



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
July 27, 2026
6:00 PM

AGENDA

CALL TO ORDER

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

CONFLICTS OF INTEREST

PUBLIC HEARINGS

PUBLIC COMMENT

CONSENT AGENDA

- [4.](#) EDC Meeting Minutes of February 10, 2026
- [5.](#) Planning Commission Regular Meeting Minutes - May 5, 2026
- [6.](#) City Commission Regular Meeting Minutes of July 13, 2026
- [7.](#) Delta County EDA FY 2026 Contribution

UNFINISHED BUSINESS

NEW BUSINESS

- [8.](#) WPPI Power Supply Contract Extension
- [9.](#) Board of Review Alternate Appointment - Mr. Scott Kwarciany
- [10.](#) Sign Contract for Real Estate Broker - Key Realty
- [11.](#) Change Order No. 1 for Wastewater Collection System Improvements.
- [12.](#) City of Gladstone Streets Prohibited for Snowmobile/ORV Use

CITY MANAGER'S REPORT

CITY COMMISSION & COMMITTEE 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: 07-23-2026

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

RULES FOR PUBLIC COMMENT/ PUBLIC HEARINGS

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

A. Public Comment / Public Hearings

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

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



GLADSTONE ECONOMIC DEVELOPMENT CORPORATION (EDC) REGULAR MEETING

Electric Department Conference Room
10 North 11th Street
February 10, 2026
12:00 PM

MINUTES

CALL TO ORDER

EDC Chair, Steven Tackman, called the meeting to order at 12:06 PM ET.

1. Roll Call

PRESENT	ABSENT
Gary Maynard	Dirk Manson
Jim Andersen	Steve O'Driscoll
Kevin Gendron	
Michael Nardi	
Steve DeLaire	
Steve Soderman	
Steven Tackman	

Others in Attendance: Ed LeGault, Patricia West & Rob Spreitzer

PUBLIC COMMENT

None.

FINANCES

2. December 2025 Revenue & Expenditure Report

West provided an overview of the December 2025 Revenue & Expenditure Report.

CONSENT AGENDA

3. EDC Meeting Minutes - January 13, 2026

Motion made by Nardi, Seconded by Maynard to approve the consent agenda with a correction to the January 13, 2026 meeting minutes noting that Dirk Manson was not in attendance.

Voting Yea: Maynard, Andersen, Gendron, Nardi, DeLaire, Soderman, Tackman

MOTION CARRIED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

4. 2026-2027 Proposed EDC Budget

Motion made by Andersen, seconded by Gendron to recommend the proposed Economic Development Corporation budget to the City Commission for approval.

Voting Yea: Maynard, Andersen, Gendron, Nardi, DeLaire, Soderman, Tackman

MOTION CARRIED.

Item 4.

5. WPPI Discussion & Updates

Brett Niemi, Senior Energy Services Manager at WPPI Energy, provided an overview of the pros and cons of data centers and crypto-mining. He also presented information on the Efficiency United rebate program.

No action was taken by the Board following the discussion.

CITY STAFF UPDATES

6. Downtown Action Plan

West provided an overview of the recently adopted Downtown Action Plan.

7. Feedback on Sign Ordinance

West shared that the Planning Commission is seeking feedback on potential updates to the sign ordinance. She plans to solicit input from the EDC regarding how the proposed changes may impact economic development.

8. Planning Commission Annual Report

West provided an update on the Planning Commission's 2025 Annual Report, highlighting the volume of permit reviews and development activity that occurred throughout the year.

9. Small Business Support HUB Workshop | Creating Projections to Apply for a Bank Loan

A professional development opportunity titled Creating Projections for a Bank Loan was shared with the EDC.

DELTA COUNTY ECONOMIC DEVELOPMENT AUTHORITY REPORT

Ed LeGault provided an update on the recent Taskforce Meeting at which the City of Gladstone presented. He also shared an update on the status of renewable energy legislation and its potential impacts on manufacturing in the Upper Peninsula.

ADJOURNMENT

Motion made by Nardi, seconded by Gendron to adjourn at 1:17 PM.

Voting Yea: Maynard, Andersen, Gendron, Nardi, DeLaire, Soderman, Tackman



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
May 05, 2026
5:15 PM

Item 5.

MINUTES

CALL TO ORDER

Commission Chair Haulotte called the meeting to order at 5:15 PM ET.

ROLL CALL

PRESENT	ABSENT
Howard Haulotte	
John DeFiore	
Sam Hewitt	
Mike Kennedy	
Jason Leonard	
Nick Nastoff	
Jennifer Harding	

Staff Present: Rob Spreitzer and Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - April 7, 2026

Motion made by Leonard, seconded by DeFiore to approve the Planning Commission Regular Meeting Minutes of April 7, 2026.

Voting Yea: Haulotte, DeFiore, Hewitt, Kennedy, Leonard, Nastoff, Harding

MOTION CARRIED.

ADDITIONS TO AGENDA

None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

2. Master Plan Annual Review | Sustainability & Services, Marketing, & Wayfinding

City Manager Rob Spreitzer and Zoning Administrator Patricia West provided updates on Goals 7–9 of the Implementation Section of the Master Plan, concluding the annual review process.

NEW BUSINESS

3. Delta County Master Plan Update

Ryan Carrig of CUPPAD provided information regarding Delta County's efforts to update its Master Plan. The Gladstone Planning Commission was encouraged to share insights with Delta County and CUPPAD throughout the planning process.

4. Takeaways & Direction Following Master Plan Review

Item 5.

The Planning Commission discussed key takeaways from the Master Plan review. Topics included data centers, the future land use map, limitations on short-term rentals, potential amendments to the sign ordinance, underutilized and vacant properties, and updates to the Land Division Act. While no formal action was taken, the Commission acknowledged these topics as potential areas for future planning and policy direction.

INFORMATION SHARING

5. Business Resource & Opportunity Workshop on May 19, 2026

Patricia West shared information regarding an upcoming business resource opportunity scheduled for May 19, 2026, at Saunders Point Brewing. The event is sponsored by the Gladstone DDA and the Small Business Support HUB.

6. City Clean-Up Vouchers Available Now

The Commission was notified that City Clean-Up Vouchers are now available and may be used through the end of June.

7. City Hall Closed for Memorial Day

Hours of operation will be disrupted on Monday, May 25th in recognition of Memorial Day.

8. Gladstone Business Updates

West shared updates regarding three new businesses opening in Gladstone, including Elle Jay Aesthetic Studio, Promo North 906 LLC, and UP Fiber.

9. Public Works Seasonal Laborer Part-Time Position Open

The employment opportunity was shared.

COMMISSIONER COMMENTS

None.

ADJOURNMENT

The meeting adjourned at 6:09 PM ET.



GLADSTONE CITY COMMISSION REGULAR MEETING

Item 6.

City Hall Chambers – 1100 Delta Avenue
July 13, 2026
6:00 PM

MINUTES

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

Clerk Kimberly Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Steve O'Driscoll

Commissioner Whitney Maloney

The following individuals spoke under public comment:

Ms. Danielle McKnight, President of Parent Teacher Committee of Gladstone Cameron Schools

Ms. Katie Ingram, Gladstone Cameron School Principal

Motion made by Commissioner Akkala, Seconded by Commissioner Maloney to approve the consent agenda as presented.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner O'Driscoll to approve the one-year contract as presented to appoint Mr. Robert Spreitzer the City Manager effective 07-01-2026 and authorize Mayor Joe Thompson and City Clerk Kimberly Berry to sign.

MOTION CARRIED

Motion made by Commissioner Maloney, Seconded by Commissioner O'Driscoll to create a Committee consisting of Commissioner Whitney Maloney and Commissioner Steve O'Driscoll to review Chapter 54 Traffic & Vehicles Article I. General Section 54-6 Snowmobile/ORVs & Off-Road Vehicles Ordinance and bring recommendations to the Monday, July 27, 2026 regular meeting.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve the Gladstone Area Pickleball to hold the tournament at the Gladstone Sports Park Pickleball Courts on Saturday, August 8, 2026 from 8:00 AM to 7:00 PM with a rain date of Sunday, August 9, 2026.

MOTION CARRIED.

July 13, 2026 at 6:00 PM

Motion made by Commissioner O'Driscoll, Seconded by Mayor Thompson to approve the request for disbursement #2 in the amount of \$353,950.48 for the Wastewater Collection System Improvements Project.

MOTION CARRIED

Commissioner Maloney clarified that the staff report says she was part of the negotiating team for POLC contracts and she was not; she was on the Teamsters only.

Motion made by Mayor Thompson, Seconded by Commissioner Maloney to approve the POLC - PSO Union contract as presented and authorize Mayor Joe Thompson and City Manager Robert Spreitzer to sign.

MOTION CARRIED

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve the POLC - Command Union contract as presented and authorize Mayor Joe Thompson and City Manager Robert Spreitzer to sign.

MOTION CARRIED

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to create an Unoccupied Vacant Properties Committee with Mayor Thompson and Commissioner O'Driscoll along with appropriate staff to investigate the possibilities of such a program.

MOTION CARRIED

I would like to start by thanking the Parks and Recreation Department for their work in the park over the 4th of July weekend. Most of what I have been hearing about the 4th was good.

Also, I would like to thank Maddie Hubert and The Dust Bunnies for putting on the Skate Fever event in our park this past weekend. I thought that these young people did an excellent job pulling this event together. I really hope that they can bring this event back next year.

And now on a more serious note, I would like to address that I received a letter from Michael O'Connor on July 7th that he requested to add to the comments of tonight's commission meeting. I am not going to read the letter; however, I would like to comment on Mr. O'Connor's ad in the July 5th Action Shopper.

The ad starts with Mr. O'Connor thanking the citizens who took the time to sign his petition to reduce "Ready to serve" fees. I would like to thank all the citizens that came to City Hall and asked questions about the fees and received the correct information.

He also mentions that he submitted the petition to the Gladstone City Commission on June 22nd. There will be information regarding this petition presented by our clerk in her report.

He proceeds to mention that he submitted a lawsuit to the Delta County Circuit Court on June 22nd as well. Mr. O'Connor submitted four lawsuits to the court. His complaint is the City's failing to provide a yearly utility financial report, THAT REPORT WOULD BE OUR AUDIT and it is available to the public on our website or available upon request. The Audit is where Mr.

July 13, 2026 at 6:00 PM

O'Connor is finding the numbers he is using in his publications. I know this because Mr. O'Connor includes pages of the Audit in his letter to me. In the lawsuit he is also REQUESTING an "Independent" Forensic Accountant with "the Plaintiffs" approval be used to Provide a Report from 2019 to 2025 of the Utility Accounts.

I would just like to mention that our annual Audits have been good enough for the State Of Michigan Department of Treasury and that the City would not be able to receive State and Federal funding for our large Water and Sewer Projects that we have either received or are in the process of receiving. That being said his next lawsuit involves suing the Water Department for seeking 8 million dollars for replacing two pieces of critical infrastructure the intake is over 100 years old and the portion of main that we will install is for redundancy to the nearly 100-year-old pipe that is the only connection between the bluff and downtown. His next suit is trying to stop the City's purchase of our 2 most important Electric Transformers to replace the current ones before catastrophic failure. Finally, the last suit involves suing the commission to change the meeting time to 7:30 pm.

Now back to the Action Shopper Ad. Mr. O'Connor mentions money transferred from the utilities to the General Fund and how much money is sent to the state retirement fund. Yes, the utility funds pay the retirement expenses of their past employees to the general fund to go to the state retirement fund.

And on top of all the City Lawsuits, Mr. O'Connor has filed a formal complaint with the Department of Licensing & Regulatory Affairs for professional misconduct by our auditors at Anderson, Tackman and Company.

Mr. O'Connor has been suing the City of Gladstone repeatedly since 2017 and many of his current lawsuits and complaints are the same as he brought previously. From 2017 through October of 2024, Mr. O'Connor has cost the City (and the City is all Citizens, rate and taxpayers not just the manager, staff and commission) \$422,272.20 in legal fees, cost of service studies and rate studies. Not to mention time that could have been better spent by City employees. Mr. O'Connor likes to say that the Cities insurance covered this cost. However, no money has ever been received from our insurance carrier.

Again, I would like to thank all the Citizens of our community for paying their taxes and utilities. You are the City and this Commission, manager and staff try our best each day to manage the affairs of the City to provide the most we can for the dollars we receive.

Mr. Doug Bovin, resident, asked the Mayor for a Point of Order if he could make public comments at the end.

Mayor Thompson indicated we did not have public comment at the end of the meeting.

City Clerk Berry thanked City employees Rhonda Bernson, Patti LeBombard, Election Inspector Abby Wagner who assisted me in getting my absentee ballots out on time. The ballots were delivered on 3:00 PM on June 17th and they folded, stuffed envelopes, labeled and then mailed over 800 ballots to voters by 5:00 PM on June 18th. They are rock stars and I appreciate their help. Early voting for Delta County will begin Saturday, July 25th - Sunday, August 2 at the Wells Township Hall.

July 13, 2026 at 6:00 PM

The following was the letter mailed to Mike O'Connor on July 8th, regarding his petition he submitted to the City Commission on June 22, 2026.

**CITY OF GLADSTONE, MICHIGAN**

CITY HALL, 1100 DELTA AVENUE

GLADSTONE, MI 49837

PHONE: 906-426-2311

FAX: 906-426-3122

www.gladstoneml.gov

July 8, 2026

Michael O'Connor
526 Minnesota Avenue
Gladstone, MI. 49837

Michael O'Connor,

I am writing to inform you that the citizen-initiated petition you submitted to the Gladstone City Commission on June 22, 2026 requesting a local proposal for an ordinance to allow the voters to set the monthly fee for "Ready to Serve" as shown in Attachment A to this letter has been reviewed and found to be invalid for the following reasons:

- The right for a citizen-initiated petition does not apply to matters of an administrative nature, rather citizen-initiated petitions are only permitted for legislative matters
- A citizen-initiated petition is in direct conflict with the City of Gladstone's Charter, Chapter XVI. Utilities Section 4 Power to fix rates annually rests solely with the Gladstone City Commission
- A citizen-initiated petition conflicts with the State of Michigan Revenue Bond Act 94 of 1933 Section 21 which gives the governing body the sole authority to set rates.

