendy Webber	10 Parkway Dr	10 Parkway Dr	Gladstone, MI 49837	3130	code violation	$ 55.00	$ 5.50	$ 60.50
052-371-025-00	Sherry Myers and Wendy Webber	10 Parkway Dr	10 Parkway Dr	Gladstone, MI 49837	3210	rental inspection and certification	$ 54.00	$ 5.40	$ 59.40
052-524-008-00	Michael and Julie Rexford	701 Loueda Ave	701 Loueda Ave	Gladstone, MI 49837	3170	zoning compliance application fee	$ 27.50	$ 2.75	$ 30.25
052-076-002-00	Connie Johnson	1205 Superior Ave	N12539 J1 Rd	Carney, MI 49812	3174	broken rental inspection	$ 38.50	$ 3.85	$ 42.35
052-076-002-00	Connie Johnson	1205 Superior Ave	N12539 J1 Rd	Carney, MI 49812	3309	broken rental inspection	$ 37.10	$ 3.71	$ 40.81
052-561-017-00	Aos Investments LLC	1304 Lakeshore Dr	1529 S 15th St	Escanaba, MI 49829	3239	rental inspection and multi-unit inspection	$ 64.80	$ 6.48	$ 71.28
052-616-007-00	Gary Micheau	120 Cliffs Ave	9000 Stagecoach Q.5 Dr	Gladstone, MI 49837	3180	rental inspection	$ 38.50	$ 3.85	$ 42.35
052-616-007-00	Gary Micheau	120 Cliffs Ave	9000 Stagecoach Q.5 Dr	Gladstone, MI 49837	3294	broken rental inspection	$ 37.10	$ 3.71	$ 40.81
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3081	code violation	$ 560.00	$ 56.00	$ 616.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3147	code violation	$ 550.00	$ 55.00	$ 605.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3197	code violation	$ 540.00	$ 54.00	$ 594.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3249	code violation	$ 540.00	$ 54.00	$ 594.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3293	lawn service	$ 53.00	$ 5.30	$ 58.30
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3311	code violation	$ 530.00	$ 53.00	$ 583.00
052-621-007-00	Clinton and Amelia Seawright	408 N 9th St	5256 S Kurth 17.5 Dr	Escanaba, MI 49829	3352	code violation	$ 520.00	$ 52.00	$ 572.00
								$ -	$ -
							$16,560.50	$1,656.05	**$18,216.55**

City of Gladstone, MI

1100 Delta Avenue
Gladstone, MI 49837
www.gladstonemi.org

MEETING TYPE

STAFF REPORT

Agenda Date:	November 25, 2024	**Eric Buckman, City Manager:**	
Department:	All Funds	**Department Head Name:**	Vicki Schroeder
Presenter:	Eric Buckman	**Kim Berry, City Clerk:**	

This form and any background material must be approved by the City Manager, then delivered to the City Clerk by 4:00 PM the Tuesday prior to the Commission Meeting.

AGENDA ITEM TITLE: Year to Date Financial Reports

BACKGROUND: Attached are the year-to-date financial reports through October 2024 for commission review. These numbers are pre-audited and are subject to change. You are more than welcome to email me questions.

FISCAL EFFECT:

SUPPORTING DOCUMENTATION: Revenue and expenditure reports, balance sheets reports.

RECOMMENDATION: No action at this time, this is for informational purposes.

CASH SUMMARY REPORT FOR CITY OF GLADSTONE

From 04/01/2024 to 10/31/2024

Fund	Description	Beginning Balance 04/01/2024	Total Debits	Total Credits	Ending Balance 10/31/2024
101	GENERAL FUND	1,246,054.70	11,910,452.99	11,462,802.29	1,693,705.40
103	LAND DEVELOPMENT FUND	(12,551.25)	31,682.81	6,639.00	12,492.56
202	MAJOR STREET FUND	300,188.01	747,389.27	737,285.29	310,291.99
203	LOCAL STREET FUND	228,655.68	1,022,676.95	1,105,835.21	145,497.42
214	MSHDA HOMEOWNER	26,338.34	0.00	2,809.65	23,528.69
230	DR MARY CRETENS COMMUNITY FOUNDATION	446,116.85	910,991.64	895,094.93	462,013.56
244	ECONOMIC DEVELOPMENT FUND	44,009.73	311,042.31	302,081.49	52,970.55
248	DOWNTOWN DEVELOPMENT AUTHORITY	170,155.75	720,463.41	649,973.76	240,645.40
301	GENERAL DEBT SERVICE FUND	179,427.23	1,154,158.32	848,291.48	485,294.07
540	SOLID WASTE FUND	414,578.23	643,932.88	569,531.45	488,979.66
582	ELECTRIC FUND	2,384,001.47	6,294,750.34	5,977,637.36	2,701,114.45
590	WASTE WATER FUND	1,937,702.54	8,145,861.93	8,303,658.10	1,779,906.37
591	WATER FUND	723,766.02	2,376,550.18	2,674,461.20	425,855.00
594	HARBOR FUND	231,128.11	350,861.28	341,915.51	240,073.88
701	TRUST & AGENCY TAX FUND	8,916.38	3,938,242.79	3,926,691.40	20,467.77
705	CEMETERY PERPETUAL CARE FUND	274,882.94	599,762.77	592,024.91	282,620.80
706	MAPLERIDGE TOWNSHIP	373.85	46,342.60	41,827.58	4,888.87
731	RETIREMENT SYSTEM FUND	368,356.48	895,002.66	860,212.56	403,146.58
	REPORT TOTALS:	8,972,101.06	40,100,165.13	39,298,773.17	9,773,493.02

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
Department: 000 REVENUE						
101-000-402.000	CURRENT YEAR TAX LEVY - REAL	1,523,349.00	1,483,474.86	277,476.26	39,874.14	97.38
101-000-410.000	CURRENT YEAR TAX LEVY - PERSONAL	208,823.00	186,836.16	1,000.74	21,986.84	89.47
101-000-416.000	STATE OF MICHIGAN - SWAMP TAX	70.00	0.00	0.00	70.00	0.00
101-000-427.000	ACT 33 PUBLIC SAFETY MILLAGE	564,232.00	224,102.43	42,325.83	340,129.57	39.72
101-000-432.001	IN LIEU OF TAXES--HOUSING COMMISSION	1,400.00	2,229.94	0.00	(829.94)	159.28
101-000-432.002	IN LIEU OF TAXES--THORNTREE HOUSING	3,500.00	3,768.50	0.00	(268.50)	107.67
101-000-432.003	IN LIEU OF TAXES--WATERVIEW APT 1	5,700.00	6,512.02	0.00	(812.02)	114.25
101-000-434.000	TRAILER PARK TAXES	1,500.00	0.00	0.00	1,500.00	0.00
101-000-441.001	EDC FUND ADMINISTRATIVE FEES	458.00	458.00	0.00	0.00	100.00
101-000-441.002	DDA FUND ADMINISTRATIVE FEES	20,000.00	20,000.00	0.00	0.00	100.00
101-000-441.003	DDA FUND BEAUTIFICATION ADMIN FEES	5,000.00	7,000.00	2,000.00	(2,000.00)	140.00
101-000-441.004	HARBOR FUND ADMINISTRATIVE FEES	4,621.00	4,621.00	0.00	0.00	100.00
101-000-441.005	SOLID WASTE FUND ADMINISTRATIVE FEES	24,972.00	24,972.00	0.00	0.00	100.00
101-000-441.006	ELECTRIC FUND ADMINISTRATIVE FEES	261,643.00	261,643.00	0.00	0.00	100.00
101-000-441.007	WASTEWATER FUND ADMINISTRATIVE FEES	88,172.00	88,172.00	0.00	0.00	100.00
101-000-441.008	WATER FUND ADMINISTRATIVE FEES	49,441.00	49,441.00	0.00	0.00	100.00
101-000-442.001	SOLID WASTE FUND ALLEY MAINTENANCE	13,331.00	0.00	0.00	13,331.00	0.00
101-000-442.002	ELECTRIC FUND ALLEY MAINTENANCE	9,274.00	0.00	0.00	9,274.00	0.00
101-000-442.003	WASTEWATER FUND ALLEY MAINTENANCE	1,739.00	0.00	0.00	1,739.00	0.00
101-000-442.004	WATER FUND ALLEY MAINTENANCE	4,637.00	0.00	0.00	4,637.00	0.00
101-000-445.000	PENALTIES & INTEREST ON TAXES	8,800.00	714.61	716.61	8,085.39	8.12
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	61,000.00	36,256.21	6,112.09	24,743.79	59.44
101-000-477.000	FRANCHISE FEE-CHARTER COMMUNICATIONS	85,000.00	19,831.15	0.00	65,168.85	23.33
101-000-478.000	LIQUOR LICENSES	4,600.00	4,191.55	0.00	408.45	91.12
101-000-540.000	GRANT REVENUE	10,000.00	0.00	0.00	10,000.00	0.00
101-000-540.004	MMRMA RAP GRANTS	1,000.00	0.00	0.00	1,000.00	0.00
101-000-540.008	PUBLIC SAFETY INSERVICE GRANT	1,000.00	0.00	0.00	1,000.00	0.00
101-000-540.016	COUNTY FIRE CHIEF ASSOC - GRANT	700.00	845.83	0.00	(145.83)	120.83
101-000-540.017	SHERIFF/ALCOHOL/SPOTLIGHT GRANT	0.00	3,291.93	1,797.03	(3,291.93)	100.00
101-000-573.000	LOCAL COMM STABALIZATION SHARE APPRO	17,500.00	20,105.99	12,102.22	(2,605.99)	114.89
101-000-574.001	CONSTITUTIONAL REVENUE SHARING	575,069.00	184,903.00	0.00	390,166.00	32.15
101-000-574.002	STATUTORY REVENUE SHARING	132,384.00	44,767.00	0.00	87,617.00	33.82
101-000-574.003	STATUTORY REVENUE SHARING PUBLIC SAF	2,546.00	850.00	0.00	1,696.00	33.39
101-000-628.001	SOR FEES COLLECTED	600.00	300.00	0.00	300.00	50.00
101-000-628.002	RAMPART RENT	4,000.00	3,000.00	1,000.00	1,000.00	75.00
101-000-628.003	OLSON TRUST TRANSFER FROM FUND BALAN	10,500.00	0.00	0.00	10,500.00	0.00
101-000-628.005	PARKING VIOLATIONS	300.00	0.00	0.00	300.00	0.00
101-000-628.006	MISCELLANEOUS--PUBLIC SAFETY	0.00	24,655.65	7,950.00	(24,655.65)	100.00
101-000-628.007	PUBLIC SAFETY FIRE SERVICE CALLS	2,000.00	1,795.42	0.00	204.58	89.77
101-000-628.008	K9 TRANSFER FROM FUND BALANCE	9,875.00	0.00	0.00	9,875.00	0.00
101-000-628.009	GLADSTONE SCHOOLS SRO COST SHARE	57,200.00	20,000.00	15,000.00	37,200.00	34.97
101-000-629.001	4TH OF JULY	5,500.00	1,839.12	0.00	3,660.88	33.44
101-000-630.001	BEACH HOUSE RENTAL	800.00	280.00	0.00	520.00	35.00
101-000-630.003	PAVILION & GAZEBO RENTAL	4,900.00	3,210.00	0.00	1,690.00	65.51
101-000-630.004	SPORTS PARK FEES (TUBING & PASSES)	45,000.00	920.00	670.00	44,080.00	2.04
101-000-630.005	SPORTS PARK CONCESSION	15,000.00	357.50	0.00	14,642.50	2.38
101-000-630.006	SPORTS PARK BUILDING RENTAL	5,500.00	4,900.00	0.00	600.00	89.09
101-000-630.007	BAYSHORE BALL FIELD REVENUE	1,100.00	996.00	0.00	104.00	90.55