Therefore, the petition will not proceed for consideration by the Gladstone City Commission.

Sincerely,

Kimberly Berry
Gladstone City Clerk



A WPPI Energy community

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

Attachment A

Code of Ordinances Chapter 58 Utilities: Article I - In General, Section 58-1 of the Gladstone Code is created to read as follows:

The fixed monthly fee for Readiness to Serve for residential users for Electric, Water and Wastewater shall be billed at \$10 per month per service. The fixed monthly fee for residential users for Solid Waste shall be billed at \$10 per month per service including all costs: customer charge, refuse pick-up, recycling, composting and any and all associated services.

There being no further business before the City Commission Mayor Thompson adjourned the meeting at 7:13 PM.

Mayor, Joe Thompson

Clerk, Kimberly Berry

Delta County Economic Development Alliance
1001 Lincoln Rd
Escanaba, MI 49829 US
+1 9067862192
eda@deltami.org
www.deltami.org

BILL TO
Gladstone, City of City of Gladstone Vicki Schroeder PO Box 32 Gladstone, MI 49837

SHIP TO
Gladstone, City of City of Gladstone Vicki Schroeder PO Box 32 Gladstone, MI 49837

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
700	06/30/2026	\$7,000.00	07/30/2026	30 Days	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Public	Delta County EDA FY 2026 Contribution	1	7,000.00	7,000.00

BALANCE DUE

\$7,000.00



Board:	City Commission
Agenda Date:	07-27-2026
Department:	Electric
Presenter:	James Olson/Brett Niemi, WPPI

Staff Report

Agenda Item Title:

Power Supply Contract Extension - WPPI Energy

Background:

This is a proposal to extend the existing power supply contract between the City of Gladstone and WPPI Energy by an additional 18 years. There are 29 years left on the existing contract, WPPI typically needs a minimum of 30 years of obligation from its member utilities to finance future power supply projects. This will provide the long-term commitment needed for WPPI to continue meeting the City's power needs.

Fiscal Effect:

Supporting Documentation:

WPPI Energy Memorandum – May 28, 2026 Member Long Term Power Supply Contract Extension
 WPPI Contract Extension – Information for Local Government Officials
 Resolution No. 2026-05

Recommendation:

Approve Resolution No. 2026-05 to extend the contract as proposed and authorize Mayor Joe Thompson and City Clerk Kimberly Berry to sign Amendment No. 2 Long Term Power Supply Contract for Participating Members.

**GLADSTONE CITY COMMISSION RESOLUTION TO APPROVE
AMENDMENT NO. 2 TO LONG TERM POWER SUPPLY
CONTRACT FOR PARTICIPATING MEMBERS**

WHEREAS, the City of Gladstone (the “Member”) is a member of WPPI Energy (“WPPI”) and, like all other WPPI members, takes long-term all-requirements electric service from WPPI pursuant to a long-term power supply contract (each, a “Long Term Contract”);

WHEREAS, the Long Term Contract between the Member and WPPI is that certain *Long Term Power Supply Contract for Participating Members* dated as of January 25, 2007, as amended (the “Member’s Contract”);

WHEREAS, the current term of the Member’s Contract and each other Long Term Contract will expire on or before December 31, 2055;

WHEREAS, WPPI’s revenues under the Long Term Contracts have been pledged to secure the bonds issued by WPPI to finance ownership of WPPI’s generating units and transmission assets;

WHEREAS, it is necessary that WPPI members extend the existing terms of the Long Term Contracts in order to enable WPPI to plan for, obtain, contract for, purchase and finance new long-term power supply resources, including, but not limited to, new generating plants;

WHEREAS, the Member desires that WPPI be able to secure and finance new long term power supply resources so that WPPI is able to continue serving the Member and all other members reliably and at competitive and stable rates under the Long Term Contracts over the long term and WPPI wishes to be able to make new long-term commitments in order to be able to do so; and

WHEREAS, the parties wish to extend the term of the Member’s Contract, as set forth in the amendment referred to in the caption of this Resolution (the “Amendment”).

NOW, THEREFORE, be it resolved by the Gladstone City Commission:

1. That the Amendment, the form of which has been presented to the Gladstone City Commission, is hereby approved;
2. That the Mayor and the City Clerk are directed to execute and deliver the Amendment to WPPI on behalf of the Member to be in substantially the form presented to the Gladstone City Commission. The Mayor and City Clerk and other appropriate City officials, including the City Attorney, also are directed to take all other actions on behalf of the Member as may be necessary to effectuate the Amendment, subject to the requirement of Section 3 of the Amendment, which provides that if, by February 26, 2027, fewer than thirty-four (34) WPPI Participating Members approve an amendment extending the terms of their respective Long Term Contracts to midnight on December 31, 2073, the Amendment shall be null and void and shall have no force and effect;

3. That the Member agrees to be bound by the terms of the Amendment as executed by the Member.

Introduced by _____

Moved by _____

Seconded by _____

Passed by the Gladstone City Commission on the _____ day of
July _____, 20 26, and submitted to the Mayor and City Clerk on the _____ day
of July _____, 20 26 Approved this _____ day of
July _____, 20 26.

Mayor

Joseph Thompson

Print Name

State of Michigan _____)

) ss

County of Delta _____)

I, Kimberly Berry _____, City Clerk of the City of Gladstone, Michigan,
hereby certify that I have compared the above Resolution with the original instrument on file in
my office and that the same is a true, complete and correct copy of said document.

IN WITNESS HEREOF, I have hereunto set my hand and affixed the Corporation Seal of
the City of Gladstone, Michigan, this _____ day of July _____, 20 26.

City Clerk

Kimberly Berry

Print Name

AMENDMENT NO. 2 TO LONG TERM POWER SUPPLY CONTRACT FOR PARTICIPATING MEMBERS

This *Amendment No. 2 to Long Term Power Supply Contract for Participating Members* (this "Amendment"), dated as of _____, 202__ (the "Effective Date"), is made by and between WPPI Energy, a municipal electric company ("WPPI"), and the City of Gladstone (the "Member"). WPPI and the Member are sometimes referred to in this Amendment individually as a "Party" and collectively as the "Parties."

RECITALS

A. The Member is a member of WPPI and, like all other Participating Members, takes long-term all-requirements electric service from WPPI pursuant to a long-term power supply contract (each, a "Long Term Contract").

B. In this Amendment, the term "the Member's Contract" refers to the *Long Term Power Supply Contract for Participating Members* between WPPI and the Member dated as of January 25, 2007 (as subsequently amended), the current initial term of which will expire immediately following December 31, 2055.

C. WPPI's revenues under the Long Term Contracts have been pledged to secure the bonds issued by WPPI to finance ownership of WPPI's generating units and transmission assets.

D. It is necessary that Participating Members extend the existing terms of the Long Term Contracts in order to enable WPPI to plan for, obtain, contract for, purchase, and finance new long-term power supply resources, including, but not limited to, new generating plants.

E. The Member wishes that WPPI be able to secure and finance long-term power supply resources so that WPPI is able to continue serving the Member and all other Participating Members reliably and at competitive and stable rates under the Long Term Contracts over the long term, and WPPI wishes to be able to make new long-term commitments in order to do so.

F. The Parties desire to further amend the Member's Contract on the terms and conditions set forth in this Amendment to extend the initial term of the Member's Contract.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated into and made a part of this Amendment, the promises contained in this Amendment and the Member's Contract, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Definitions. All capitalized definitional terms used but not otherwise defined in this Amendment shall have the meanings given to those terms in the Member's Contract.

2. Initial Term and Termination. The first sentence of Section 9 of the Member's Contract is hereby deleted and replaced in its entirety with the following:

This Contract shall take effect upon the date first written above and shall remain in effect for an initial term that ends at midnight on December 31, 2073, and thereafter until terminated by notice as provided in this Section 9.

3. Effective Date. This Amendment, upon execution by the Parties, shall take effect as of the Effective Date, provided however, that if, by February 26, 2027, fewer than thirty-four (34) Participating Members have executed an amendment extending the initial terms of their respective Long Term Contracts to midnight on December 31, 2073, this Amendment shall be null and void and shall have no force and effect. Prior to April 1, 2027, WPPI shall certify in writing to each Participating Member that has executed such an amendment (including the Member) whether this threshold has been met.

4. Miscellaneous. In the event of conflict between the provisions of the Member’s Contract and the provisions of this Amendment, the provisions of this Amendment shall control. Except as specifically set forth herein, no other amendments to the Member’s Contract are being made between the Parties, and all other provisions of the Member’s Contract remain in full force and effect. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, WPPI and the Member have duly approved and executed this Amendment as of the Effective Date.

WPPI ENERGY

By: _____
 Name: _____
 Title: _____

By: _____
 Name: _____
 Title: _____

CITY OF GLADSTONE

By: _____
 Mayor Joseph Thompson

By: _____
 City Clerk Kimberly Berry



1425 Corporate Center Drive Sun Prairie, WI 53590-9109 608.834.4500 wppienergy.org

MEMORANDUM

TO: WPPI Energy Board of Directors, Alternates, Member Utility Managers
CC: Joe Daggett, Marty Dreischmeier, Tom Hanrahan, Phil Hansen, Jake Oelke
FROM: Mike Peters
DATE: May 28, 2026
SUBJECT: **Member Long-Term Power Supply Contract Extension**

At the April meeting of the WPPI Board of Directors, I introduced our need to extend the “Long-Term Power Supply Contract for Participating Members.” These contracts allow WPPI to invest in the shared resources member utilities need to power their communities while maintaining competitive average wholesale power costs over the long term.

Less than 30 years remain on these contracts today, while many cost-effective long-term resource planning, financing and purchased power arrangements commonly extend 30 years or longer. As we discussed in April, several important opportunities are expected in the near term. Extending member contracts now will help us preserve access to arrangements that support lower costs for members. These include:

- Funding new natural gas peaking units planned for 2027-2028;
- An energy prepay transaction planned for 2027;
- New transmission investments, including the Grid Forward and Project WISE transmission projects and American Transmission Company infrastructure.

Extending the member contract end date before addressing these needs preserves access to beneficial long-term resource and financing opportunities that help keep wholesale power costs down for members. As always, your feedback and insights are very important. Listed below are key facts about this process. Please do not hesitate to contact me with any questions, concerns, or comments.

1. **Why Long-Term All-Requirements Contracts Matter**

All members have entered into substantively identical all-requirements long-term power supply contracts with WPPI. Each member is treated on an equivalent basis under the same contract terms, including the same blended wholesale rate. Having consistent terms, including the same termination date, is important because it keeps the interests of WPPI members aligned and demonstrates the stability of WPPI’s business model to the financial community and other parties with whom WPPI wishes to conduct transactions related to the power supply system. It also provides mutual assurance that

all peer members have made the same commitment to WPPI (and each other) ensuring the unity of purpose that has underpinned the collective success of WPPI and its members for over 45 years.

2. Why the Contract End Date Matters

Current member contracts extend through 2055. Many of the most cost-effective long-term resource planning, financing and purchased power arrangements commonly extend 30 years or longer, which is beyond the remaining WPPI member contract terms. Extending member contract end dates before addressing future financing and planning needs preserves the WPPI membership's access to beneficial long-term resource and financing opportunities that help keep wholesale power costs down for members.

3. Similar to Previous Extension

Members have extended their contracts multiple times since forming WPPI. The most recent extension, completed in 2015-2016, extended member agreements by 18 years and brought contract end dates to 2055. The planned extension of 18 years sets a contract end date of 2073 and retains the membership's longstanding blended wholesale rate structure, which treats all members on an equivalent basis for the life of the agreement. This equity maintains the unity of purpose that has provided the foundation for WPPI members' shared success over the past 46 years.

4. What Members Need to Do

Each member will need to take formal action locally both at the utility governing body (where applicable) and at the municipal governing body (in most cases).¹ This is done by passing resolutions, which WPPI is preparing and will send to each utility by mid-July 2026. Each member will need to obtain a legal opinion from their attorney concerning due authorization, approval, and enforceability of the extension. The contract extensions only become effective with formal execution by two-thirds of the WPPI membership (34 member utilities).

5. Timeline

April 2026	Introduce to the WPPI Board of Directors the need to extend long-term power supply contracts.
April - May	Discuss process and timeline at business plan input meetings and regional dinners.

¹ As in 2015, the process to address the contracts of WPPI's Iowa members will be slightly different than the process for Wisconsin and Michigan members due to Iowa state constitutional requirements limiting the term of municipal contracts to 40 years. Consequently, the Iowa members will be asked to enter into agreements resulting in 40-year contract terms initially, with the expectation that those contracts will be modified again in approximately seven years to match the Wisconsin and Michigan members' extended contract terms.

June - November	WPPI CEO, Executive Committee, and leadership team available to attend local governing body meetings.
July	By mid-July, members receive legal documents and amendment packages. Local approvals begin.
September	Status update to the Board; recognize members with completed approvals and documents. Board provides necessary approvals for adoption of member contract extensions.
December	Target date (December 31, 2026) for members to complete local approvals.
February 2027	Final deadline (February 26, 2027) for contract extension approvals.

6. Member Support and Local Discussions

WPPI will provide resources to support your local governing body and community conversations regarding the contract extension process.

- Member communities interested in a local presentation or governing body discussion are encouraged to notify their Energy Services Manager.
- I will personally participate in as many local discussions as possible, with additional support from WPPI staff and representatives as needed.
- WPPI will also help facilitate local conversations for board members and utility managers interested in speaking with fellow board leaders or utility managers who have experience with previous contract extensions.

7. If a Member Chooses Not to Extend

The final date for a member to extend the long-term power supply contract is February 26, 2027. If a member chooses not to extend on or before this date, the future “right” to extend the contract is at WPPI’s sole discretion.

A member that does not extend must continue to purchase all requirements at the same rate as other members until 2055, including the costs of projects to serve the other members beyond that date. After 2055, there will be no right to WPPI power supply or support services.