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
Department: 000 REVENUE						
101-000-630.008	RECREATION PROGRAMS	600.00	795.00	0.00	(195.00)	132.50
101-000-630.009	CAMPGROUND	194,500.00	189,337.18	7,284.00	5,162.82	97.35
101-000-630.010	MISCELLANEOUS--PARKS & REC	0.00	277.26	0.00	(277.26)	100.00
101-000-630.011	BESSE CONCESSION STAND	12,000.00	11,666.22	0.00	333.78	97.22
101-000-631.002	FENCE PERMITS	500.00	510.00	60.00	(10.00)	102.00
101-000-631.003	SIGN PERMITS	200.00	30.00	0.00	170.00	15.00
101-000-631.004	SITE PLAN REVIEW/ZONING COMPLIANCE	1,200.00	785.00	0.00	415.00	65.42
101-000-631.005	CODE ENFORCEMENT FEES	1,500.00	(639.10)	0.00	2,139.10	(42.61)
101-000-631.006	RENTAL PROPERTY REGISTRATION FEE	150.00	0.00	0.00	150.00	0.00
101-000-631.007	LAND DIVISION FEE	400.00	100.00	0.00	300.00	25.00
101-000-631.008	ZONING VARIANCE/APPEAL	500.00	10.00	0.00	490.00	2.00
101-000-631.009	ORIDINANCE VIOLATIONS	18,000.00	32,963.65	5,103.86	(14,963.65)	183.13
101-000-631.011	HOUSING INSPECTION FEES	9,000.00	10,884.20	1,545.00	(1,884.20)	120.94
101-000-631.012	OTHER PERMITS, LICENSE & FILING FEES	3,000.00	115.00	0.00	2,885.00	3.83
101-000-632.001	GRAVEL SALES	17,000.00	7,820.00	7,820.00	9,180.00	46.00
101-000-632.002	SIDEWALK REPLACEMENT	0.00	2,559.44	0.00	(2,559.44)	100.00
101-000-632.003	GRASS CUTTING	1,000.00	992.00	150.00	8.00	99.20
101-000-632.004	SNOW REMOVAL	0.00	623.70	0.00	(623.70)	100.00
101-000-632.005	DPW EQUIPMENT RENTAL	250,000.00	105,778.12	26,527.83	144,221.88	42.31
101-000-632.006	MISCELLANEOUS--DPW	500.00	1,946.00	852.70	(1,446.00)	389.20
101-000-632.007	SOLID WASTE BUILDING RENTAL REVENUE	10,000.00	10,000.00	0.00	0.00	100.00
101-000-634.001	OPENING GRAVES & STORAGE	31,000.00	24,925.50	4,245.00	6,074.50	80.40
101-000-634.002	CEMETERY LOT SALES	20,000.00	9,860.00	1,810.00	10,140.00	49.30
101-000-640.000	FOIA REQUESTS	700.00	939.21	39.00	(239.21)	134.17
101-000-642.000	MISCELLANEOUS/CREDIT CARD FEES	0.00	1,248.05	0.00	(1,248.05)	100.00
101-000-652.000	GAIN ON SALE OF EQUIPMENT	2,500.00	1,059.60	0.00	1,440.40	42.38
101-000-658.000	PENALTY INCOME	1,000.00	3,843.77	381.20	(2,843.77)	384.38
101-000-665.000	INTEREST ON INVESTMENTS	35,000.00	32,554.01	3,978.58	2,445.99	93.01
101-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	35,000.00	38,162.68	0.00	(3,162.68)	109.04
101-000-674.002	LITTLE BAY DE NOC TRAIL DONATIONS	300.00	300.00	0.00	0.00	100.00
101-000-674.004	K-9 DONATIONS	1,500.00	5,304.51	50.00	(3,804.51)	353.63
101-000-674.020	DONATIONS--PRAM PROGRAM	15,000.00	17,301.00	0.00	(2,301.00)	115.34
101-000-674.021	DONATIONS--HISTORIC TOUR SIGNS	0.00	1,500.00	0.00	(1,500.00)	100.00
101-000-674.022	DONATIONS---STOP THE BLEED	0.00	(300.00)	0.00	300.00	100.00
101-000-674.023	DONATIONS--PUBLIC SAFETY DRONE	0.00	800.00	700.00	(800.00)	100.00
101-000-676.000	DEMOLITION REVENUE	0.00	20.20	0.00	(20.20)	100.00
101-000-689.000	CASH -OVER/SHORT	0.00	10.00	10.00	(10.00)	100.00
101-000-699.233	TRANSFER FROM DR MARY CRETENS TRUST	220,900.00	0.00	0.00	220,900.00	0.00
101-000-699.705	TRANSFER FROM PERPETUAL CARE FUND	8,000.00	0.00	0.00	8,000.00	0.00
	Total Dept 000 - REVENUE	4,744,686.00	3,255,324.07	428,707.95	1,489,361.93	68.61
	Revenues	4,744,686.00	3,255,324.07	428,707.95	1,489,361.93	68.61
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		4,744,686.00	3,255,324.07	428,707.95	1,489,361.93	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
	Total Dept 101 - CITY COMMISSION	129,389.00	115,277.21	6,422.88	14,111.79	89.09
	Total Dept 172 - CITY MANAGER	155,205.00	72,398.82	10,389.52	82,806.18	46.65
	Total Dept 192 - OFFICE CLERK	93,927.00	49,329.31	7,276.08	44,597.69	52.52
	Total Dept 215 - CITY CLERK	167,729.00	92,106.67	9,741.51	75,622.33	54.91
	Total Dept 247 - BOARD OF REVIEW	2,953.00	215.40	0.00	2,737.60	7.29
	Total Dept 253 - CITY TREASURER	164,468.00	97,083.74	10,589.65	67,384.26	59.03
	Total Dept 257 - CITY ASSESSOR	71,760.00	51,137.88	4,071.06	20,622.12	71.26
	Total Dept 262 - ELECTIONS	44,320.00	26,655.63	2,761.37	17,664.37	60.14
	Total Dept 265 - CITY HALL	32,914.00	52,663.01	12,290.82	(19,749.01)	160.00
	Total Dept 268 - FERNWOOD CEMETERY	121,810.00	108,121.14	19,719.39	13,688.86	88.76
	Total Dept 301 - POLICE DEPARTMENT	1,831,744.00	941,359.94	87,446.67	890,384.06	51.39
	Total Dept 302 - K9 PROGRAM	9,875.00	1,001.04	306.05	8,873.96	10.14
	Total Dept 336 - FIRE DEPARTMENT	275,597.00	74,652.59	8,650.09	200,944.41	27.09
	Total Dept 429 - FORESTRY	50,391.00	39,601.96	704.32	10,789.04	78.59
	Total Dept 441 - D.P.W. ADMINISTRATION	146,171.00	132,966.90	88,758.94	13,204.10	90.97
	Total Dept 470 - ALLEY MAINTENANCE	28,980.00	15,420.04	8,309.91	13,559.96	53.21
	Total Dept 524 - GROUNDS MAINTENANCE	24,564.00	15,112.45	2,400.01	9,451.55	61.52
	Total Dept 532 - MOTOR EQUIPMENT POOL	218,847.00	121,486.22	13,132.21	97,360.78	55.51
	Total Dept 537 - ADMINISTRATIVE	0.00	0.00	(27.07)	0.00	0.00
	Total Dept 701 - COMMUNITY DEVELOPMENT	203,934.00	101,861.24	11,890.90	102,072.76	49.95
	Total Dept 752 - RECREATION ADMINISTRATION	219,020.00	108,567.93	12,968.00	110,452.07	49.57
	Total Dept 753 - BEAUTIFICATION	15,000.00	10,744.06	1,092.97	4,255.94	71.63
	Total Dept 754 - PARKS	96,912.00	84,322.35	10,692.20	12,589.65	87.01
	Total Dept 755 - BEACH	45,405.00	29,025.90	341.86	16,379.10	63.93
	Total Dept 756 - OTHER RECREATIONAL FACILITIES	42,105.00	236,709.91	24,217.68	(194,604.91)	562.19
	Total Dept 759 - CAMPGROUND	84,013.00	79,536.23	9,844.93	4,476.77	94.67
	Total Dept 761 - SPORTS PARK	126,550.00	58,253.40	13,328.41	68,296.60	46.03
	Total Dept 762 - RECREATION PROGRAMS	28,425.00	2,574.46	0.00	25,850.54	9.06
	Total Dept 906 - DEBT SERVICE	50,000.00	50,000.00	0.00	0.00	100.00
	Total Dept 990 - GRANTS & TRANSFERS	262,678.00	0.00	0.00	262,678.00	0.00
Expenditures		4,744,686.00	2,768,185.43	377,320.36	1,976,500.57	58.34
Fund 101 - GENERAL FUND:						
TOTAL EXPENDITURES		4,744,686.00	2,768,185.43	377,320.36	1,976,500.57	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 103 LAND DEVELOPMENT FUND						
Account Category: Revenues						
Department: 000 REVENUE						
103-000-480.000	EASEMENTS	0.00	31,650.00	31,650.00	(31,650.00)	100.00
103-000-665.000	INTEREST ON INVESTMENTS	0.00	32.81	32.81	(32.81)	100.00
Total Dept 000 - REVENUE		0.00	31,682.81	31,682.81	(31,682.81)	100.00
Revenues		0.00	31,682.81	31,682.81	(31,682.81)	100.00
Fund 103 - LAND DEVELOPMENT FUND:						
TOTAL REVENUES		0.00	31,682.81	31,682.81	(31,682.81)	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 103 LAND DEVELOPMENT FUND						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		0.00	6,639.00	0.00	(6,639.00)	100.00
Expenditures		0.00	6,639.00	0.00	(6,639.00)	100.00
Fund 103 - LAND DEVELOPMENT FUND:						
TOTAL EXPENDITURES		0.00	6,639.00	0.00	(6,639.00)	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 202 MAJOR STREET FUND						
Account Category: Revenues						
Department: 000 REVENUE						
202-000-474.000	PENALTIES & INTEREST ON SPECIAL ASSE	0.00	541.28	226.61	(541.28)	100.00
202-000-548.000	MOTOR VEHICLE FUNDS - ACT 51	644,000.00	225,885.27	54,347.09	418,114.73	35.08
202-000-549.000	BUILD MICHIGAN ROADS PROGRAM	11,000.00	3,710.23	927.37	7,289.77	33.73
202-000-550.000	ANNUAL WINTER MAINTENANCE PMT	7,000.00	0.00	0.00	7,000.00	0.00
202-000-658.000	PENALTY INCOME	1,000.00	0.00	0.00	1,000.00	0.00
202-000-665.000	INTEREST INCOME	4,500.00	5,610.03	702.67	(1,110.03)	124.67
202-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	0.00	29.96	0.00	(29.96)	100.00
202-000-679.000	MISCELLANEOUS INCOME	0.00	1,306.10	0.00	(1,306.10)	100.00
202-000-699.390	TRANSFER FROM FUND BALANCE	83,806.00	0.00	0.00	83,806.00	0.00
Total Dept 000 - REVENUE		751,306.00	237,082.87	56,203.74	514,223.13	31.56
Revenues		751,306.00	237,082.87	56,203.74	514,223.13	31.56
Fund 202 - MAJOR STREET FUND:						
TOTAL REVENUES		751,306.00	237,082.87	56,203.74	514,223.13	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 202 MAJOR STREET FUND						
Account Category: Expenditures						
Total Dept 453 - RE-CONSTRUCTION		98,985.00	104,554.33	0.00	(5,569.33)	105.63
Total Dept 458 - NON-MOTORIZED		2,774.00	2,908.64	176.26	(134.64)	104.85
Total Dept 463 - SURFACE MAINTENANCE		144,988.00	89,318.16	1,451.67	55,669.84	61.60
Total Dept 464 - STORM DRAINS		21,421.00	2,277.94	335.76	19,143.06	10.63
Total Dept 474 - TRAFFIC CONTROL		18,988.00	9,110.26	1,000.00	9,877.74	47.98
Total Dept 478 - WINTER MAINTENANCE		163,197.00	5,772.39	0.00	157,424.61	3.54
Total Dept 522 - SWEEP/FLUSHING		26,314.00	13,021.29	1,153.00	13,292.71	49.48
Total Dept 537 - ADMINISTRATIVE		274,639.00	98,018.29	14.84	176,620.71	35.69
Expenditures		751,306.00	324,981.30	4,131.53	426,324.70	43.26
Fund 202 - MAJOR STREET FUND:						
TOTAL EXPENDITURES		751,306.00	324,981.30	4,131.53	426,324.70	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 203 LOCAL STREET FUND						
Account Category: Revenues						
Department: 000 REVENUE						
203-000-474.000	PENALTIES & INTEREST ON SPECIAL ASSE	3,000.00	1,021.61	656.08	1,978.39	34.05
203-000-548.000	MOTOR VEHICLE FUNDS - ACT 51	241,000.00	84,851.88	20,422.59	156,148.12	35.21
203-000-549.000	BUILD MICHIGAN ROADS PROGRAM	4,000.00	1,393.69	348.49	2,606.31	34.84
203-000-550.000	ANNUAL WINTER MAINTENANCE PMT	5,700.00	0.00	0.00	5,700.00	0.00
203-000-551.000	METRO ACT PA 48 STABALIZATION AUTHOR	28,595.00	29,063.76	0.00	(468.76)	101.64
203-000-631.012	PERMIT FEES	500.00	0.00	0.00	500.00	0.00
203-000-658.000	PENALTY INCOME	1,500.00	0.00	0.00	1,500.00	0.00
203-000-665.000	INTEREST INCOME	1,300.00	8,297.48	852.00	(6,997.48)	638.27
203-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	0.00	29.96	0.00	(29.96)	100.00
203-000-679.000	MISCELLANEOUS INCOME	7,433.00	25.00	0.00	7,408.00	0.34
203-000-699.202	TRANSFER FROM MAJOR STREET	150,000.00	0.00	0.00	150,000.00	0.00
203-000-699.390	TRANSFER FROM FUND BALANCE	35,660.00	0.00	0.00	35,660.00	0.00
Total Dept 000 - REVENUE		478,688.00	124,683.38	22,279.16	354,004.62	26.05
Revenues		478,688.00	124,683.38	22,279.16	354,004.62	26.05
Fund 203 - LOCAL STREET FUND:						
TOTAL REVENUES		478,688.00	124,683.38	22,279.16	354,004.62	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 203 LOCAL STREET FUND						
Account Category: Expenditures						
Total Dept 453 - RE-CONSTRUCTION		9,600.00	33,164.56	0.00	(23,564.56)	345.46
Total Dept 458 - NON-MOTORIZED		2,604.00	309.41	0.00	2,294.59	11.88
Total Dept 463 - SURFACE MAINTENANCE		215,277.00	123,869.58	4,094.84	91,407.42	57.54
Total Dept 464 - STORM DRAINS		23,644.00	2,153.87	0.00	21,490.13	9.11
Total Dept 474 - TRAFFIC CONTROL		3,264.00	1,049.79	945.26	2,214.21	32.16
Total Dept 478 - WINTER MAINTENANCE		110,748.00	4,348.73	0.00	106,399.27	3.93
Total Dept 522 - SWEEP/FLUSHING		39,029.00	22,535.59	463.94	16,493.41	57.74
Total Dept 537 - ADMINISTRATIVE		74,522.00	56,303.02	14.84	18,218.98	75.55
Expenditures		478,688.00	243,734.55	5,518.88	234,953.45	50.92
Fund 203 - LOCAL STREET FUND:						
TOTAL EXPENDITURES		478,688.00	243,734.55	5,518.88	234,953.45	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION						
Account Category: Revenues						
Department: 000 REVENUE						
230-000-596.003	ANNUAL CONTRIBUTION	158,000.00	0.00	0.00	158,000.00	0.00
230-000-665.000	INTEREST ON INVESTMENTS	13,000.00	15,186.21	2,226.76	(2,186.21)	116.82
230-000-699.390	TRANSFER FROM FUND BALANCE	49,900.00	0.00	0.00	49,900.00	0.00
Total Dept 000 - REVENUE		220,900.00	15,186.21	2,226.76	205,713.79	6.87
Revenues		220,900.00	15,186.21	2,226.76	205,713.79	6.87
Fund 230 - DR MARY CRETENS COMMUNITY FOUNDATION:						
TOTAL REVENUES		220,900.00	15,186.21	2,226.76	205,713.79	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		220,900.00	0.00	0.00	220,900.00	0.00
Expenditures		220,900.00	0.00	0.00	220,900.00	0.00
Fund 230 - DR MARY CRETENS COMMUNITY FOUNDATION:						
TOTAL EXPENDITURES		220,900.00	0.00	0.00	220,900.00	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 244 ECONOMIC DEVELOPMENT FUND						
Account Category: Revenues						
Department: 000 REVENUE						
244-000-665.000	INTEREST ON INVESTMENTS	5,000.00	1,190.15	116.23	3,809.85	23.80
244-000-680.000	SALE OF LAND	0.00	1,000.00	1,000.00	(1,000.00)	100.00
244-000-699.390	TRANSFER FROM FUND BALANCE	7,700.00	0.00	0.00	7,700.00	0.00
Total Dept 000 - REVENUE		12,700.00	2,190.15	1,116.23	10,509.85	17.25
Revenues		12,700.00	2,190.15	1,116.23	10,509.85	17.25
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL REVENUES		12,700.00	2,190.15	1,116.23	10,509.85	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 244 ECONOMIC DEVELOPMENT FUND						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		12,700.00	11,358.48	78.17	1,341.52	89.44
Expenditures		12,700.00	11,358.48	78.17	1,341.52	89.44
Fund 244 - ECONOMIC DEVELOPMENT FUND:						
TOTAL EXPENDITURES		12,700.00	11,358.48	78.17	1,341.52	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Revenues						
Department: 000 REVENUE						
248-000-437.001	CITY CAPTURE	208,066.00	240,190.22	49,653.36	(32,124.22)	115.44
248-000-437.005	BAY COLLEGE CAPTURE	44,406.00	25,651.91	5,302.93	18,754.09	57.77
248-000-437.009	DELTA COUNTY CAPTURE	67,568.00	77,950.77	16,114.39	(10,382.77)	115.37
248-000-437.013	DC ROAD PATROL CAPTURE	17,474.00	0.00	0.00	17,474.00	0.00
248-000-437.015	COMM ACTION CAPTURE	10,752.00	0.00	0.00	10,752.00	0.00
248-000-437.019	911 DISPATCH CAPTURE	10,079.00	0.00	0.00	10,079.00	0.00
248-000-437.021	DATA CAPTURE	8,063.00	0.00	0.00	8,063.00	0.00
248-000-437.023	DC RECYCLING CAPTURE	4,030.00	0.00	0.00	4,030.00	0.00
248-000-437.025	DELTA COUNTY JAIL BOND CAPTURE	9,676.00	0.00	0.00	9,676.00	0.00
248-000-540.000	GRANT REVENUE	4,000.00	0.00	0.00	4,000.00	0.00
248-000-573.000	LOCAL COMM STABALIZATION SHARE APPRO	6,363.00	6,363.18	6,363.18	(0.18)	100.00
248-000-642.000	DDA FACADE OWNER'S MATCH	25,000.00	0.00	0.00	25,000.00	0.00
248-000-665.000	INTEREST REVENUE	5,500.00	4,312.48	539.73	1,187.52	78.41
248-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	60.00	59.91	0.00	0.09	99.85
248-000-675.006	FARMERS MARKET	1,125.00	1,225.00	0.00	(100.00)	108.89
248-000-675.007	FARMERS MARKET--PRESCRIPTION FOR HEA	4,500.00	1,705.00	1,425.00	2,795.00	37.89
248-000-675.008	FARMERS MARKET--SQUARE RENTAL FEES	200.00	20.00	20.00	180.00	10.00
248-000-699.390	TRANSFER FROM FUND BALANCE	78,812.00	0.00	0.00	78,812.00	0.00
Total Dept 000 - REVENUE		505,674.00	357,478.47	79,418.59	148,195.53	70.69
Revenues		505,674.00	357,478.47	79,418.59	148,195.53	70.69
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		505,674.00	357,478.47	79,418.59	148,195.53	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		507,674.00	292,379.80	9,330.77	215,294.20	57.59
Expenditures		507,674.00	292,379.80	9,330.77	215,294.20	57.59
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL EXPENDITURES		507,674.00	292,379.80	9,330.77	215,294.20	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 301 GENERAL DEBT SERVICE FUND						
Account Category: Revenues						
Department: 000 REVENUE						
301-000-441.101	GENERAL FUND CONTRIBUTIONS	25,000.00	25,000.00	0.00	0.00	100.00
301-000-441.202	MAJOR STREET FUND CONTRIBUTIONS	29,400.00	29,400.00	0.00	0.00	100.00
301-000-441.203	LOCAL STREET FUND CONTRIBUTIONS	9,600.00	9,600.00	0.00	0.00	100.00
301-000-441.248	DDA CONTRIBUTIONS	227,000.00	227,000.00	0.00	0.00	100.00
301-000-441.590	WASTEWATER FUND CONTRIBUTIONS	25,000.00	25,000.00	0.00	0.00	100.00
301-000-441.591	WATER FUND CONTRIBUTIONS	18,000.00	18,000.00	0.00	0.00	100.00
301-000-451.318	SPECIAL ASSESSMENT #318 9TH ST & SUP	33,877.00	6,125.64	4,290.64	27,751.36	18.08
301-000-665.000	INTEREST INCOME	10,000.00	8,194.20	1,075.41	1,805.80	81.94
Total Dept 000 - REVENUE		377,877.00	348,319.84	5,366.05	29,557.16	92.18
Revenues		377,877.00	348,319.84	5,366.05	29,557.16	92.18
Fund 301 - GENERAL DEBT SERVICE FUND:						
TOTAL REVENUES		377,877.00	348,319.84	5,366.05	29,557.16	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 301 GENERAL DEBT SERVICE FUND						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		377,877.00	43,550.00	0.00	334,327.00	11.52
Expenditures		377,877.00	43,550.00	0.00	334,327.00	11.52
Fund 301 - GENERAL DEBT SERVICE FUND:						
TOTAL EXPENDITURES		377,877.00	43,550.00	0.00	334,327.00	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 540 SOLID WASTE FUND						
Account Category: Revenues						
Department: 000 REVENUE						
540-000-613.000	GARBAGE COLLECTION FEES	352,850.00	179,156.81	30,491.80	173,693.19	50.77
540-000-613.001	SALE OF GARBAGE CARTS	400.00	324.79	150.00	75.21	81.20
540-000-613.005	COMPOST REVENUE	188,035.00	92,891.32	15,725.35	95,143.68	49.40
540-000-647.003	LOADER LOAN REPAYMENT	13,500.00	0.00	0.00	13,500.00	0.00
540-000-658.000	PENALTY INCOME	4,000.00	2,066.88	355.86	1,933.12	51.67
540-000-665.000	INTEREST ON INVESTMENTS	7,500.00	8,100.72	1,179.05	(600.72)	108.01
540-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	0.00	453.15	0.00	(453.15)	100.00
540-000-679.000	MISCELLANEOUS INCOME	200.00	0.00	0.00	200.00	0.00
Total Dept 000 - REVENUE		566,485.00	282,993.67	47,902.06	283,491.33	49.96
Revenues		566,485.00	282,993.67	47,902.06	283,491.33	49.96
Fund 540 - SOLID WASTE FUND:						
TOTAL REVENUES		566,485.00	282,993.67	47,902.06	283,491.33	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 540 SOLID WASTE FUND						
Account Category: Expenditures						
Total Dept 523 - COMPOSTING		37,919.00	15,905.57	896.06	22,013.43	41.95
Total Dept 525 - CITY CLEAN UP		13,075.00	7,377.02	0.00	5,697.98	56.42
Total Dept 528 - GARBAGE COLLECTION		243,639.00	142,747.87	24,854.38	100,891.13	58.59
Total Dept 537 - ADMINISTRATIVE		219,791.00	82,041.89	1,193.36	137,749.11	37.33
Total Dept 539 - METER READING & BILLING		11,265.00	4,749.36	698.34	6,515.64	42.16
Total Dept 560 - VEHICLE EXPENSE		40,796.00	15,704.36	1,422.92	25,091.64	38.49
Expenditures		566,485.00	268,526.07	29,065.06	297,958.93	47.40
Fund 540 - SOLID WASTE FUND:						
TOTAL EXPENDITURES		566,485.00	268,526.07	29,065.06	297,958.93	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 582 ELECTRIC FUND						
Account Category: Revenues						
Department: 000 REVENUE						
582-000-480.000	EASEMENTS	6,000.00	0.00	0.00	6,000.00	0.00
582-000-596.000	ATC O&M	8,185.00	0.00	0.00	8,185.00	0.00
582-000-617.000	RESIDENTIAL SALES	2,325,013.00	1,177,168.51	193,499.62	1,147,844.49	50.63
582-000-617.002	SMALL & LARGE POWER SALES	855,334.00	454,454.35	78,970.84	400,879.65	53.13
582-000-617.003	WATER HEATER SALES	50,000.00	22,268.92	3,571.02	27,731.08	44.54
582-000-617.004	COMMERCIAL SALES	1,194,158.00	461,475.84	75,996.03	732,682.16	38.64
582-000-617.005	PCAC	57,852.00	51,602.25	13,602.94	6,249.75	89.20
582-000-617.007	STREET LIGHTS	90,000.00	45,990.02	8,861.25	44,009.98	51.10
582-000-618.000	LIEF CHARGE	32,000.00	15,626.22	2,576.86	16,373.78	48.83
582-000-619.000	SALES TAX	152,000.00	77,719.75	13,113.28	74,280.25	51.13
582-000-643.000	RECONNECT CHARGE	3,000.00	1,890.00	510.00	1,110.00	63.00
582-000-646.000	CONSUMER SERVICE	0.00	9,028.00	0.00	(9,028.00)	100.00
582-000-647.002	DPW DUMP TRUCK LOAN REPAYMENT	31,500.00	0.00	0.00	31,500.00	0.00