Enclosures

- **WPPI Energy At-A-Glance.** Overview of WPPI, the public power and joint action models, and the membership’s shared power supply resources.
- **WPPI Energy Support Services for Members.** Summary of 75+ utility services and customer programs available to members.

AT A GLANCE

Member-owned, not-for-profit WPPI Energy serves 51 locally owned electric utilities.



The Joint Action Advantage

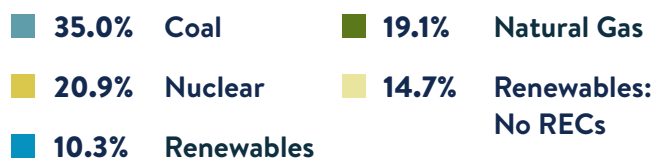
Together, WPPI members have built a reliable, competitive and responsible power supply. They share modern utility business technologies and forward-thinking services, and they speak with a unified voice for effective energy policy advocacy.

Diverse. Competitive. Responsible.

WPPI's average wholesale power costs to members are stable and competitive, and together our membership shares a diverse, long-term portfolio of electric generation resources.



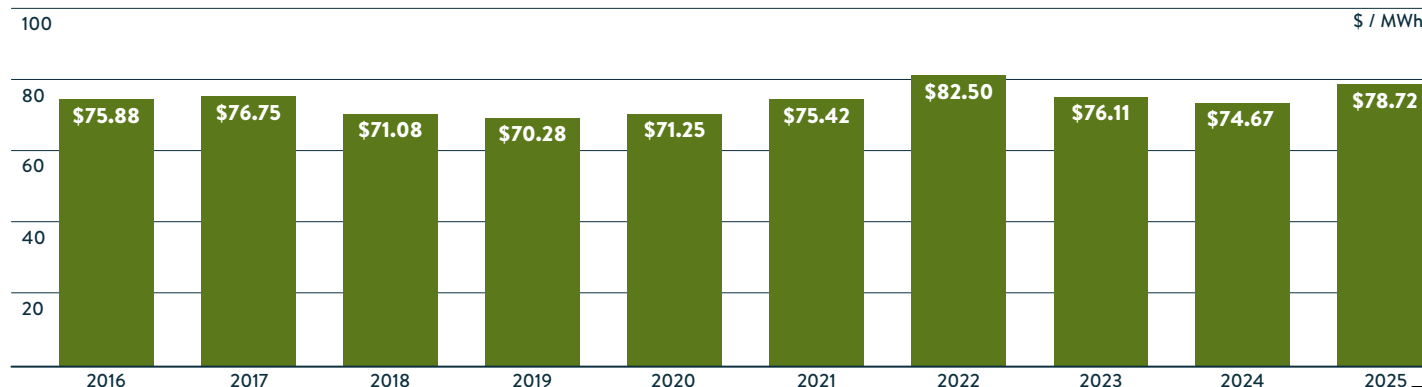
2025 FUEL MIX



2025 POWER SUPPLY RESOURCES

Owned Generation	Fuel	Capacity (MW)
South Fond du Lac Units 1 & 4	Gas	154
Boswell Unit 4	Coal	117
Elm Road Generating Station	Coal	106
Island Street Peaking Plant	Gas	52
Worthington Wind Turbines	Wind	2
Power Purchase Agreements	Fuel	Capacity (MW)
Bishop Hill III Wind Energy Center	Wind	132
WPS	System Energy	50
Point Beach Nuclear	Nuclear	117
Point Beach Solar	Solar	99
Nelson Energy Center	Gas	90
Butler Ridge	Wind	54
Top of Iowa II	Wind	50
Member-Owned Generation	Gas, Oil	45.2
Barton I	Wind	30
Forward Wind Energy Center	Wind	27.5
Kimberly Hydro	Hydroelectric	2.1
Richland Center Renewable Energy	Biogas	1.8
Jefferson Solar	Solar	1
Community Solar Gardens	Solar	0.6

AVERAGE POWER COST TO MEMBERS



The Power of Joint Action

The not-for-profit utilities that make up WPPI deliver safe, reliable, cost-competitive electric power, and much more. To preserve and enhance this significant local value for the long term, WPPI members share technology, expertise and resources that help their communities thrive.

Forward-Thinking Services & Technologies

WPPI member utilities cost-effectively serve their customers and communities with forward-thinking programs and services, shared expertise and a suite of modern utility technologies.

- Customer information systems
- Advanced meter data management
- Shared meter technicians
- GIS mapping
- Outage management technologies
- Joint purchasing
- Electric rates studies
- Financial modeling
- Renewable energy options
- Online self-service tools
- Energy efficiency programs
- Marketing/communications
- Key account management
- ...And more

Effective Advocacy

State and federal policymakers' decisions about energy issues can significantly impact local utilities, their customers and their communities. Together with WPPI's government affairs staff, member local officials work to inform legislators and regulators about constituents' energy policy needs. A few current topics include:

- Preserving access to tax-exempt bonds for utility infrastructure financing
- Streamlining permitting for transmission and energy infrastructure
- Keeping costs down while maintaining robust grid reliability

1 For every megawatt hour of electricity produced by renewable sources, a renewable energy certificate or credit (REC) is created. The person or entity holding that REC is entitled to claim all of the environmental benefits of the associated renewable electricity generation. WPPI holds some, but not all, of the RECs associated with the electricity it receives from renewable sources. WPPI uses RECs (by retiring them within a REC tracking system) in connection with certain WPPI and member programs and to comply with state renewable energy standards. WPPI also sells some RECs, the revenues from which help lower the wholesale costs for WPPI members. The area of the chart labeled "Renewables" represents the portion of electricity received from renewable sources for which WPPI received and has not sold the associated RECs. These RECs may in the future be used by WPPI to comply with regulatory requirements, retired for other purposes or sold to third parties as described above. The portion of the chart labeled "Renewables, No RECs" represents the portion of electricity received from renewable sources for which WPPI did not purchase the associated RECs in the first instance, or for which the associated RECs have been sold.

QUICK FACTS

Member Utilities 51	President & CEO Mike Peters	Established 1980
Homes & Businesses Served by WPPI Energy Members: 220,000+		
Peak Demand in 2025: 1,019 megawatts		
As of December 31, 2025:		
Total Assets: \$764 million	Net Positon (Retained Earnings): \$388 million	
Equity Ownership in American Transmission Co.: \$197 million		





SUPPORT SERVICES

for members and
their customers



Eagle River, Wisconsin

Negaunee, Michigan



Maquoketa, Iowa

Brodhead, Wisconsin



Member-owned, not-for-profit
 WPPI Energy supplies wholesale electric power to 51 locally owned utilities in Wisconsin, Michigan's Upper Peninsula, and Iowa. Together, WPPI members have built a diverse, competitive and responsible power supply. They share modern technologies and forward-thinking services, and they speak with a unified voice for effective energy policy advocacy.

Services Bring Value

The utility industry is changing, customer expectations are evolving, and new technologies offer utilities opportunity to gain operational efficiencies. WPPI members are making the most of these changes. Together they have built a cost-effective array of programs and services, shared expertise and a suite of modern utility technologies.

Many of these high-quality services are available at no additional cost to all members as part of WPPI membership while others are available on a pay-for-service basis.

Member-Focused, Member-Driven

Member utilities participate in shaping WPPI's constantly evolving programs and services, which are developed and delivered with oversight from the member-led board of directors, advisory groups, and executive committee. The result: offerings are relevant, robust and responsive to local needs.

Partnered for Success

As a result of their joint action partnership, the membership is prepared for success, today and well into the future.

Support Services

Utility Services

Customer Communications

- » Cooperative Advertising
- » Customer Feedback Studies
- » Electric Vehicle Technologies Initiative
- » Energy Assistance Administration
 - Customer Credit
 - Weatherization
- » Energy Assistance Support Emails (EASE)
- » Home Energy Report
- » News Releases
- » Peak Time Usage Communications
- » Program Promotion
 - Marketing Toolkit
 - Customer Publications
- » Social Media
- » Website Development

Distribution System

- » DER Interconnection Application Support
- » Electric Distribution Maintenance & Construction
- » Electric Service Territory & Customer “Right to Serve” Program
- » GIS Support Service
- » Interim Utility Management
- » Management Support
- » NERC Compliance
- » Outage Management
- » Shared Meter Technicians

Financial & Accounting

- » Financial Accounting Software (Dynamics)

Information Technology

- » Cybersecurity
- » Network Assessment & Monitoring
- » Member Network Support
- » Virtual Server Hosting

Joint Purchasing

- » Electric Materials
- » Field Services

Metering & Billing

- » Meter Data Collection & Management
 - Annual Optional Time of Day Review
 - Meter Data Validation and Storage
- » Retail Bill Printing
- » Retail Billing
 - Full, Partial or Temporary Billing
- » Utility Billing & Customer Information Software (NorthStar)
 - MyAccount
 - Tariff Compliance Reports
 - Utilization Review

Rates

- » Benchmarking Studies
- » Electric Rate Applications
- » Energy Information Administration 861 Filing
- » Five-Year Projection of Purchased Power Costs & Sales Revenue
- » Rate Adjustment Planning
- » Rate Comparisons

Customers Programs

Business

- » Customer-Sited Distributed Generation
 - Capacity Program
- » Demand Response
 - Curtailable Capacity Program
- » New Construction Design Assistance
- » New Load Market Pricing
- » Retail Power Quality
- » RFP for Energy Efficiency
- » Shared Savings
- » Technical Training & Educational Outreach

Community

- » Community Leader Education & Outreach
- » Energy Management for Schools and Governments
- » K-12 Energy Education Program
- » Member Loan Program
- » National Theatre for Children
- » Speakers Bureau
- » Value of Local Utility Program
 - Community Contributions
 - Customer Service & Branding
 - Economic Development Partnership
 - School Education & Outreach

Energy Services Field Staff

- » Key Account Management
- » Retail Customer Program Delivery
- » Community Development Support

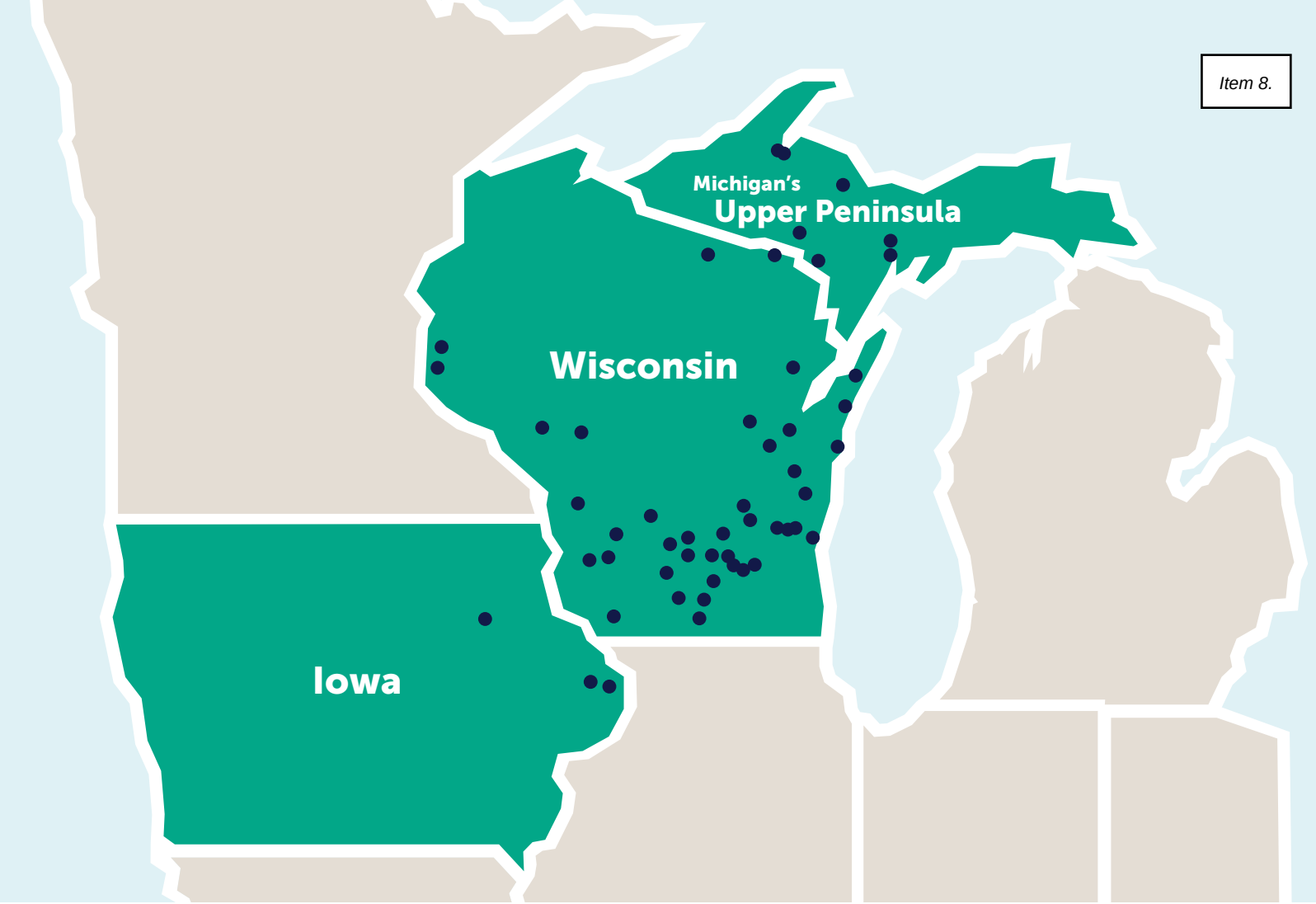
Renewable Energy

- » Choose Renewable
- » Renewable Energy Certificate Transactions

Residential

- » Wisconsin Focus on Energy
- » Energy Innovations Collaborative

Please visit our website and log in to access detailed services information, joint purchasing catalog, load data, news, events and more.
wppienergy.org



WISCONSIN

Algoma
Black River Falls
Boscobel
Brodhead
Cedarburg
Columbus
Cuba City
Eagle River
Evansville
Florence

Hartford
Hustisford
Jefferson
Juneau
Kaukauna
Lake Mills
Lodi
Menasha
Mount Horeb
Muscoda
New Glarus

New Holstein
New London
New Richmond
Oconomowoc
Oconto Falls
Plymouth
Prairie du Sac
Reedsburg
Richland Center
River Falls
Slinger

Stoughton
Sturgeon Bay
Sun Prairie
Two Rivers
Waterloo
Waunakee
Waupun
Westby
Whitehall
MICHIGAN
Alger Delta CEA

Baraga
Crystal Falls
Gladstone
L'Anse
Negaunee
Norway
IOWA
Independence
Maquoketa
Preston



1425 Corporate Center Drive • Sun Prairie WI 53590 • 608-834-4500

wppienergy.org

Follow us on:



Contract Extension

Information for WPPI Energy Member Governing Bodies

Your locally owned, not-for-profit electric utility delivers significant local value. To help preserve and enhance that value for the long term, member-owned, not-for-profit WPPI Energy stands behind your community with competitive wholesale power, forward-thinking services and effective advocacy.