582-000-647.004	SWEEPER LOAN REPAYMENT	22,600.00	0.00	0.00	22,600.00	0.00
582-000-653.005	SALE OF MATERIAL & EQUIPMENT	0.00	754.00	0.00	(754.00)	100.00
582-000-658.000	PENALTY INCOME	30,000.00	15,639.27	3,134.63	14,360.73	52.13
582-000-658.001	DOOR HANGER CHARGES	25,000.00	11,760.00	2,850.00	13,240.00	47.04
582-000-665.000	INTEREST INCOME	75,000.00	49,609.34	5,970.01	25,390.66	66.15
582-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	5,000.00	4,850.00	0.00	150.00	97.00
582-000-667.001	ALGER DELTA PROPERTY RENT	1,200.00	600.00	0.00	600.00	50.00
582-000-667.002	COMMUNTICATION TOWER--CELLCOM	16,500.00	18,150.00	0.00	(1,650.00)	110.00
582-000-667.003	COMMUNICATION TOWER--VERIZON	12,000.00	9,024.16	1,588.48	2,975.84	75.20
582-000-667.004	UTILITY POLE RENTAL	21,000.00	21,076.00	0.00	(76.00)	100.36
582-000-669.001	ATC INVESTMENT REVENUE	50,000.00	25,239.41	0.00	24,760.59	50.48
582-000-676.000	WPPI-COMMUNITY RELATIONS REIMBURSEME	14,631.00	4,500.00	2,500.00	10,131.00	30.76
582-000-679.000	MISCELLANEOUS INCOME	2,000.00	100.00	100.00	1,900.00	5.00
582-000-699.390	TRANSFER FROM FUND BALANCE	458,077.00	0.00	0.00	458,077.00	0.00
Total Dept 000 - REVENUE		5,538,050.00	2,478,526.04	406,844.96	3,059,523.96	44.75
Revenues		5,538,050.00	2,478,526.04	406,844.96	3,059,523.96	44.75
Fund 582 - ELECTRIC FUND:						
TOTAL REVENUES		5,538,050.00	2,478,526.04	406,844.96	3,059,523.96	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 582 ELECTRIC FUND						
Account Category: Expenditures						
Total Dept 448 - STREET LIGHTING		117,920.00	41,729.09	8,021.97	76,190.91	35.39
Total Dept 537 - ADMINISTRATIVE		1,184,668.00	615,304.33	28,340.03	569,363.67	51.94
Total Dept 538 - SAFETY TRAINING PROGRAM		90,265.00	27,099.49	3,297.68	63,165.51	30.02
Total Dept 539 - METER READING & BILLING		263,800.00	67,467.48	8,237.59	196,332.52	25.58
Total Dept 540 - CONSUMER SERVICES		74,300.00	9,553.16	970.52	64,746.84	12.86
Total Dept 541 - WPPI COMMUNITY SERVICES		14,631.00	5,000.00	500.00	9,631.00	34.17
Total Dept 542 - NEW CONSTRUCTION		17,865.00	42.70	0.00	17,822.30	0.24
Total Dept 544 - LINE MAINTENANCE		646,820.00	307,606.51	57,317.24	339,213.49	47.56
Total Dept 547 - METER MAINTENANCE		11,375.00	5,435.31	272.50	5,939.69	47.78
Total Dept 550 - ENERGY & SUBSTATION		3,010,731.00	1,423,433.24	246,235.92	1,587,297.76	47.28
Total Dept 552 - ENERGY OPTIMIZATION		15,000.00	15,356.51	4,751.86	(356.51)	102.38
Total Dept 555 - BUILDING & GROUNDS		51,925.00	45,957.43	7,337.95	5,967.57	88.51
Total Dept 560 - VEHICLE EXPENSE		38,750.00	15,154.95	660.82	23,595.05	39.11
Total Dept 571 - NORTH BLUFF BROADBAND TOWER		0.00	1,896.50	0.00	(1,896.50)	100.00
Expenditures		5,538,050.00	2,581,036.70	365,944.08	2,957,013.30	46.61
Fund 582 - ELECTRIC FUND:						
TOTAL EXPENDITURES		5,538,050.00	2,581,036.70	365,944.08	2,957,013.30	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 590 WASTE WATER FUND						
Account Category: Revenues						
Department: 000 REVENUE						
590-000-502.000	OTHER FEDERAL GRANTS	0.00	0.00	(72,865.00)	0.00	0.00
590-000-607.000	TAP FEES	4,000.00	0.00	0.00	4,000.00	0.00
590-000-615.000	SEWER CHARGE REVENUE	1,737,732.00	843,517.08	130,647.90	894,214.92	48.54
590-000-615.001	SEWER CHARGE-MASONVILLE TWP	267,406.00	132,544.06	22,682.93	134,861.94	49.57
590-000-615.002	MASONVILLE TWP REVENUE	1,000.00	0.00	0.00	1,000.00	0.00
590-000-646.000	CONSUMER SERVICE	2,000.00	256.89	0.00	1,743.11	12.84
590-000-646.001	SEWER CONNECTIONS & CLEAN	0.00	244.00	0.00	(244.00)	100.00
590-000-658.000	PENALTY INCOME	14,000.00	8,382.73	1,550.82	5,617.27	59.88
590-000-665.000	INTEREST INCOME	25,000.00	22,442.20	1,993.59	2,557.80	89.77
590-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	6,000.00	6,050.67	0.00	(50.67)	100.84
590-000-679.000	MISCELLANEOUS INCOME	1,500.00	189.20	132.00	1,310.80	12.61
590-000-692.001	SRF PROCEEDS	4,188,200.00	3,100,650.06	918,386.06	1,087,549.94	74.03
	Total Dept 000 - REVENUE	6,246,838.00	4,114,276.89	1,002,528.30	2,132,561.11	65.86
	Revenues	6,246,838.00	4,114,276.89	1,002,528.30	2,132,561.11	65.86
Fund 590 - WASTE WATER FUND:						
TOTAL REVENUES		6,246,838.00	4,114,276.89	1,002,528.30	2,132,561.11	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 590 WASTE WATER FUND						
Account Category: Expenditures						
	Total Dept 527 - SOLDS HANDLING	16,338.00	4,361.13	0.00	11,976.87	26.69
	Total Dept 536 - MASONVILLE TWP SEWER PROJECT	93,249.00	44,068.84	9,210.26	49,180.16	47.26
	Total Dept 537 - ADMINISTRATIVE	1,325,967.00	933,900.78	16,267.63	392,066.22	70.43
	Total Dept 538 - SAFETY TRAINING PROGRAM	13,434.00	2,034.42	277.37	11,399.58	15.14
	Total Dept 539 - METER READING & BILLING	42,843.00	23,902.73	3,404.61	18,940.27	55.79
	Total Dept 540 - CONSUMER SERVICES	12,449.00	8,751.13	1,559.61	3,697.87	70.30
	Total Dept 544 - LINE MAINTENANCE	13,039.00	10,505.06	790.61	2,533.94	80.57
	Total Dept 547 - METER MAINTENANCE	21,737.00	81,552.00	2,299.08	(59,815.00)	375.18
	Total Dept 549 - PLANT OPERATION & MAINTENANCE	170,737.00	85,085.79	14,114.53	85,651.21	49.83
	Total Dept 551 - LAB	76,857.00	41,024.09	5,821.05	35,832.91	53.38
	Total Dept 553 - LIFT STATIONS	63,826.00	11,957.31	1,783.99	51,868.69	18.73
	Total Dept 555 - BUILDING & GROUNDS	34,901.00	12,130.22	2,398.88	22,770.78	34.76
	Total Dept 556 - PLANT IMPROVEMENTS	4,230,734.00	2,705,070.50	4,606.73	1,525,663.50	63.94
	Total Dept 560 - VEHICLE EXPENSE	92,277.00	10,412.90	189.34	81,864.10	11.28
	Total Dept 562 - CONSENT ORDER	38,450.00	1,411.18	0.00	37,038.82	3.67
	Expenditures	6,246,838.00	3,976,168.08	62,723.69	2,270,669.92	63.65
Fund 590 - WASTE WATER FUND:						
TOTAL EXPENDITURES		6,246,838.00	3,976,168.08	62,723.69	2,270,669.92	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 591 WATER FUND						
Account Category: Revenues						
Department: 000 REVENUE						
591-000-502.000	OTHER FEDERAL GRANT	0.00	0.00	(72,865.00)	0.00	0.00
591-000-614.003	WELL POINTS & WATER TESTING	3,000.00	2,622.00	280.00	378.00	87.40
591-000-616.000	SALES TO CUSTOMERS	988,750.00	502,288.18	83,282.73	486,461.82	50.80
591-000-616.002	PUBLIC FIRE PROTECTION CHARGE	57,400.00	28,978.80	4,824.08	28,421.20	50.49
591-000-643.000	RECONNECT CHARGE	2,000.00	1,420.00	40.00	580.00	71.00
591-000-646.000	CONSUMER SERVICE	1,000.00	0.00	0.00	1,000.00	0.00
591-000-646.001	TAP FEE	3,000.00	0.00	0.00	3,000.00	0.00
591-000-658.000	PENALTIES INCOME	7,500.00	3,794.84	684.39	3,705.16	50.60
591-000-665.000	INTEREST INCOME	12,500.00	13,960.79	1,431.53	(1,460.79)	111.69
591-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	7,000.00	10,075.95	0.00	(3,075.95)	143.94
591-000-679.000	MISCELLANEOUS INCOME	400.00	330.00	330.00	70.00	82.50
591-000-699.390	TRANSFER FROM FUND BALANCE	234,116.00	0.00	0.00	234,116.00	0.00
	Total Dept 000 - REVENUE	1,316,666.00	563,470.56	18,007.73	753,195.44	42.80
	Revenues	1,316,666.00	563,470.56	18,007.73	753,195.44	42.80
Fund 591 - WATER FUND:						
TOTAL REVENUES		1,316,666.00	563,470.56	18,007.73	753,195.44	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Fund: 591 WATER FUND						
Account Category: Expenditures						
	Total Dept 534 - NEW LINES	418,000.00	240,969.00	6,854.90	177,031.00	57.65
	Total Dept 537 - ADMINISTRATIVE	441,821.00	215,989.95	17,948.04	225,831.05	48.89
	Total Dept 538 - SAFETY TRAINING PROGRAM	6,026.00	1,826.35	233.63	4,199.65	30.31
	Total Dept 539 - METER READING & BILLING	43,331.00	22,778.24	3,223.38	20,552.76	52.57
	Total Dept 540 - CONSUMER SERVICES	50,753.00	154,523.63	6,751.54	(103,770.63)	304.46
	Total Dept 544 - LINE MAINTENANCE	9,470.00	9,344.50	462.33	125.50	98.67
	Total Dept 545 - RESERVOIR & ELEV TANK	15,886.00	11,722.02	925.94	4,163.98	73.79
	Total Dept 547 - METER MAINTENANCE	17,791.00	81,524.82	2,210.27	(63,733.82)	458.24
	Total Dept 549 - PLANT OPERATION & MAINTENANCE	173,910.00	103,185.39	13,101.87	70,724.61	59.33
	Total Dept 551 - LAB	124,000.00	68,362.50	10,138.61	55,637.50	55.13
	Total Dept 554 - HYDRANT MAINTENANCE	3,248.00	44.42	44.42	3,203.58	1.37
	Total Dept 555 - BUILDING & GROUNDS	19,900.00	14,307.50	1,114.18	5,592.50	71.90
	Total Dept 556 - PLANT IMPROVEMENTS	8,500.00	0.00	0.00	8,500.00	0.00
	Total Dept 560 - VEHICLE EXPENSE	6,335.00	2,874.82	267.65	3,460.18	45.38
	Expenditures	1,338,971.00	927,453.14	63,276.76	411,517.86	69.27
Fund 591 - WATER FUND:						
TOTAL EXPENDITURES		1,338,971.00	927,453.14	63,276.76	411,517.86	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 594 HARBOR FUND						
Account Category: Revenues						
Department: 000 REVENUE						
594-000-479.005	SEASONAL LAUNCH PERMITS	2,500.00	2,270.00	0.00	230.00	90.80
594-000-479.006	DAILY LAUNCH PERMITS	2,200.00	2,359.11	140.00	(159.11)	107.23
594-000-596.000	MISCELLANEOUS	0.00	289.20	0.00	(289.20)	100.00
594-000-614.001	HARBOR - SEASONAL DOCKAGE	65,000.00	20,880.00	0.00	44,120.00	32.12
594-000-614.002	HARBOR - TRANSIENT DOCKAGE	4,600.00	5,732.50	0.00	(1,132.50)	124.62
594-000-614.005	BOAT LAUNCH VIOLATIONS	0.00	133.00	0.00	(133.00)	100.00
594-000-614.007	GAS & OIL SALES	12,500.00	9,838.40	0.00	2,661.60	78.71
594-000-646.000	SEWAGE PUMP OUTS	0.00	15.00	0.00	(15.00)	100.00
594-000-665.000	INTEREST ON INVESTMENTS	5,000.00	8,766.15	539.91	(3,766.15)	175.32
594-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	400.00	418.72	0.00	(18.72)	104.68
594-000-679.000	MISCELLANEOUS INCOME	0.00	189.07	0.00	(189.07)	100.00
Total Dept 000 - REVENUE		92,200.00	50,891.15	679.91	41,308.85	55.20
Revenues		92,200.00	50,891.15	679.91	41,308.85	55.20
Fund 594 - HARBOR FUND:						
TOTAL REVENUES		92,200.00	50,891.15	679.91	41,308.85	

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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 594 HARBOR FUND						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		92,200.00	40,189.55	2,376.11	52,010.45	43.59
Expenditures		92,200.00	40,189.55	2,376.11	52,010.45	43.59
Fund 594 - HARBOR FUND:						
TOTAL EXPENDITURES		92,200.00	40,189.55	2,376.11	52,010.45	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE
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GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 705 CEMETERY PERPETUAL CARE FUND						
Account Category: Revenues						
Department: 000 REVENUE						
705-000-614.002	PERPETUAL CARE REVENUE	2,200.00	1,000.00	200.00	1,200.00	45.45
705-000-665.000	INTEREST ON INVESTMENTS	2,000.00	5,884.66	604.24	(3,884.66)	294.23
Total Dept 000 - REVENUE		4,200.00	6,884.66	804.24	(2,684.66)	163.92
Revenues		4,200.00	6,884.66	804.24	(2,684.66)	163.92
Fund 705 - CEMETERY PERPETUAL CARE FUND:						
TOTAL REVENUES		4,200.00	6,884.66	804.24	(2,684.66)	

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Fund: 705 CEMETERY PERPETUAL CARE FUND						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		4,200.00	0.00	0.00	4,200.00	0.00
Expenditures		4,200.00	0.00	0.00	4,200.00	0.00
Fund 705 - CEMETERY PERPETUAL CARE FUND:						
TOTAL EXPENDITURES		4,200.00	0.00	0.00	4,200.00	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE
Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 706 MAPLERIDGE TOWNSHIP						
Account Category: Revenues						
Department: 000 REVENUE						
706-000-614.007	RECONNECT CHARGES	250.00	270.00	0.00	(20.00)	108.00
706-000-616.001	WATER CHARGE--MAPLERIDGE TWP	64,000.00	31,778.08	5,082.40	32,221.92	49.65
706-000-616.003	MAPLERIDGE TWP REVENUE	13,000.00	6,160.00	880.00	6,840.00	47.38
706-000-658.000	PENALTY INCOME	1,500.00	515.54	75.98	984.46	34.37
706-000-699.591	TRANSFER FROM WATER FUND	3.00	0.00	0.00	3.00	0.00
Total Dept 000 - REVENUE		78,753.00	38,723.62	6,038.38	40,029.38	49.17
Revenues		78,753.00	38,723.62	6,038.38	40,029.38	49.17
Fund 706 - MAPLERIDGE TOWNSHIP:						
TOTAL REVENUES		78,753.00	38,723.62	6,038.38	40,029.38	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE
Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 706 MAPLERIDGE TOWNSHIP						
Account Category: Expenditures						
Total Dept 537 - ADMINISTRATIVE		78,753.00	37,179.88	6,073.51	41,573.12	47.21
Expenditures		78,753.00	37,179.88	6,073.51	41,573.12	47.21
Fund 706 - MAPLERIDGE TOWNSHIP:						
TOTAL EXPENDITURES		78,753.00	37,179.88	6,073.51	41,573.12	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 731 RETIREMENT SYSTEM FUND						
Account Category: Revenues						
Department: 000 REVENUE						
731-000-665.000	INTEREST ON INVESTMENTS	14,000.00	8,550.40	877.98	5,449.60	61.07
731-000-699.101	TRANSFER FROM GENERAL FUND	25,000.00	25,000.00	0.00	0.00	100.00
731-000-699.202	TRANSFER FROM MAJOR STREET	31,494.00	0.00	0.00	31,494.00	0.00
731-000-699.203	TRANSFER FROM LOCAL STREET	30,435.00	0.00	0.00	30,435.00	0.00
	Total Dept 000 - REVENUE	100,929.00	33,550.40	877.98	67,378.60	33.24
	Revenues	100,929.00	33,550.40	877.98	67,378.60	33.24
Fund 731 - RETIREMENT SYSTEM FUND:						
TOTAL REVENUES		100,929.00	33,550.40	877.98	67,378.60	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		21,035,952.00	11,952,424.60	2,111,175.65	9,083,527.40	