Long-Term Utility Success

Your WPPI wholesale power agreement is key to how your utility delivers reliable electric service, competitive costs and local control.



YOUR UTILITY



Safe, reliable power



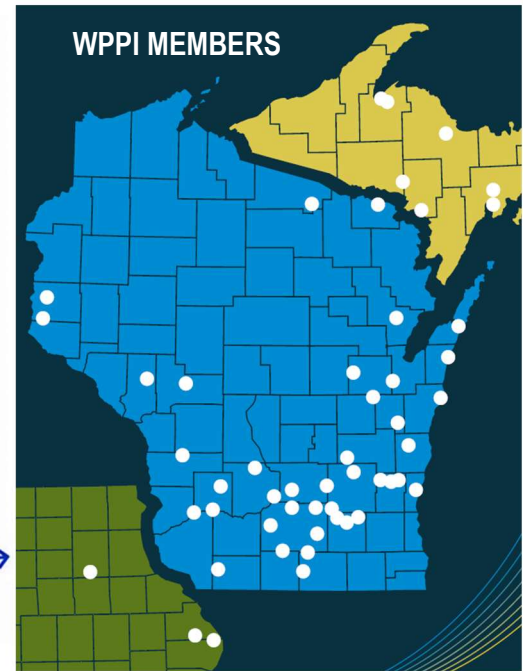
Competitive rates



Local decision-making



Members work together to help their communities thrive.



A Legacy of Long-Term Planning

Over decades, members have made long-term commitments, extending their contracts as needs evolved. Their decisions built the diverse resources that power your community today.

1989

35-year agreements
to 2024



First owned plant • Coal • 114 MW



First owned gas plants • 154 MW

2002

13-year extension
to 2037



Owned gas plant • 52 MW



Wind contracts • 162 MW



Owned coal plant • 106 MW



Contract • Nuclear • 117 MW



Contract • Gas plant • 90 MW



Owned • High-voltage
transmission project

2015

18-year extension
to 2055



Owned • High-voltage
transmission project



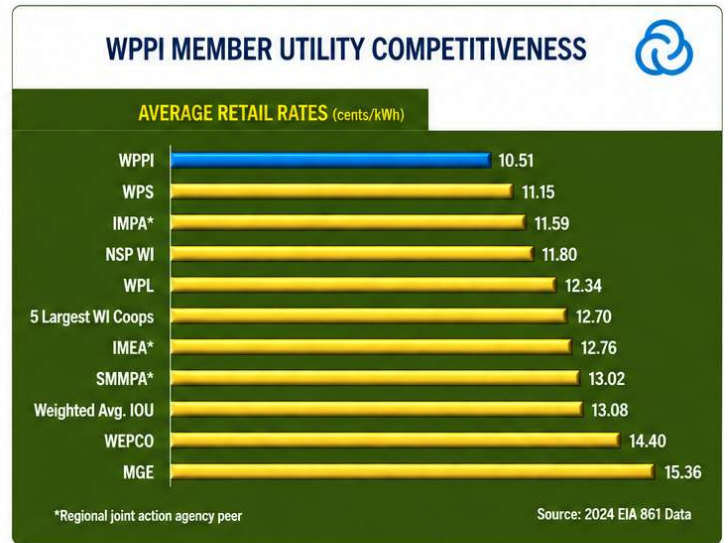
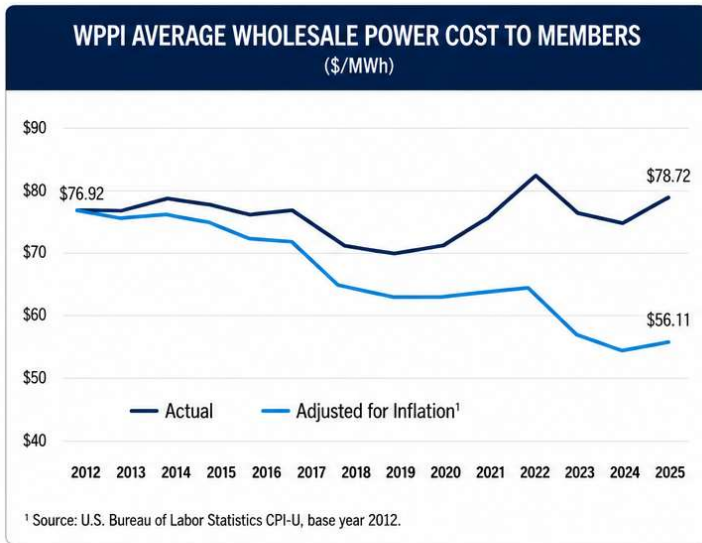
Wind contract • 132 MW



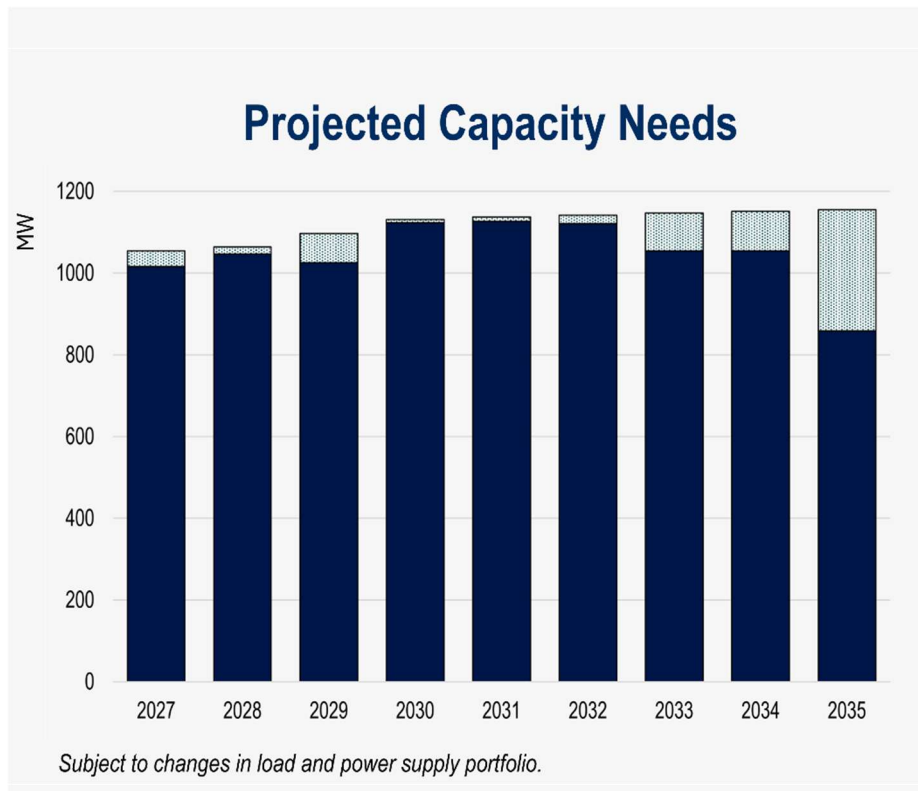
Contract • Solar • 100 MW

Long-Term Decisions. Strong Results.

WPPI is the low-cost leader for powering local communities. Member utilities provide highly competitive electric rates.



Today's success
reflects **46 years** of local leadership decisions.



Meeting Future Needs

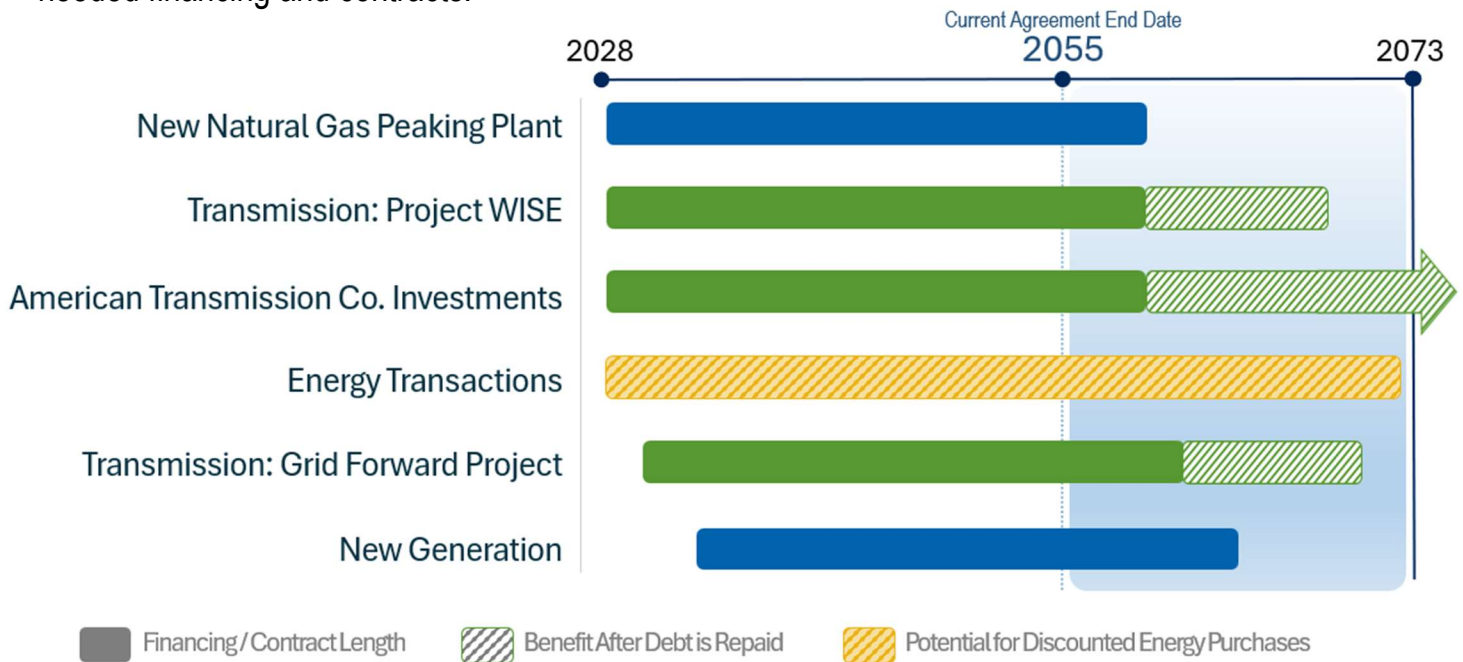
Future needs are already visible. Some are reflected in the lighter portions of this capacity needs chart.

The same long-term planning approach that positioned your utility for success in the past continues to identify and plan for the needs ahead.

Extending the agreement helps preserve continued access to cost-effective long-term wholesale power for your community.

Why Extend Now?

WPPI is actively pursuing opportunities to continue serving your community's needs. These and other beneficial solutions are not possible without a member agreement end date that is sufficient to back the needed financing and contracts.



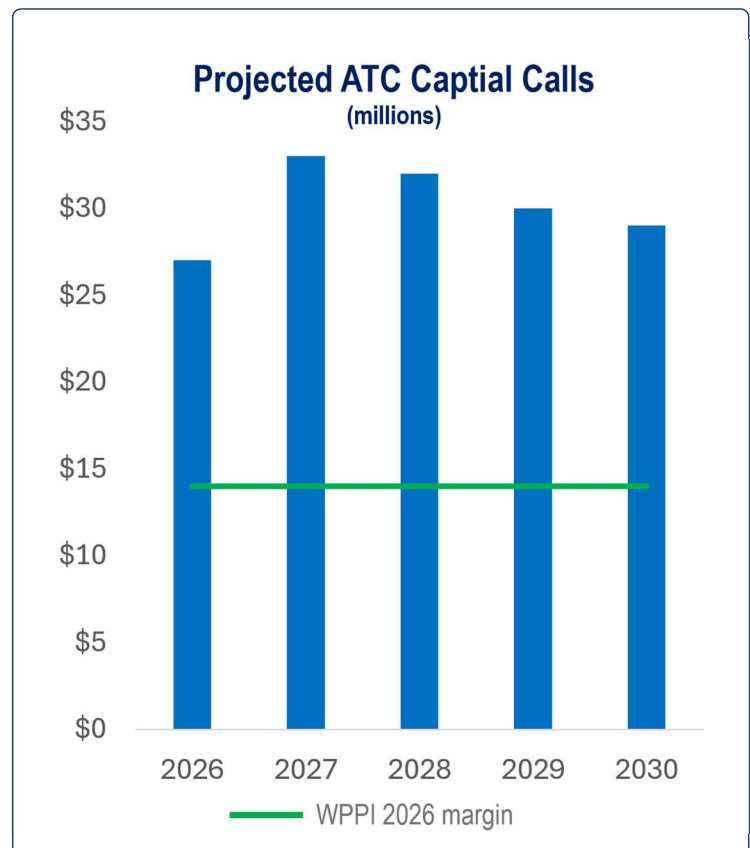
Transmission Investment

WPPI's ownership interest in American Transmission Co. (ATC) provides returns that help lower wholesale power costs for your community. As the regional grid build-out unfolds, future ATC investments will require financing beyond what WPPI's margin alone can support.