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024
% Fiscal Year Completed: 58.63

GL Number	Description	24-25 Amended Budget	YTD Balance 10/31/2024 Normal (Abnormal)	Activity For 10/31/2024 Increase (Decrease)	Available Balance 10/31/2024 Normal (Abnormal)	% Bdgt Used
Fund: 731 RETIREMENT SYSTEM FUND						
Account Category: Expenditures						
	Total Dept 537 - ADMINISTRATIVE	100,929.00	0.00	0.00	100,929.00	0.00
	Expenditures	100,929.00	0.00	0.00	100,929.00	0.00
Fund 731 - RETIREMENT SYSTEM FUND:						
TOTAL EXPENDITURES		100,929.00	0.00	0.00	100,929.00	
Report Totals:						
TOTAL EXPENDITURES - ALL FUNDS		21,060,257.00	11,524,191.63	928,648.57	9,536,065.37	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 101 GENERAL FUND		
***** Assets *****		
101-000-001.000	CASH	796,590.46
101-000-004.000	PETTY CASH	440.00
101-000-004.001	PETTY CASH	150.00
101-000-017.000	INVESTMENT IN FIRST BANK	354,209.81
101-000-017.001	INVESTMENTS IN MI CLASS	489,590.69
101-000-017.002	BAY DE NOC TRAIL INVESTMENTS IN MI CLASS	8,549.11
101-000-017.003	OLSON TRUST INVESTMENTS IN MI CLASS	44,765.33
101-000-026.000	TAXES REC DELINQ REAL	26,260.32
101-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	35,896.44
101-000-047.000	DELINQUENT SPECIAL ASSESSMENTS	34,122.53
101-000-055.000	ACCRUED INCOME	(1,850.11)
101-000-078.000	DUE FROM STATE OF MICHIGAN	4,206.30
101-000-102.000	INVENTORY-GRAVEL STOCKPILE	63,467.95
101-000-123.000	PREPAID EXPENSE	43,561.79
Total Assets		1,899,960.62
***** Liabilities *****		
101-000-202.000	ACCOUNTS PAYABLE	116,407.48
101-000-209.000	INSURANCE PAYABLE	313.74
101-000-214.540	DUE TO SOLID WASTE FUND	65,250.00
101-000-214.582	DUE TO ELECTRIC FUND	505,612.41
101-000-216.002	PREPAID CAMPGROUND	9,068.00
101-000-216.004	PREPAID PAVILION	280.00
101-000-216.005	PREPAID SPORTS PARK	900.00
101-000-228.001	STATE UNEMPLOYMENT INSURANCE	782.55
101-000-228.002	STATE TAX LIABILITY	9,231.65
101-000-231.000	FRINGES PAYABLE	(114,769.02)
101-000-231.006	MEDICAL SAVINGS ACCOUNT	100.00
101-000-231.014	DISABILITY INSURANCE PAYABLE	(196.87)
101-000-231.015	AFLAC-CANCER, ACCIDENT, ICU, HIP PAYABLE	(132.64)
101-000-231.016	AFLAC-SHORT TERM DISABILITY PAYABLE	(297.93)
101-000-231.035	TEAMSTERS INSURANCE LIAB	33.36
101-000-259.000	ST FIRE INSURANCE WITHHOLDING	12,000.00
101-000-339.000	UNEARNED REVENUE	123,174.09
101-000-361.000	DEFERRED REVENUES	26,260.32
Total Liabilities		754,017.14
***** Fund Equity *****		
101-000-375.000	OLSON TRUST	29,536.71
101-000-376.000	GLADSTONE PICKLEBALL	219,747.20
101-000-380.000	POLICE CIP	23,517.07
101-000-382.000	FIRE CIP	105,842.94
101-000-383.000	K9 FUND	20,121.16
101-000-383.600	DPW CIP	24,764.44
101-000-384.000	BAY DE NOC TRAIL FUND BALANCE	8,288.08
101-000-390.000	FUND BALANCE	226,987.24
Total Fund Equity		658,804.84
Total Fund 101:		
TOTAL ASSETS		1,899,960.62
BEG. FUND BALANCE		658,804.84
+ NET OF REVENUES & EXPENDITURES		487,138.64
= ENDING FUND BALANCE		1,145,943.48
+ LIABILITIES		754,017.14
= TOTAL LIABILITIES AND FUND BALANCE		1,899,960.62

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 103 LAND DEVELOPMENT FUND		
***** Assets *****		
103-000-001.000	CASH	12,492.56
	Total Assets	12,492.56
***** Fund Equity *****		
103-000-390.000	FUND BALANCE	(12,551.25)
	Total Fund Equity	(12,551.25)
Total Fund 103:		
TOTAL ASSETS		12,492.56
BEG. FUND BALANCE		(12,551.25)
+ NET OF REVENUES & EXPENDITURES		25,043.81
= ENDING FUND BALANCE		12,492.56
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		12,492.56

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 202 MAJOR STREET FUND		
***** Assets *****		
202-000-001.000	CASH	123,226.06
202-000-017.000	INVESTMENT IN FIRST BANK	79,881.20
202-000-017.001	INVESTMENTS IN MI CLASS	107,184.73
202-000-045.319	SPECIAL ASSESSMENT #319	38,417.59
202-000-045.323	SPECIAL ASSESSMENT #323	12,721.19
202-000-055.000	ACCRUED INCOME	1,501.20
	Total Assets	362,931.97
***** Liabilities *****		
202-000-214.582	DUE TO ELECTRIC FUND	23,006.88
202-000-360.001	DEFERRED INFLOW	58,932.55
	Total Liabilities	81,939.43
***** Fund Equity *****		
202-000-390.000	FUND BALANCE	368,890.97
	Total Fund Equity	368,890.97
Total Fund 202:		
TOTAL ASSETS		362,931.97
BEG. FUND BALANCE		368,890.97
+ NET OF REVENUES & EXPENDITURES		(87,898.43)
= ENDING FUND BALANCE		280,992.54
+ LIABILITIES		81,939.43
= TOTAL LIABILITIES AND FUND BALANCE		362,931.97