The extension will help preserve WPPI's ability to finance future ATC investments and continue receiving returns that help your community's wholesale power costs.



June 25, 2026



Key Facts for Local Officials



A Record of Success

- WPPI is the low-cost leader for powering local communities.
- Overall WPPI member rates are very competitive compared to utilities in the region.
- Together WPPI members have achieved a diverse, low-cost power supply.



Your Community and WPPI

- Your WPPI wholesale power agreement is key to how your utility provides electric service at competitive costs.
- The need for additional, cost-effective resources to power WPPI member communities is visible now.
- WPPI is actively pursuing electric generating resource options, transmission system investments and financial transactions for this purpose.



Why Extend Now?

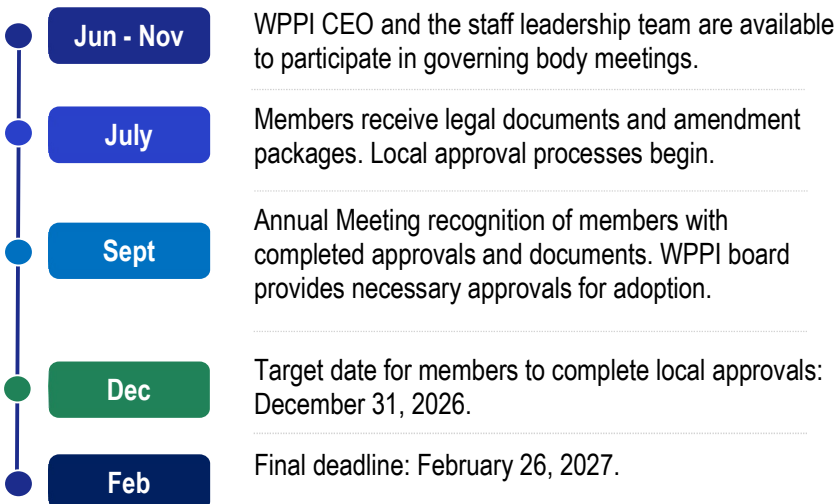
- The current 2055 end date of the WPPI member agreement falls short of the typical 30 years needed for securing the most cost-effective long-term solutions to meet your community's energy needs.
- The request is for an 18-year extension of the current 2055 end date.
- An 18-year extension is not new for WPPI members. Your previous extension was also 18 years.



What if a Member Does Not Extend?

The existing agreement continues through 2055. The member would have no rights to WPPI's power supply or services beyond that term.

Contract Extension Timeline



Member Support

WPPI staff is available to assist members throughout the contract extension process.

Questions?

Reach your utility's Energy Services Manager for support, or contact:

Lauri Morehart | 608-834-4571
lmorehart@wppienergy.org



Board:	City Commission
Agenda	07-27-2026
Date:	
Department:	Board of Review
Presenter:	Mayor Thompson

Staff Report

Agenda Item Title:

Board of Review Appointment for Alternate – Mr. Scott Kwarciany

Background:

Appoint Mr. Scott Kwarciany to serve on the Board of Review. This appointment is for the vacant alternate position and has a term expiration of January 2028.

Mr. Kwarciany will be attending the next mandatory State of Michigan training session for certification.

Fiscal Effect:

This board does receive payment as follows: \$400 March Board of Review and \$50 for July and December Board of Review for a total of \$500.

Supporting Documentation:

Application

Recommendation:

Motion to appoint Mr. Scott Kwarciany to the Gladstone Board of Review with a term expiration of January 2028.



APPLICATION FORM

GLADSTONE CITY BOARDS AND COMMITTEES

Please use this form to express your interest in serving on a particular board/committee or commission. You may attach additional material if you wish. For information on vacancies and board/committee bylaws, please visit www.gladstonemi.org, call 906-428-2311 or e-mail kberry@gladstonemi.org. Please note that applications are kept on file for six months. The Gladstone City Commission makes appointments to City Boards at their regular meetings as vacancies occur. Completed applications are public documents and are subject to the Michigan Freedom of Information Act.

Eligibility Requirements:

Are you a registered voter in the City of Gladstone? *

Yes ☒ No ☐

Have you been a City resident for at least 12 months?

Yes ☒ No ☐

Are you currently in default to the City of Gladstone?

Yes ☐ No ☒

Are you related to any elected City Commissioner (including by marriage)?

Yes ☐ No ☒

*According to the City Charter, each member appointed by the City Commission shall be a qualified and registered elector of the city on such day and throughout the member's tenure of office.

Name of City Board or Committee: If applying for more than one board/committee, please list order of preference:

- 1) BOARD OF REVIEW
- 2) _____
- 3) _____

Applicant Name as it Appears on License: SCOTT KWARCIAWY

Driver's License Number: XXXXXXXXXX

Home Address: 56 TIPPERARY ROAD Phone: 906 280 1503

Occupation: CHIROPRATIC PHYSICIAN Business: LIVESTORE CHIROPRATIC CENTER

Business Address: 1122 LUDINGTON ST. ESQUABA Phone: 906 789 7950

E-Mail Address: SCOTTKWARCIANY@HOTMAIL.COM

Are you currently serving or have you served on any City board or committee? If so, please list and give approximate dates.

NO

(over)

Education/Credentials: DOCTOR OF CHIROPRATIC 1998 - PALMER COLLEGE
ASSOCIATE OF SCIENCE 1974 - BRYAN COLLEGE

Professional activities that relate to this board/committee: SERVED AS TREASURER OF BARK RIVER TOWNSHIP FROM 2012-2017

Community activities that relate to this board/committee: _____

Why are you interested in serving on this board/committee? WAS ASKED TO SERVE DUE TO MY EXPERIENCE AS A TOWNSHIP TREASURER.

What talents or experience would you bring to the board/committee? PROFESSIONALISM, INTEGRITY, COMMON SENSE, LOGICAL APPROACH

Any other comments or information you wish to provide to the Mayor and City Commissioners? _____

Are you involved in any personal, professional or business pursuit that would affect your ability to make fair and impartial recommendations as a member of a City advisory board or committee? Yes ☐ No ☒

Appointed members are expected to attend all meetings of the board/committee. A member who misses more than 3 consecutive meetings or 1/3 of all meetings will tender their resignation to the board/committee chair. Are you aware of the meeting schedule and are you available to attend regularly scheduled meetings? Yes ☐ No ☐

Signature Shirley Date 6/24/2016

I certify that there are no misrepresentations, omissions or falsifications on this application and by signing this application I give consent to the City to conduct a background check to verify the information I have provided.

Please return this form with any attachments to:
 kberry@gladstonemi.org; fax to: 906-428-3122; or mail to: City Clerk's
 Office, Gladstone City Hall, Gladstone, MI 49837.
Thank you for your interest in serving as a volunteer board or committee member. Your willingness to serve is greatly appreciated.

07-10-2015



Board:	City Commission
Agenda	07/27/2026
Date:	
Department:	City Manager
Presenter:	Brad Mantela

Staff Report

Agenda Item Title:

Sign Contract for Real Estate Broker – Key Realty

Background:

The City of Gladstone recently solicited an RFP for Real Estate Broker Service to sell City owned property in Escanaba Twp. This parcel was used for gravel production for the City in the past. This property was unsuccessfully marketed on the City website last year. We decided that it would be best to have the property professionally marketed. Four local firms were approached directly by the City Manager with the RFP; and it was also posted in the Escanaba Daily Press and on the City's website. Key Realty Delta County LLC was the only firm that responded with a proposal. The owner of Key seemed very interested in the opportunity due to her knowledge of the property; her familiarity comes from growing up on her family's property near the City's property.

Fiscal Effect:

Key will market our property for one full year with no upfront cost or retainer fees. Services are charged at closing with a 6% commission of the net purchase price. They plan to list the property at a price that is close to our previous asking price. Their price was determined by comps that are included in the packet. The proceeds of the sale would be used by our DPW to fund their new garage.

Supporting Documentation:

See attached RFP, cover letter, contract and comps.

Recommendation:

Make motion to authorize City Manager Robert Spreitzer to sign one year contract with Key Realty Delta County LLC to market and sell City owned property in Escanaba Township.



**REQUEST FOR PROPOSALS
REAL ESTATE BROKER SERVICES:**

Sale of real property owned by the City of Gladstone

OVERVIEW

The City of Gladstone is seeking proposals from real estate brokers/firms to market and sell City owned property located within the Escanaba Township of Delta County. There is the potential for additional properties to be sold. It is the intent of this Request for Proposal (RFP) to have the successful broker/firm enter a Professional Services Contract with the City of Gladstone to supply real estate services as outlined herein.

LAND DESCRIPTION

The following properties are proposed to be sold:

Parcel Numbers: 007-111-019-00 & 007-111-021-00, which were combined in April 2026, Escanaba Township, 29.05 acres zoned I-Industrial and 250' in from the river zoned residential.

Unique characteristics:

Property is mostly wooded with nearly 1000' of frontage along the Escanaba River. A portion of the property was used for gravel production several years ago while owned by The City of Gladstone.

PROPOSAL OVERVIEW

The following information is required and must accompany your proposal:

- 1. COVER LETTER:** Provide a cover letter indicating your interest in serving as the City of Gladstone's real estate agent/firm to sell City owned land in Escanaba Township.
- 2. BACKGROUND INFORMATION:** List years in business with a description of your firm including size of firm, location, number and nature of the professional staff to be assigned to this contract, with a brief resume for each key person listed.
- 3. EXPERIENCE SUMMARY:** Describe your firm's pertinent real estate experience (minimum five years previous experience with proven effectiveness).
- 4. MARKETING METHODS:** Describe the methods of identifying target user groups and a description of the marketing materials and the strategy for presenting the site to a regional and national marketplace.



5. ADDITIONAL SERVICES: Describe additional relevant/unique services offered through your firm.

6. FEE SCHEDULE:

- a. State your commission/rate for listing and selling of property.
- b. State your proposed method of compensation for representing the City in negotiations for purchasing property.
- c. State any other costs the City should anticipate relating to the real estate services to be provided.
- d. State any required 'carry-over compensation' for your firm - meaning, compensation after real estate service agreement expires. NOTE: Quoted fees shall be valid for a minimum of 90 days upon receipt.

7. REFERENCES: Provide a list of three applicable references. Include name, title, and contact information for each reference as well as a brief description of the specific services provided.

8. CONFLICT OF INTEREST: To avoid a conflict of interest, or the appearance of a conflict of interest, your firm should not engage in any outside activities that are inconsistent, incompatible, or appear to conflict with your ability to exercise independent/objective judgment in the best interest of the City. Please outline all conflicts of interest that may exist for your firm in relation to providing real estate services for the City of Gladstone.

9. GOOD STANDING: Your firm must comply with Federal, State, County and local units of government, which specifically includes good tax payment status and good corporate registration status. Please indicate the payment status of taxes applicable to your firm. Additionally, please provide your firm's legal corporation name and Tax ID number, as reflected by State of Michigan records.

GENERAL INSTRUCTIONS

1. The proposal must be submitted in a sealed envelope marked "Real Estate Broker Services" to the attention of City Manager, Robert Spreitzer at 1100 Delta Avenue, Gladstone, Michigan 49837 on or before 1:00pm **DATE TBD**, 2026 at which time they will be publicly opened and read. The Selection Committee will review the proposals and develop a list of finalists to interview. The applicants are responsible for ensuring that their proposal, however submitted, is received on time and at the location specified. Late proposals will be returned unopened.

2. To be considered, firms must submit a complete response to the RFP in the form requested. Firms not responding to items requested in the RFP or indicating exceptions to such items may have their submittals rejected.
3. The City of Gladstone reserves the right to reject any and all proposals, or any parts thereof, or to waive any informality or defect in any bid if it is in the best interest of the City. All proposals, plans, and other documents submitted shall become the property of the City. Responses to this RFP are considered public information and are subject to discovery under the Freedom of Information Act.
4. Respondents are responsible for their own expense in preparing, delivering or presenting a proposal, and for subsequent negotiations with the City, if any.
5. All questions may be directed to the following contact person: Robert Spreitzer, City Manager, phone (906) 428-2311 press 7, email rspreitzer@gladstonemi.gov.

SCOPE OF SERVICES

The successful firm shall agree to contract with The City of Gladstone to provide the following:

1. Develop strategies for sale of identified property if deemed appropriate;
2. Develop marketing materials, electronic and/or hard copy, to advertise property for sale, distribute the materials to potential buyers via the appropriate form(s) of media and report results to the City Manager on an agreed upon frequency;
3. Advise the City Manager related to strategies to promote and sell identified property;
4. Participate in site tours of City owned property that is for sale for potential buyers;
5. Analyze offers from potential buyers and advise the City Manager with respect to negotiations;
6. Represent the City in negotiations with a prospective buyer from the time of offer to and including closing;
7. Coordinate real estate transaction closings, and,
8. Handle all other customary activities and services associated with real estate transactions.

TERM OF CONTRACT

The contract period for the successful agent/firm will be one year from date of award. The contract may be renewed for additional terms upon satisfactory performance by the broker/firm and at a negotiated rate agreed to in writing by both the agent/firm and the City. Alternative contract periods may be considered.

EVALUATION AND AWARD PROCESS

Issuance of this RFP and receipt of proposals does not commit the City to award a contract. The City reserves the right to postpone receipt date, accepting or rejecting any or all proposals received in response to this RFP, or to negotiate with any of the brokers/firms submitting an RFP, or to cancel all or part of this RFP.

SELECTION CRITERIA

Selection of a broker/firm will be made based on the following criteria:

1. Ability of the contractor(s) to meet or exceed the requirements defined in the RFP;
2. Experience, qualifications, references;
3. Knowledge of regional real estate market and ability to market to prospects beyond the region;
4. Regional reputation and local presence/experience;
5. Fee schedule.
6. Provide a copy of the professional services agreement you would propose to be entered into with the City.

ORAL PRESENTATION/INTERVIEWS

Firms submitting a proposal in response to this RFP may be required to give an oral presentation of their proposal. Additional technical and/or cost information may be requested for clarification purposes, but in no way change, the original proposal submitted. Interviews are optional and may or may not be conducted. If an interview is conducted, it is essential that the consultant's personnel to be assigned to the work, as well as key representatives, be present at and participate in the interview.