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 203 LOCAL STREET FUND		
***** Assets *****		
203-000-001.000	CASH	(261,933.87)
203-000-017.000	INVESTMENT IN FIRST BANK	173,981.88
203-000-017.001	INVESTMENTS IN MI CLASS	233,449.41
203-000-045.321	SPECIAL ASSESSMENT #321	62,164.88
203-000-045.322	SPECIAL ASSESSMENT #322	77,870.51
203-000-055.000	ACCRUED INCOME	(651.22)
	Total Assets	284,881.59
***** Liabilities *****		
203-000-214.582	DUE TO ELECTRIC FUND	(0.11)
203-000-360.001	DEFERRED INFLOW	154,687.82
	Total Liabilities	154,687.71
***** Fund Equity *****		
203-000-390.000	FUND BALANCE	249,245.05
	Total Fund Equity	249,245.05
Total Fund 203:		
TOTAL ASSETS		284,881.59
BEG. FUND BALANCE		249,245.05
+ NET OF REVENUES & EXPENDITURES		(119,051.17)
= ENDING FUND BALANCE		130,193.88
+ LIABILITIES		154,687.71
= TOTAL LIABILITIES AND FUND BALANCE		284,881.59

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 214 MSHDA HOMEOWNER		
****** Assets ******		
214-000-001.000	CASH	23,528.69
	Total Assets	23,528.69
****** Fund Equity ******		
214-000-390.000	FUND BALANCE	26,338.34
	Total Fund Equity	26,338.34
Total Fund 214:		
TOTAL ASSETS		23,528.69
BEG. FUND BALANCE		26,338.34
+ NET OF REVENUES & EXPENDITURES		(2,809.65)
= ENDING FUND BALANCE		23,528.69
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		23,528.69

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 216 MSHDA-HABITAT REHAB		
***** Assets *****		
216-000-001.000	CASH	25,000.00
	Total Assets	25,000.00
***** Fund Equity *****		
216-000-390.000	FUND BALANCE	25,000.00
	Total Fund Equity	25,000.00
Total Fund 216:		
TOTAL ASSETS		25,000.00
BEG. FUND BALANCE		25,000.00
+ NET OF REVENUES & EXPENDITURES		0.00
= ENDING FUND BALANCE		25,000.00
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		25,000.00

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION		
***** Assets *****		
230-000-001.000	CASH	(190,322.73)
230-000-017.000	INVESTMENT IN FIRST BANK	102,752.96
230-000-017.001	INVESTMENTS IN MI CLASS	549,583.33
230-000-055.000	ACCRUED INCOME	1,308.89
	Total Assets	463,322.45
***** Fund Equity *****		
230-000-390.000	FUND BALANCE	448,136.24
	Total Fund Equity	448,136.24
Total Fund 230:		
TOTAL ASSETS		463,322.45
BEG. FUND BALANCE		448,136.24
+ NET OF REVENUES & EXPENDITURES		15,186.21
= ENDING FUND BALANCE		463,322.45
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		463,322.45

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 244 ECONOMIC DEVELOPMENT FUND		
***** Assets *****		
244-000-001.000	CASH	(2,620.44)
244-000-017.000	INVESTMENT IN FIRST BANK	23,738.83
244-000-017.001	INVESTMENTS IN MI CLASS	31,852.16
244-000-055.000	ACCRUED INCOME	446.62
	Total Assets	53,417.17
***** Fund Equity *****		
244-000-389.000	CURRENT SURPLUS - RESERVE	39,727.35
244-000-390.000	FUND BALANCE	22,858.15
	Total Fund Equity	62,585.50
Total Fund 244:		
TOTAL ASSETS		53,417.17
BEG. FUND BALANCE		62,585.50
+ NET OF REVENUES & EXPENDITURES		(9,168.33)
= ENDING FUND BALANCE		53,417.17
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		53,417.17

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY		
***** Assets *****		
248-000-001.000	CASH	67,650.15
248-000-017.000	INVESTMENT IN FIRST BANK	73,872.32
248-000-017.001	INVESTMENTS IN MI CLASS	99,122.93
248-000-055.000	ACCRUED INCOME	1,389.80
	Total Assets	242,035.20
***** Liabilities *****		
248-000-202.000	ACCOUNTS PAYABLE	2,877.66
248-000-216.000	REVENUE COLLECTED IN ADVANCE	3,400.00
	Total Liabilities	6,277.66
***** Fund Equity *****		
248-000-390.000	FUND BALANCE	170,658.87
	Total Fund Equity	170,658.87
Total Fund 248:		
TOTAL ASSETS		242,035.20
BEG. FUND BALANCE		170,658.87
+ NET OF REVENUES & EXPENDITURES		65,098.67
= ENDING FUND BALANCE		235,757.54
+ LIABILITIES		6,277.66
= TOTAL LIABILITIES AND FUND BALANCE		242,035.20

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 301 GENERAL DEBT SERVICE FUND		
***** Assets *****		
301-000-001.000	CASH	113,771.41
301-000-017.000	INVESTMENT IN FIRST BANK	158,648.17
301-000-017.001	INVESTMENTS IN MI CLASS	212,874.49
301-000-045.318	SPECIAL ASSESSMENT #318	365,892.78
301-000-055.000	ACCRUED INCOME	(1,265.89)
301-000-123.000	PREPAID EXPENSE	500.00
	Total Assets	850,420.96
***** Liabilities *****		
301-000-280.000	DEFERRED INFLOW- S.A.	365,892.78
	Total Liabilities	365,892.78
***** Fund Equity *****		
301-000-390.000	FUND BALANCE	179,758.34
	Total Fund Equity	179,758.34
Total Fund 301:		
TOTAL ASSETS		850,420.96
BEG. FUND BALANCE		179,758.34
+ NET OF REVENUES & EXPENDITURES		304,769.84
= ENDING FUND BALANCE		484,528.18
+ LIABILITIES		365,892.78
= TOTAL LIABILITIES AND FUND BALANCE		850,420.96

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 540 SOLID WASTE FUND		
***** Assets *****		
540-000-001.000	CASH	356,047.95
540-000-017.000	INVESTMENT IN FIRST BANK	56,764.68
540-000-017.001	INVESTMENTS IN MI CLASS	76,167.03
540-000-033.000	UTILITIES RECEIVABLE	41,501.07
540-000-055.000	ACCRUED INCOME	1,059.93
540-000-084.101	DUE FROM GENERAL FUND	52,200.00
540-000-123.000	PREPAID EXPENSE	1,864.07
540-000-148.000	CAPITALIZED EQUIPMENT	686,466.82
540-000-149.000	ACCUM DEPRECIATION - CAP EQUIPMENT	(455,377.49)
540-000-196.000	DEFERRED OUTFLOWS--PENSION	16,053.00
Total Assets		832,747.06
***** Liabilities *****		
540-000-202.000	ACCOUNTS PAYABLE	(193.49)
540-000-255.000	UTILITY BILLING DEPOSIT	1,173.00
540-000-257.000	ACCRUED PAYROLL	(11.71)
540-000-334.000	PENSION LIABILITY	64,274.00
540-000-360.001	DEFERRED INFLOWS--PENSION	7,420.00
Total Liabilities		72,661.80
***** Fund Equity *****		
540-000-390.000	FUND BALANCE	745,617.66
Total Fund Equity		745,617.66
Total Fund 540:		
TOTAL ASSETS		832,747.06
BEG. FUND BALANCE		745,617.66
+ NET OF REVENUES & EXPENDITURES		14,467.60
= ENDING FUND BALANCE		760,085.26
+ LIABILITIES		72,661.80
= TOTAL LIABILITIES AND FUND BALANCE		832,747.06

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 582 ELECTRIC FUND		
***** Assets *****		
582-000-001.000	CASH	1,177,110.40
582-000-004.000	INVESTMENT IN ATC	551,426.62
582-000-017.000	INVESTMENT IN FIRST BANK	650,782.41
582-000-017.001	INVESTMENTS IN MI CLASS	873,221.64
582-000-033.000	UTILITIES RECEIVABLE	324,434.38
582-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	836.39
582-000-055.000	ACCRUED INCOME	7,266.42
582-000-062.000	LEASES RECEIVABLE (CURRENT)	23,150.36
582-000-084.101	DUE FROM GENERAL FUND	451,512.41
582-000-084.202	DUE FROM MAJOR STREET FUND	23,006.88
582-000-084.203	DUE FROM LOCAL STREET FUND	(0.11)
582-000-103.000	INVENTORY	343,350.97
582-000-123.000	PREPAID EXPENSE	5,778.45
582-000-130.000	LAND FOR WASTEWATER	236,835.69
582-000-136.000	BUILDINGS	1,033,541.26
582-000-137.000	ACCUM DEPRECIATION - BUILDING	(549,479.56)
582-000-140.000	EQUIPMENT	926,198.09
582-000-141.000	ACCUM DEPRECIAITON - EQUIPMENT	(564,646.36)
582-000-159.000	DISTRIBUTION SYSTEM CONTROL	7,593,349.79
582-000-159.001	RESERVE FOR DEPRECIATION	(5,086,545.07)
582-000-189.000	LEASES RECEIVABLE (LONG TERM)	87,608.81
582-000-196.000	DEFERRED OUTFLOWS--PENSION	223,104.00
Total Assets		8,331,843.87
***** Liabilities *****		
582-000-202.000	ACCOUNTS PAYABLE	4,884.91
582-000-255.000	UTILITY BILLING DEPOSIT	81,874.64
582-000-260.000	ACCRUED SICK & VACATION	52,035.07
582-000-260.001	ACCRUED SICK & VACATION-CURRENT	13,008.77
582-000-276.000	NMU ESCROW	6,000.00
582-000-334.000	PENSION LIABILITY	741,224.00
582-000-360.001	DEFERRED INFLOWS--PENSION	93,813.00
582-000-361.000	DEFERRED INFLOWS LEASES	110,759.17
582-537-257.000	ACCRUED PAYROLL	2,330.00
Total Liabilities		1,105,929.56
***** Fund Equity *****		
582-000-387.000	CAPITAL SURPLUS	257,278.58
582-000-390.000	FUND BALANCE	7,071,146.39
Total Fund Equity		7,328,424.97
Total Fund 582:		
TOTAL ASSETS		8,331,843.87
BEG. FUND BALANCE		7,328,424.97
+ NET OF REVENUES & EXPENDITURES		(102,510.66)
= ENDING FUND BALANCE		7,225,914.31
+ LIABILITIES		1,105,929.56
= TOTAL LIABILITIES AND FUND BALANCE		8,331,843.87