**Key Realty Delta County LLC**

928 N Lincoln Road

Escanaba, MI 49829

(O) 906-233-7455 (F) 906-233-7456

Rob and The City of Gladstone,

We (Jamie Beaver and Lucas Gestwicki) appreciate the opportunity to represent you for the sale of your vacant land in Escanaba Township along the Escanaba River. We are eager to work with you in the sale of your wonderful property and to show our deep interest, we have prepared this proposal for you.

Jamie has been selling real estate since 2011, and has owned her successful brokerage since 2018. Key Realty has placed within the top 3 highest producing brokerages in the entire Upper Peninsula since its inception. Jamie has grown Key Realty to a firm containing 13 full time real estate professionals and a large property management agency. Jamie's expertise extends beyond Michigan real estate. As a licensed broker in Wisconsin and Florida, Jamie has access to Wisconsin's statewide MLS, expanding the listings footprint. Jamie was born and raised in West Gladstone and is very familiar with the parcels location providing additional value and knowledge to potential buyers.

Lucas has been selling real estate full time since January 2021, and has been an associate broker of Key Realty since January 2025. Lucas has been a part of numerous land sales within his career, and most recently was a key part in sales that included land divisions in Escanaba Township and Manistique City. Lucas has successfully closed over 150 real estate transactions within the past three years and continues to deepen his knowledge and relationships to better serve his clients.

We use a professional photographer to provide us with pictures for our listings. Included in this service is aerial drone photos with estimated lot lines and promotional videos. The listing will be advertised on a variety of real estate websites including Zillow, Realtor.com, LandSearch, LoopNet, Michigan and Wisconsin's MLS and so much more. In addition to these websites, we also advertise on Facebook using paid targeted advertising to reach more buyers.

At Key Realty, we have no upfront costs or retainer fees. Our services are charged at the closing table once you collect your proceeds. Our listing contracts last a full year and state a 6% commission, of the net purchase price, to be collected at time of closing. A copy of our listing contract is included in this proposal. We have no carry-over compensation fees or anything outside of our commission.

We look forward to working with you and thank you for this opportunity!



Key Realty Delta County LLC

928 N Lincoln Road

Escanaba, MI 49829

(O) 906-233-7455 (F) 906-233-7456

Rob and The City of Gladstone,

We (Jamie Beaver and Lucas Gestwicki) have looked at comparable properties and believe your two parcels should be listed within the range of **\$230,000-\$240,000**. We have included comparable properties within our proposal to support this price, including a parcel that sold in 2025 located on N.3 Ln. We believe the large amount of waterfront, mixed with the secludedness will have a specific buyer pool that we are prepared to target. We are excited to work with you and look forward to your response. Should you have any further questions about our pricing, please feel free to call Lucas at 906-280-0570.

Professional References

Adam Lambert

Owner, Multiple Domino's Franchises (Michigan & Wisconsin)

Jamie has worked with Adam Lambert on numerous real estate transactions over the years. As a repeat client, Adam has consistently relied on Jamie's expertise to assist with his ongoing real estate needs.

Phone: 906-869-9191

Email: alambert@cdapizza.com

Eric Hansen

Real Estate Investor

Eric Hansen is a long-standing client who has entrusted Jamie with a variety of real estate projects. Their continued professional relationship reflects Jamie's commitment to providing reliable service and successful outcomes.

Phone: 906-280-2609

Email: erick533@outlook.com

Adam Drossart

Real Estate Investor

Adam Drossart is an experienced real estate investor with a diverse portfolio of properties across California, Wisconsin, Florida, Missouri, and Michigan. He continues to invest in multifamily properties, vacant land, and mobile home parks throughout Michigan's Upper Peninsula. Lucas has developed a strong professional relationship with Adam and continues to assist with his real estate investment needs.

Phone: 801-834-0031

Email: adrossart@gmail.com

Disclosure Regarding Real Estate Agency Relationships

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of agency relationship you have with that licensee. A real estate transaction is a transaction involving the sale or lease of any legal or equitable interest in real estate consisting of not less than 1 or not more than 4 residential dwelling units or consisting of a building site for a residential unit on either a lot as defined in section 102 of the land division act, 1967 PA 288, MCL 560.102, or a condominium unit as defined in section 4 of the condominium act, 1978 PA 59, MCL 559.104.

- (1) An agent providing services under any service provision agreement owes, at a minimum, the following *duties* to the client:
 - (a) The exercise of reasonable care and skill in representing the client and carrying out the responsibilities of the agency relationship.
 - (b) The performance of the terms of the service provision agreement.
 - (c) Loyalty to the interest of the client.
 - (d) Compliance with the laws, rules, and regulations of this state and any applicable federal statutes or regulations.
 - (e) Referral of the client to other licensed professionals for expert advice related to material matters that are not within the expertise of the licensed agent. **A real estate licensee does not act as an attorney, tax advisor, surveyor, appraiser, environmental expert, or structural or mechanical engineer and you should contact professionals on these matters.**
 - (f) An accounting in a timely manner of all money and property received by the agent in which the client has or may have an interest.
 - (g) Confidentiality of all information obtained within the course of the agency relationship, unless disclosed with the client's permission or as provided by law, including the duty not to disclose confidential information to any licensee who is not an agent of the client.

(2) A real estate broker or real estate salesperson acting pursuant to a service provision agreement shall provide the following *services* to his or her client:

- (a) When the real estate broker or real estate salesperson is representing a seller or lessor, the marketing of the client's property in the manner agreed upon in the service provision agreement.
- (b) Acceptance of delivery and presentation of offers and counteroffers to buy, sell, or lease the client's property or the property the client seeks to purchase or lease.
- (c) Assistance in developing, communicating, negotiating, and presenting offers, counteroffers, and related documents or notices until a purchase or lease agreement is executed by all parties and all contingencies are satisfied or waived.
- (d) After execution of a purchase agreement by all parties, assistance as necessary to complete the transaction under the terms specified in the purchase agreement.
- (e) For a broker or associate broker who is involved at the closing of a real estate or business opportunity transaction, furnishing, or causing to be furnished, to the buyer and seller, a complete and detailed closing statement signed by the broker or associate broker showing each party all receipts and disbursements affecting that party.

Michigan law requires real estate licensees who are acting as agents of sellers or buyers of real property to advise the potential sellers or buyers with whom they work of the nature of their agency relationship.

SELLER'S AGENTS

A seller's agent, under a listing agreement with the seller, acts solely on behalf of the seller. A seller can authorize a seller's agent to work with subagents, buyer's agents and/or transaction coordinators. A subagent of the seller is one who has agreed to work with the listing agent, and who, like the listing agent, acts solely on behalf of the seller. Seller's agents and their subagents will disclose to the seller known information about the buyer which may be used to the benefit of the seller.

Individual services may be waived by the seller through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

BUYER'S AGENTS

A buyer's agent, under a buyer's agency agreement with the buyer, acts solely on behalf of the buyer. A subagent of the buyer is one who has agreed to work with the buyer's agent with who, like the buyer's agent, acts solely on behalf of the buyer. Buyer's agents and their subagents will disclose to the buyer known information about the seller which may be used to benefit the buyer.

Individual services may be waived by the buyer through execution of a limited service agreement. Only those services set forth in paragraph (2)(b), (c), and (d) above may be waived by the execution of a limited service agreement.

DUAL AGENTS

A real estate licensee can be the agent of both the seller and the buyer in a transaction, but only with the knowledge and informed consent, in writing, of both the seller and the buyer.

In such a dual agency situation, the licensee will not be able to disclose all known information to either the seller or the buyer. As a dual agent, the licensee will not be able to provide the full range of fiduciary duties to the seller or the buyer.

The obligations of a dual agent are subject to any specific provisions set forth in any agreement between the dual agent, the seller and the buyer.

TRANSACTION COORDINATOR

A transaction coordinator is a licensee who is not acting as an agent of either the seller or the buyer, yet is providing services to complete a real estate transaction. The transaction coordinator is not an agent for either party and therefore owes no fiduciary duty to either party.

DESIGNATED AGENCY

A buyer or seller with a designated agency agreement is represented only by agents specifically named in the agreement. Any agents of the firm not named in the agreement do not represent the buyer or seller. The named "designated" agent acts solely on behalf of his or her client and may only share confidential information about the client with the agent's supervisory broker who is also named in the agreement. Other agents in the firm have no duties to the buyer or seller and may act solely on behalf of another party in the transaction.

LICENSEE DISCLOSURE (Check one)

I hereby disclose that the agency status of the licensee named below is:

- ☒ Seller's agent
- ☐ Seller's agent - limited service agreement
- ☐ Buyer's agent
- ☐ Buyer's agent - limited service agreement
- ☐ Dual agent
- ☐ Transaction coordinator (A licensee who is not acting as an agent of either the seller or the buyer.)
- ☐ None of the above

AFFILIATED LICENSEE DISCLOSURE (Check one)

- ☒ Check here if acting as a designated agent. Only the licensee's broker and a named supervisor broker have the same agency relationship as the licensee named below. If the other party in a transaction is represented by an affiliated licensee, then the licensee's broker and all named supervisory brokers shall be considered disclosed consensual dual agents.
- ☐ Check here if not acting as a designated agent. All affiliated licensees have the same agency relationship as the licensee named below.

Further, this form was provided to the buyer or seller before disclosure of any confidential information.

Licensee

Lucas Gestwicki

Date

Licensee

Date

ACKNOWLEDGMENT

By signing below, the parties acknowledge that they have received and read the information in this agency disclosure statement and acknowledge that this form was provided to them before the disclosure of any confidential information. THIS IS NOT A CONTRACT.

The undersigned ☐ DOES ☒ DOES NOT have an agency relationship with any other real estate licensee. If an agency relationship exists, the undersigned is represented as ☐ SELLER ☐ BUYER.

Potential ☐ Buyer ☒ Seller (check one)

The City of Gladstone

Date

Potential ☐ Buyer ☐ Seller (check one)

Date

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**Michigan Realtors®
Exclusive Listing Contract
(Designated Agency)**



Contract Date: _____ through Expiration on _____ at 11:59 PM
 Listing Broker Office: Key Realty Delta County LLC ("Brokerage Firm")
 Address of Firm: 928 North Lincoln Rd, Escanaba, Mi 49829
 Designated Agent(s): Lucas Gestwicki, Jamie Beaver ("Designated Agent")
 Designated Agent's Email Address: lucas@keyrealtyup.com
 Designated Agent's Phone # (906)280-0570
 Supervisory Broker(s): Jamie Beaver ("Supervisory Broker")
 Seller(s): The City of Gladstone ("Seller")
 Seller's Home Address(es): 1100 Delta Ave, Gladstone, Mi 49837
 Seller's Email Address(es): rspreitzer@gladstonemi.gov
 Seller's Phone Number(s): (906)428-2311

1. **AGREEMENT:** In consideration of the agreement of Brokerage Firm to market Seller's property (the "Property") and to use its best efforts to find a buyer, Seller gives Brokerage Firm the exclusive right to offer for sale and to sell the Property for the listing period stated above. In consideration for exclusive sale rights, Brokerage Firm agrees to use reasonable efforts to sell the Property, to present the Property to other REALTOR® companies through a multiple listing service and to engage in marketing efforts to expose the Property. **Brokerage Firm and Seller hereby designate the agent(s) listed above as Seller's Designated Agent. Seller shall have an agency relationship with ONLY Brokerage Firm, Designated Agent and Supervisory Broker named above.**

2. **PROPERTY:** The property is located in the _____ Village, ☒ Township, City of Escanaba,
 County of Delta, Michigan,
 Street Address: TBD N.3 Ln
 Legal Description: SEC 11 T40N R23W

Property Tax ID #: 007-111-019-00 & 007-111-021-00

The property includes all buildings; all gas, oil, and mineral rights owned by Seller; all fixtures and improvements (unless rented) including but not limited to the following: built-in appliances, lighting fixtures, plumbing fixtures, water softener, heating fixtures, electrical fixtures, permanently attached generators, fuel tanks, antennas/satellite dishes and accessories, wired smart home devices, remote controls for built-in devices, attached TV mounting brackets, attached mirrors, attached shelving, window shades and blinds, awnings, shutters, curtain and drapery rods, ceiling fans, attached floor coverings,

attached fireplace doors and screens, garage door openers and controls, screens, storm windows, doors, landscaping, fences, all equipment for inground pool, invisible inground fencing and related equipment, mailboxes; and

but does not include:

3. **YEAR BUILT:** NA (check one):

Seller represents and warrants that the Property was **built in 1978 or later** and that therefore the federally-mandated lead-based paint disclosure regulations **do not apply** to this Property.

or

Seller represents and warrants that the Property was **built before 1978** and that therefore the federally-mandated lead-based paint disclosure regulations **do apply** to this Property. Seller acknowledges that REALTOR® has provided Seller with a copy of "Responsibilities of Seller Under Lead-Based Paint Hazard Reduction Act" (MR Form L-2).

4. **PRICE/TERMS:** Brokerage Firm is authorized to sell the Property for the sum of \$ 230,000.00, subject to the following terms and conditions:

OR at such other price and on such other terms and conditions as Seller may agree to in writing.

5. **LISTING BROKER'S COMPENSATION:** Brokerage Firm's fee for services rendered is not set by law and is **fully negotiable**. If during the term of this listing anyone produces a buyer ready, willing and able to purchase the Property at the listed price and terms or for any other price, terms or exchange to which Seller consents in writing, Seller agrees to pay Brokerage Firm a fee equal to \$ _____ and a commission equal to 6.000 % of the sale price. FURTHER, if within 3 months after the expiration of this agreement, Seller sells, trades or exchanges the Property to anyone introduced to the Property during the listing term, the stated compensation will be paid by Seller to Brokerage Firm, unless at the time of the sale, the Property is listed with another REALTOR® company. For purposes of this paragraph, "sale" shall include a subsequent sale pursuant to an option granted during the applicable period. It is also agreed that in the event of a trade or exchange, Brokerage Firm is authorized to represent and receive compensation from both parties to the transaction. In the event of litigation involving the compensation to be paid Brokerage Firm pursuant to this agreement, if Broker is the prevailing party, Seller shall reimburse Brokerage Firm for its reasonable attorneys' fees and expenses in connection with such litigation.

6. **SHARED COMPENSATION WITH BROKER PROCURING BUYER:** Whether the Listing Broker will offer a portion of the Listing Broker's compensation set forth in paragraph 5 above to the brokerage firm producing the buyer is wholly within the Seller's discretion and is not fixed, controlled or recommended by law, the MLS or otherwise. Seller directs Brokerage Firm to (indicate by **initialing**):

_____ A. Offer a portion of the listing broker's commission to the brokerage firm producing the buyer while acting as a subagent. Said offer of compensation shall be

_____ % of the sale price or \$ _____

- © 2024 Michigan Rea

12. **LOCKBOX ACCESS:** Seller authorizes a lockbox to be placed on the Property in order to permit show the Property by other real estate licensees and to enable service providers to perform services in conjunction with a proposed sale of the property.
13. **RELEASE:** Brokerage Firm is not responsible for the security of the Property. Seller releases and holds harmless Brokerage Firm and its agents and cooperating agents from any and all liability as a result of damage to the Property or damage to or loss of any personal property located within the Property occurring during any showing.
14. **INQUIRIES:** Seller agrees to refer to Brokerage Firm all inquiries received concerning the Property during the period of this agreement.
15. **ADDITIONAL OFFERS:** Once Seller and a buyer enter into a binding sales contract, Brokerage Firm shall not present to Seller any other offers unless Seller and Brokerage Firm otherwise agree in writing.
16. **PROFESSIONAL ADVICE:** Seller acknowledges and understands that Brokerage Firm, its agents, employees, and representatives are not acting as appraisers, builders, accountants, engineers, environmentalists, inspectors, surveyors, tax advisors, or attorneys in the context of this agreement or any future purchase agreement. Seller has been specifically advised to seek professional input or advice in these areas from those professionals as may be advisable and prudent.
17. **FIRPTA:** At closing, Seller shall provide an affidavit of nonforeign status and otherwise comply with the withholding provisions imposed by Section 1445 of the Internal Revenue Code of 1986, as amended.
18. **POSSESSION:** Possession to be given _____ after close of the sale, subject to rights of present tenants, if any. An occupancy charge, if any, will be agreed upon by Seller and the buyer.
19. **HEIRS:** This agreement shall be binding on the heirs, personal representatives, administrators, executors, assigns and successors of Seller.
20. **NON-DISCRIMINATION:** It is agreed by Brokerage Firm and Seller, parties to this agreement, that as required by law, discrimination because of religion, race, color, national origin, age, sex, disability, familial status, marital status, sexual orientation, or gender identity or expression by said parties in respect to the sale or lease of the Property is PROHIBITED.
21. **LETTERS OF INTRODUCTION:** In the event a buyer submits an offer to purchase along with an introductory letter describing the Buyer and/or Buyer's reasons for submitting an offer on the Property, REALTOR® will ☒ will not forward such letter to Seller. Seller acknowledges that the consideration of the information contained in such a letter in evaluating the offer to purchase may violate federal and/or state fair housing laws.

22. **SHOWING PROPERTY/CONFLICT OF INTEREST:** Seller understands and agrees that as part of making the Property, Designated Agent will show potential buyers properties other than Seller's Property and provide such buyers with information on the selling prices in the area. Seller also understands and agrees that Designated Agent can show Seller's Property to, and obtain offers from, all prospective buyers, including buyers with whom Brokerage Firm has an agency relationship. If a potential buyer is represented by a designated agent within Brokerage Firm other than Designated Agent, Brokerage Firm and Supervisory Broker shall automatically be deemed disclosed consensual dual agents. If a particular buyer is represented by Designated Agent, Designated Agent shall notify both Seller and the buyer and (check one):

Designated Agent shall terminate its agency relationship with the buyer as it relates to the Property only; or

- ☒ Designated Agent shall act as a consensual disclosed dual agent of both Seller and the buyer; or
Designated Agent shall act as a transaction coordinator to facilitate the transaction and not as an agent for either Seller or the buyer.

In all cases, Brokerage Firm shall be entitled to the total compensation provided herein. **Designated Agent will preserve any confidential information obtained during another agency relationship or in a prior or pending transaction or business relationship. Seller acknowledges and agrees that the preservation of this confidential information shall not constitute a breach of any fiduciary duty owed by Designated Agent to Seller.**

23. **INDEMNIFICATION:** Seller shall indemnify and hold harmless Brokerage Firm and Brokerage Firm's agents and cooperating brokers and agents from any and all liability for any reason as a result of injury to person(s) or damage or loss to property arising out of the showing of the Property, including but not limited to, reasonable attorneys' fees and costs.
24. **REPRESENTATIONS:** Seller hereby acknowledges that Brokerage Firm is relying upon the representations, whether oral or written, made by Seller with respect to the Property. Seller warrants to Brokerage Firm that any representations Seller has made or shall hereafter make are true and Designated Agent is authorized to make such representations to prospective buyers.

25. **UNPLATTED LANDS:** If this is an unplatted parcel, Seller agrees to grant to the buyer the right to make All division(s) under the Land Division Act. (Insert "all," "zero" or a specific number, as appropriate.)

If this parcel is a new division (check one):

Seller represents that this division has been approved by the local municipality; or

- ☒ Municipal approval of the division is required.

26. **SELLER DISCLOSURE:** Seller agrees to provide the buyer a "Seller's Disclosure Statement" prior to accepting a Buy and Sell Agreement from the buyer, unless the transaction is exempt under Michigan law. Seller agrees to indemnify and hold harmless Brokerage Firm and its agents and cooperating agents, from any liability arising as a result of Seller's failure to comply with Seller's disclosure obligations at law, including, but not limited to, reasonable attorneys' fees and costs.

27. **HOME SURVEILLANCE:** Seller understands that use of an audio surveillance device during showings houses or inspections of the Property may result in a violation of state and/or federal criminal wiretapping statutes.
28. **LIMITATION:** Seller and Brokerage Firm agree that any and all claims or lawsuits between the parties relating to this agreement must be filed no more than six (6) months after the date of termination of this agreement. The parties waive any statute of limitations to the contrary.
29. **ELECTRONIC COMMUNICATIONS:** The parties agree that this agreement, any amendment or modification of this agreement and/or any written notice or communication in connection with this agreement may be delivered by electronic mail via the contact information set forth above. Any such communication shall be deemed delivered at the time it is sent or transmitted. The parties agree that the electronic signatures and initials shall be deemed to be valid and binding upon the parties as if the original signatures or initials were present in the documents in the handwriting of each party.
30. **MERGER:** This agreement constitutes the entire agreement between the parties, and any prior agreements, whether oral or written, have been merged and integrated into this agreement.
31. **SIGNATORIES/COUNTERPARTS:** The undersigned Seller represents that all parties in title are a signatory on this agreement. This agreement may be signed in any number of counterparts.
32. **OTHER:** _____

33. **CANCELLATION:** This agreement can be CANCELLED or REVOKED only by mutual consent in writing.
34. **RECEIPT:** Seller has read this agreement and acknowledges receipt of a completed copy of this agreement.

Accepted by:

Key Realty Delta County LLC
(Brokerage Firm)

(Seller) **The City of Gladstone**

(Designated Agent)
Lucas Gestwicki

(Seller)

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ALL FIELDS DETAIL



river

MLS # 50158770
Address tbd Cedardale 28th Road
Area (Municipality) Cornell Twp (21007)
Mail City Cornell
County Delta
State MI
Zip 49818
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$139,900
Sold Price \$120,000



Item 10.



LEGAL DESCRIPTION

Legal Description CO-30 1/4 203A 356-929/S&334-296&357-410&690-55&790-486 SEC 30 T41N R24W. 15.71 AC PT OF SW 1/4 OF NW 1/4 FROM W1/4 COR OF SEC MEAS S 89 DEG 44'23" E 1120. 38' TO POB, TH N 0 DEG 04' 32" E 650', TH N 58 DEG 0' 37" W 824.43 TO TRAV LN ALG BNK OF FORD RIV, TH N 41 DEG 02' 19" E ALG TRAV LN 304.79', TH S 89 DEG 44' 06" E 800', TH S O DEG 04' 32" W 1314.31', TH N 89 DEG 44' 23" W 300 TO POB

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	Yes
Lot Size	15 acres	Acreage	15.00
Site Condo Y/N	No	Frontage	300
Frontage Type	Water	Waterfront Y/N	Yes
Body of Water	Ford River	QFP Y/N	No
Legal Access	Yes	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	tbd Cedardale 28th RD, Cornell, MI 49818	Municipality	Cornell Twp
School District	Escanaba Area Public Schools	Longitude	-87.255600
Latitude	45.923000		

DIRECTIONS

Directions Take CR 426E to Cedarville 28th rd, Go about 4 miles down Cedarville 28th rd, take a right on 26.5 lane (dead end road) ,property is on the right, green gate is on the right about 300 yards down Directional signs at roads as well.

LISTING INFORMATION

Price Date	11/18/2024	Price Per Acre	\$8,000.00
Price/Frontage	\$400.00	Listing Date	10/18/2024
Input Date	10/18/2024 9:18 PM	Input Date	10/18/2024 9:18 PM
Status Date	11/18/2024	HotSheet Date	11/18/2024
Update Date	11/19/2024 1:21 PM	Update Date	11/19/2024
Off Market Date	10/22/2024	Original MLS#	50158770
Originating MLS Agent	Upper Peninsula Assoc of Realtors DANIELLE WILLIAMS - Cell: 662-386-3132	MLS ID	Delta
		Listing Office	PREMIER REAL ESTATE, INC. - Main: 906-786-5030
Original Price	\$139,900	Listing Exception Y/N	No
Days On Market	4	Cumulative DOM	4
Days On MLS	4	Cumulative DOMLS	4
Days to Close	31	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	4	Additional Documents YN	Yes
Additional Document1 Type	EMD form	Picture Count	12
Possession	At Close		

SOLD INFORMATION

Pending Date	10/22/2024	Closing Date	11/18/2024
Seller Concessions Y/N	No	Sld Price Net Concessions	\$120,000.00
Sold Price Per Acre	\$8,000.00	Selling Agent	TAMMY GARLING - Cell: 906-280-1169
Selling Office	KEY REALTY DELTA COUNTY LLC - Main: 906-233-7455	How Sold	Other

TAX & FINANCIAL

Property ID	005-230-007-00	FIPS Entity	18280
FIPS	26041	Summer Tax Year	2023
Summer Tax Amount	98.38	Winter Tax Year	2023
Winter Tax Amount	308.28	Total Tax Year	2023
Total Tax Amount	406.66	Assessments Y/N	No
Encroachment Y/N	No	Subj to Short Sale Apprvl	No
Ownership	Private	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	No
CFA Y/N	No		

Item 10.

FEATURES

FUEL ON SITE	ROADS	WATER FEATURES	SHORELINE
None (Fuel On Site)	City/County	River Frontage	Cleared
LOCATION	Year Round	Water View	Pebble
Rural	SEWER SEPTIC	Waterfront	Sand
LOT DESCRIPTION	None	ZONING	Wooded
Wooded	WATER	Recreational	UTILITIES
FINANCIAL TERMS	None	LOCKBOX	Electricity Available
Cash		Yes (UPAR Lockbox)	VIEW
Conventional		NEGOTIABLE ITEMS	River View
		None	

SHOWING INSTRUCTIONS

Showing Instructions Use showing assist

LISTING BROKER SERVICES

Listing Broker Sign Y/N	Yes	Other Sign on Property Y/N	Yes
Other Type of Sign	Directional Signs	Full Service Listing Y/N	Yes

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC

Agent Remarks Must have agent present when showing Directional signs and sign right before the Green gate that is about 300 feet or so down 26.5 lane on the right.

Public Remarks Own a little slice of heaven with 304 feet of easily accessible Ford River! 15 + acres of hardwoods with cleared out areas to build your custom cabin or bring your camper. Good road system! Electric at the road! Great for Kayaking, fishing, hunting! Loaded with deer, turkey, and other wildlife. Access State land directly across from Ford River and make this your base camp!! County road frontage

ADDITIONAL PICTURES



hardwoods



road



deer



River



cleared area



Item 10.

DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

ALL FIELDS DETAIL



MLS # 50185586
Address TBD Off 11.5 RD Road
Area (Municipality) Bark River Twp (21003)
Mail City Bark River
County Delta
State MI
Zip 49807
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$165,000
Sold Price \$165,000



Item 10.