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 590 WASTE WATER FUND		
****** Assets ******		
590-000-001.000	CASH	520,670.64
590-000-001.009	WASTEWATER UPGRADES	918,881.89
590-000-017.000	INVESTMENT IN FIRST BANK	145,338.38
590-000-017.001	INVESTMENTS IN MI CLASS	195,015.46
590-000-033.000	UTILITIES RECEIVABLE	129,435.35
590-000-033.001	WASTEWATER - RR	66,515.37
590-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	216.15
590-000-040.001	PUMP STATION & SEWER CONNECTION RECEIVAB	1,127.20
590-000-055.000	ACCRUED INCOME	2,731.47
590-000-078.000	DUE FROM STATE OF MICHIGAN	414,238.00
590-000-123.000	PREPAID EXPENSE	7,133.65
590-000-131.000	EQUIPMENT	605,383.80
590-000-136.000	BUILDINGS	9,334,677.80
590-000-136.002	UTILITY PLANT IN SERVICE	5,887,068.73
590-000-137.000	ACCUMULATED DEPRECIATION	(4,147,925.47)
590-000-156.000	CONSTRUCTION IN PROGRESS	6,227,761.76
590-000-196.000	DEFERRED OUTFLOWS--PENSION	60,295.00
Total Assets		20,368,565.18
***** Liabilities *****		
590-000-202.000	ACCOUNTS PAYABLE	80,368.67
590-000-202.001	MASONVILLE TWP AP	63,348.66
590-000-202.002	RETAINAGE PAYABLE	900,210.40
590-000-255.000	UTILITY BILLING DEPOSIT	7,225.00
590-000-260.000	ACCRUED SICK & VACATION	40,056.16
590-000-260.001	ACCRUED SICK & VACATION-CURRENT	10,014.04
590-000-300.000	BOND PAYABLE	12,964,557.70
590-000-307.002	NOTE PAYABLE - SLUDGE STORAGE	240,718.00
590-000-334.000	PENSION LIABILITY	207,546.00
590-000-360.001	DEFERRED INFLOWS--PENSION	26,341.00
Total Liabilities		14,540,385.63
***** Fund Equity *****		
590-000-287.000	EMPLOYEE LEAVE	9,820.00
590-000-302.000	CONTRIBUTIONS	234,615.95
590-000-350.000	CONTRIBUTED CAPITAL	779,695.71
590-000-376.000	CURRENT SURPLUS-BOND RESERVE	80,000.00
590-000-388.000	CURRENT SURPLUS-UNRESERVED	(92,898.05)
590-000-389.000	CURRENT SURPLUS - RESERVE	(46,058.86)
590-000-390.000	FUND BALANCE	4,724,895.99
Total Fund Equity		5,690,070.74
Total Fund 590:		
TOTAL ASSETS		20,368,565.18
BEG. FUND BALANCE		5,690,070.74
+ NET OF REVENUES & EXPENDITURES		138,108.81
= ENDING FUND BALANCE		5,828,179.55
+ LIABILITIES		14,540,385.63
= TOTAL LIABILITIES AND FUND BALANCE		20,368,565.18

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 591 WATER FUND		
***** Assets *****		
591-000-001.000	CASH	(258,699.33)
591-000-017.000	INVESTMENT IN FIRST BANK	292,319.41
591-000-017.001	INVESTMENTS IN MI CLASS	392,234.92
591-000-033.000	UTILITIES RECEIVABLE	78,429.51
591-000-033.002	UTILITIES REC MAPLERIDGE TWP	3,423.84
591-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	132.00
591-000-055.000	ACCRUED INCOME	2,347.61
591-000-123.000	PREPAID EXPENSE	3,717.00
591-000-131.000	EQUIPMENT	372,358.25
591-000-133.000	ACCUM. DEPT.-WATER UTILITY	(4,303,682.99)
591-000-136.001	FILTRATION PLANT	5,901,226.06
591-000-136.003	GARAGE	304,005.87
591-000-137.000	ACCUM DEPRECIATION - GARAGE	(84,391.74)
591-000-141.000	ACCUM DEPRECIAITON - EQUIPMENT	(156,035.56)
591-000-156.000	CONSTRUCTION IN PROGRESS	24,078.76
591-000-196.000	DEFERRED OUTFLOWS--PENSION	109,284.00
	Total Assets	2,680,747.61
***** Liabilities *****		
591-000-202.000	ACCOUNTS PAYABLE	75,750.72
591-000-255.000	UTILITY BILLING DEPOSIT	4,372.00
591-000-257.000	ACCRUED PAYROLL	(1,458.93)
591-000-260.000	ACCRUED SICK & VACATION	16,401.09
591-000-260.001	ACCRUED SICK & VACATION-CURRENT	4,100.27
591-000-334.000	PENSION LIABILITY	332,047.00
591-000-360.001	DEFERRED INFLOWS--PENSION	44,836.00
	Total Liabilities	476,048.15
***** Fund Equity *****		
591-000-287.000	EMPLOYEE LEAVE	9,820.00
591-000-302.000	CONTRIBUTIONS	199,168.29
591-000-350.000	CONTRIBUTED CAPITAL	105,596.57
591-000-376.000	CURRENT SURPLUS-BOND RESERVE	80,000.00
591-000-389.000	CURRENT SURPLUS - RESERVE	315,849.07
591-000-390.000	CURRENT SURPLUS	1,858,248.11
	Total Fund Equity	2,568,682.04
Total Fund 591:		
TOTAL ASSETS		2,680,747.61
BEG. FUND BALANCE		2,568,682.04
+ NET OF REVENUES & EXPENDITURES		(363,982.58)
= ENDING FUND BALANCE		2,204,699.46
+ LIABILITIES		476,048.15
= TOTAL LIABILITIES AND FUND BALANCE		2,680,747.61

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 594 HARBOR FUND		
***** Assets *****		
594-000-001.000	CASH	91,359.46
594-000-017.000	INVESTMENT IN FIRST BANK	65,853.60
594-000-017.001	INVESTMENTS IN MI CLASS	82,860.82
594-000-055.000	ACCRUED INCOME	102.45
594-000-140.000	EQUIPMENT	545,816.01
594-000-141.000	ACCUM DEPRECIAITON - EQUIPMENT	(329,406.64)
	Total Assets	456,585.70
***** Liabilities *****		
594-000-202.000	ACCOUNTS PAYABLE	40.65
594-000-216.000	REVENUE COLLECTED IN ADVANCE	55,606.00
	Total Liabilities	55,646.65
***** Fund Equity *****		
594-000-390.000	FUND BALANCE	390,237.45
	Total Fund Equity	390,237.45
Total Fund 594:		
TOTAL ASSETS		456,585.70
BEG. FUND BALANCE		390,237.45
+ NET OF REVENUES & EXPENDITURES		10,701.60
= ENDING FUND BALANCE		400,939.05
+ LIABILITIES		55,646.65
= TOTAL LIABILITIES AND FUND BALANCE		456,585.70

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 705 CEMETERY PERPETUAL CARE FUND		
****** Assets ******		
705-000-001.000	CASH	(6,334.99)
705-000-017.000	INVESTMENT IN FIRST BANK	123,390.33
705-000-017.001	INVESTMENTS IN MI CLASS	165,565.46
705-000-055.000	ACCRUED INCOME	572.40
Total Assets		283,193.20
***** Fund Equity *****		
705-000-389.000	CURRENT SURPLUS - RESERVE	217,928.95
705-000-390.000	CURRENT SURPLUS - UNRESERVED	58,379.59
Total Fund Equity		276,308.54
Total Fund 705:		
TOTAL ASSETS		283,193.20
BEG. FUND BALANCE		276,308.54
+ NET OF REVENUES & EXPENDITURES		6,884.66
= ENDING FUND BALANCE		283,193.20
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		283,193.20

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 706 MAPLERIDGE TOWNSHIP		
***** Assets *****		
706-000-001.000	CASH	4,888.87
706-000-033.002	UTILITIES REC MAPLERIDGE TWP	1,089.80
	Total Assets	5,978.67
***** Liabilities *****		
706-000-202.003	MAPLERIDGE TWP PAYABLE TO CITY	50.00
	Total Liabilities	50.00
***** Fund Equity *****		
706-000-390.000	CURRENT SURPLUS	4,384.93
	Total Fund Equity	4,384.93
Total Fund 706:		
TOTAL ASSETS		5,978.67
BEG. FUND BALANCE		4,384.93
+ NET OF REVENUES & EXPENDITURES		1,543.74
= ENDING FUND BALANCE		5,928.67
+ LIABILITIES		50.00
= TOTAL LIABILITIES AND FUND BALANCE		5,978.67

BALANCE SHEET REPORT FOR CITY OF GLADSTONE

Balance As Of 10/31/2024

GL Number	Description	YTD Balance 10/31/2024 Normal (Abnormal)
Fund: 731 RETIREMENT SYSTEM FUND		
****** Assets ******		
731-000-001.000	CASH	(16,706.36)
731-000-017.000	INVESTMENT IN FIRST BANK	179,286.24
731-000-017.001	INVESTMENTS IN MI CLASS	240,566.70
731-000-055.000	ACCRUED INCOME	3,373.02
	Total Assets	406,519.60
****** Fund Equity ******		
731-000-390.000	FUND BALANCE	372,969.20
	Total Fund Equity	372,969.20
Total Fund 731:		
TOTAL ASSETS		406,519.60
BEG. FUND BALANCE		372,969.20
+ NET OF REVENUES & EXPENDITURES		33,550.40
= ENDING FUND BALANCE		406,519.60
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		406,519.60