LEGAL DESCRIPTION

Legal Description T38N R24W Part of the NW of the SE & NE 1/4 of the SE of Section 8, & the NW of the SW of Section 9

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	No
Lot Size	1320x3500x132x3500	Acreage	108.00
Site Condo Y/N	No	Frontage	33
Frontage Type	Road	Waterfront Y/N	Yes
Body of Water	Bark River	QFP Y/N	Yes
Legal Access	Yes	Additional Tax IDs	Part of 002-108-024-00, and part of 002-109-009-00
Taxable Value Year	2024	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	TBD Off 11.5 RD RD, Bark River, MI 49807	Municipality	Bark River Twp
School District	Bark River Harris School Distr	Longitude	-87.291544
Latitude	45.701095		

DIRECTIONS

Directions US 2 West Bark River, turn Left go approx 1 mile to 11.5 rd, follow to end of the road

LISTING INFORMATION

Price Date	8/18/2025	Price Per Acre	\$1,527.78
Price/Frontage	\$5,000.00	Listing Date	8/18/2025
Input Date	8/18/2025 12:42 PM	Input Date	8/18/2025 12:42 PM
Status Date	8/18/2025	HotSheet Date	8/18/2025
Update Date	8/18/2025 12:49 PM	Update Date	8/18/2025
Off Market Date	7/23/2025	Original MLS#	50185586
Originating MLS	Upper Peninsula Assoc of Realtors	MLS ID	Delta
Agent	TIM GEORGE - Cell: 906-420-9922	Listing Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263
Co-List Agent	TINA MARIE GEORGE - Cell: 906-420-5185	Co-List Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263
Original Price	\$165,000	Listing Exception Y/N	No
Cumulative DOM	0	Cumulative DOMLS	0
Days to Close	-3	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	0	Additional Documents YN	No
Picture Count	5	Possession	At Close

SOLD INFORMATION

Pending Date	7/23/2025	Closing Date	8/15/2025
Seller Concessions Y/N	No	Sld Price Net Concessions	\$165,000.00
Sold Price Per Acre	\$1,527.78	Selling Agent	TIM GEORGE - Cell: 906-420-9922
Selling Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263	Co-Sell Agent	TINA MARIE GEORGE - Cell: 906-420-5185
Co-Sell Office	NORTHERN MICHIGAN LAND BROKERS - ESCANABA - Office: 906-225-5263	How Sold	Cash

TAX & FINANCIAL

Property ID	002-108--022-30	FIPS Entity	05420
--------------------	-----------------	--------------------	-------

TAX & FINANCIAL

FIPS	26041	Taxable Value	\$71,397.00
Summer Tax Year	2024	Summer Tax Amount	1020.00
Winter Tax Year	2024	Winter Tax Amount	650.00
Total Tax Year	2024	Total Tax Amount	1674.00
Assessments Y/N	No	Encroachment Y/N	Yes
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Kososki	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	Yes
CFA Y/N	No		

Item 10.

FEATURES

FUEL ON SITE Electric	FINANCIAL TERMS Cash	WATER None	SPECIAL LISTING CONDITION Standard
LOCATION Dead End	Conventional	WATER FEATURES River Frontage	SHORELINE Wooded
LOT DESCRIPTION Wooded Cleared Partially Wooded	ROADS Private Road Private no association Dirt	ZONING Other	UTILITIES Electricity Available Internet DSL Available Internet Fiber Available Electric Not to Property
	SEWER SEPTIC None	LOCKBOX None	VIEW Rural View
		NEGOTIABLE ITEMS None	

SHOWING INSTRUCTIONS

Showing Instructions Vacant Land

LISTING BROKER SERVICES

Listing Broker Sign Y/N	No	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC

Public Remarks 108+/- Acres in Bark River , with legal access. There is approximately 30 Acres of open Tillable ground, and the rest is heavily wooded, with the Bark River running through it. Great hunting as well as great place to build a home.

ADDITIONAL PICTURES**DISCLAIMER**

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

ALL FIELDS DETAIL



MLS # 50141572
Address TBD N.3 Lane
Address 2 45.87855, -87.09967
Area (Municipality) Escanaba Twp (21009)
Mail City Gladstone
County Delta
State MI
Zip 49837
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$218,000
Sold Price \$210,000



Item 10.



LEGAL DESCRIPTION

Legal Description Legal Description: Eb 12 0/3 GI3 A 659 322 Sec 12 T40 N R23 W. 6.82 A Com At Sw Cor Of GI3, Th S 88 Deg 45' 25" E 300', Th N 0 Deg 01' 30" W 987.68' To Esc River, Th Wly Alg River to W Ln Of GI3, Th S To POB.

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	No
Lot Size	Est: 300x1065x300x987	Acreage	6.82
Site Condo Y/N	No	Frontage	300
Frontage Type	Water	Waterfront Y/N	Yes
Body of Water	Escanaba River	QFP Y/N	No
Legal Access	Yes	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	TBD N.3 LN, Gladstone, MI 49837	Municipality	Escanaba Twp
Municipality Type	Township	Side of Street	N
School District	Gladstone Area Schools	Longitude	-87.099428
Latitude	45.878992		

DIRECTIONS

Directions From the Corner of West Washington and Lincoln Avenue in Marquette head west .4 miles to South McClellan Avenue (which becomes M-553 South. - Take a left and continue straight 19.5 miles to M-35 South [New Swansy - Quick Trip is on your left at this Intersection]. - Take a left and go 38.4 miles to 0.85 Road [South of Gladstone Area High School]. - Go 1.2+/- miles to County Road 420/21st Road. Go 3+/- miles to the West Gladstone Bridge and Boat Launch - then go .25 miles to the first Paved Road on the right (N.3 Lane.) - Take a right and go 2.6 +/- miles to the end of the road. - Take a right and it is the First Drive Way on the Left.

LISTING INFORMATION

Price Date	4/17/2025	Price Per Acre	\$30,791.79
Price/Frontage	\$726.67	Listing Date	5/9/2024
Input Date	5/9/2024 4:37 PM	Input Date	5/9/2024 4:37 PM
Status Date	4/17/2025	HotSheet Date	4/17/2025
Update Date	4/17/2025 3:06 PM	Update Date	4/17/2025
Off Market Date	4/1/2025	Original MLS#	50141572
Originating MLS	Upper Peninsula Assoc of Realtors	MLS ID	North Central
Agent	TIM KEOHANE	Listing Office	GREAT LAKES & LAND OF MARQUETTE, INC. - Main: 906-228-9312
Original Price	\$268,000	Listing Exception Y/N	No
Days On Market	327	Cumulative DOM	327
Days On MLS	327	Cumulative DOMLS	327
Days to Close	342	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	5	Additional Documents YN	No

LISTING INFORMATION

Addendum

About 1 +/- acres is an open cleared area. This open area provides parking for 10 campers and a picnic area. The level lot will be ideal for building, with a hole dug for a walk-out basement and a driveway already in place. Power is about 700 feet away from the proposed building site. - If you are seeking a beautiful river parcel to enjoy every season of the year, come see this one soon!

Possession
Close Plus 6-15 Days

Picture Count

53

Item 10.

SOLD INFORMATION

Pending Date	4/1/2025	Closing Date	4/16/2025
Seller Concessions Y/N	No	Sld Price Net Concessions	\$210,000.00
Sold Price Per Acre	\$30,791.79	Selling Agent	TIM KEOHANE
Selling Office	GREAT LAKES & LAND OF MARQUETTE, INC. - Main: 906-228-9312	How Sold	Conventional

TAX & FINANCIAL

Property ID	21-007-112-024-00	FIPS Entity	26380
FIPS	26041	Summer Tax Year	2023
Summer Tax Amount	331.75	Winter Tax Year	2023
Winter Tax Amount	1040.90	Total Tax Year	2023
Total Tax Amount	1342.65	Assessments Y/N	No
Encroachment Y/N	No	Zoning	R2 - Residential 2 Family
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Garbe	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	No
CFA Y/N	No		

FEATURES

FUEL ON SITE	ROADS	WATER FEATURES	SPECIAL LISTING CONDITION
None (Fuel On Site)	Gravel	River Frontage	Standard
LOCATION	Country	Water View	SHORELINE
Rural	Year Round	ZONING	Lawn
LOT DESCRIPTION	SEWER SEPTIC	Residential	UTILITIES
Wooded	None	LOCKBOX	Electricity Available
Cleared	WATER	None	
Fire Pit	None	NEGOTIABLE ITEMS	
FINANCIAL TERMS		None	
Cash			
Conventional			

SHOWING INSTRUCTIONS

Showing Instructions Vacant Land - Please Use Showing Request To Request Appointments and Provide Showing Reports - Thank

LISTING BROKER SERVICES

Listing Broker Sign Y/N	Yes	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Branded Virtual Tour	Branded Virtual Tour	Public GLR Websites	Yes
Public MiRS Website	Yes		

REMARKS: AGENT & PUBLIC

Agent Remarks This spectacular 6.82 acres on the Escanaba River boasts 300 ft. of frontage and 1,000 ft. of depth. It is located in Escanaba Township of Delta Co. in the Upper Peninsula of Michigan. The property's generous acreage and riverside location makes it ideal for outdoor enthusiasts. Year round activities include: skiing, snowmobiling, snowshoeing, ORV riding, wildlife viewing, sunsets and star gazing. Located only a few minutes from Little Bay De Noc's World class Fisheries This private + beautiful parcel provides the perfect setting for your dream home or recreational get away. It is an ideal location to spend time while enjoying the natural beauty of Michigan's Upper Peninsula.

REMARKS: AGENT & PUBLIC

Public Remarks This spectacular 6.82+/- acres on the Escanaba River boasts 300 ft. of frontage and 1,000 ft. of depth. It is located in Escanaba Township of Delta Co. in the Upper Peninsula of Michigan. The property's generous acreage and riverside location makes it a perfect spot for outdoor enthusiasts. Year round activities include: skiing, snowmobiling, snowshoeing, ORV riding, wildlife viewing, sunsets and star gazing. Located only a few minutes from Little Bay De Noc's World class Fisheries This private + beautiful parcel provides the perfect setting for your dream home or recreational get away. It is an ideal location to spend time while enjoying the natural beauty of Michigan's Upper Peninsula.

Item 10.

ADDITIONAL PICTURES



ALL FIELDS DETAIL



MLS # 50181774
Address TBD E River 24.9 Lane
Area (Municipality) Cornell Twp (21007)
Mail City Cornell
County Delta
State MI
Zip 49818
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$210,000
Sold Price \$211,000



Item 10.



LEGAL DESCRIPTION

Legal Description CO-5 0/3 101A&CO-34 1/3 GL6D 240-501&260-456&431-658,659 SEC 5 T40N R23W & SEC 34 T41N R23W. 34.89 AC FRL NE 1/4 OF NE 1/4 SUBJ TO RD ESMT TO GL6 SEC 34 41-23 EXCBEG AT A PT 641.2' W OF NE COR OF SEC 5, TH W 477.3' TH S 200', TH N 67 DEG "09' 20"" E 517.5' TO POB, & PT OF GL6 SEC 34 T41N R23W BEG AT A PT 1759.7' W OF " "SE COR OF SEC 34, TH W 200', TH N 25' TO ESC RIVER, TH N 80 DEG 54' 5"" E " 202.55' TOA PT N OF POB, TH S 57.03' TO POB. (FARMLAND 1974 PA 116 PER 450-426) Lot size cont. X322 Estimated

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	No
Lot Size	1160X1261X1300X1291X220..	Acreage	34.89
Site Condo Y/N	No	Frontage	212
Frontage Type	Road	Waterfront Y/N	Yes
Body of Water	Escanaba River	QFP Y/N	Yes
Legal Access	Yes	Floor Plans Count	0

LOCATION INFORMATION

Full Address(es)	TBD E River 24.9 LN, Cornell, MI 49818	Municipality	Cornell Twp
Municipality Type	Township	Subdivision	none
School District	Escanaba Area Public Schools	Longitude	-87.166969
Latitude	45.898142		

DIRECTIONS

Directions 2.5 miles to County 426 M5 Rd, 4 miles turn left onto County 21st Rd, 5.3 mi Turn right onto River J5 Ln, 0.6 mi Turn right onto River 24.9 Ln

LISTING INFORMATION

Price Date	8/5/2025	Price Per Acre	\$6,047.58
Price/Frontage	\$990.57	Listing Date	7/14/2025
Input Date	7/15/2025 4:51 PM	Input Date	7/15/2025 4:51 PM
Status Date	8/5/2025	HotSheet Date	8/5/2025
Update Date	8/5/2025 1:58 PM	Update Date	8/5/2025
Off Market Date	7/15/2025	Expiration Date	12/31/2025
Original MLS#	50181774	Originating MLS	Upper Peninsula Assoc of Realtors
MLS ID	Delta	Agent	JAMIE BEAVER - Cell: 906-399-9033
Listing Office	KEY REALTY DELTA COUNTY LLC - Main: 906-233-7455	Original Price	\$210,000
Listing Exception Y/N	No	Days On Market	1
Cumulative DOM	1	Cumulative DOMLS	0
Days to Close	18	Signed Disclosure Y/N	No
Guest Listings Y/N	No	Contract	Exclusive Right to Sell
Associated Document Count	0	Additional Documents YN	No
Picture Count	15	Possession	At Close

SOLD INFORMATION

Pending Date	7/15/2025	Closing Date	8/1/2025
Seller Concessions Y/N	No	Sld Price Net Concessions	\$211,000.00
Sold Price Per Acre	\$6,047.58	Selling Agent	JAMIE BEAVER - Cell: 906-399-9033
Selling Office	KEY REALTY DELTA COUNTY LLC - Main: 906-233-7455	How Sold	Cash

TAX & FINANCIAL

Property ID	21-005-005-001-00	FIPS Entity	18280
FIPS	26041	Summer Tax Year	2024
Summer Tax Amount	69.00	Winter Tax Year	2024
Winter Tax Amount	105.48	Total Tax Year	2025
Total Tax Amount	174.48	Assessments Y/N	No
Encroachment Y/N	Yes	Zoning	Agricultural 102 Farmland 1974 PA 116 Per 450-426
Subj to Short Sale Apprvl	No	Ownership	Trust
Owners Name	Hafer Family Trust	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	No
CFA Y/N	No		

Item 10.

FEATURES

FUEL ON SITE	ROADS	ZONING	SHORELINE
None (Fuel On Site)	Private Road	Agricultural	Rocky
LOCATION	SEWER SEPTIC	LOCKBOX	Vegetation
Dead End	None	None	UTILITIES
Rural	WATER	NEGOTIABLE ITEMS	Electricity Available
FINANCIAL TERMS	None	None	VIEW
Cash	WATER FEATURES	SPECIAL LISTING CONDITION	River View
Conventional	River Frontage	Standard	
	Waterfront		

SHOWING INSTRUCTIONS

Showing Instructions Vacant/Show & Go

LISTING BROKER SERVICES

Listing Broker Sign Y/N	No	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC**Agent Remarks** Property is in PA 116 Until Dec 2041**Public Remarks** Beautiful vacant lot on the Escanaba River! Perfect for catching cray fish, fishing, kayaking and enjoying nature. There is a hay field located on the opposite side of the private road that is currently harvested by another party. Property is in PA 116.**ADDITIONAL PICTURES**



Item 10.



DISCLAIMER

This information is deemed reliable, but not guaranteed. All room dimensions are in appx. feet.

ALL FIELDS DETAIL



MLS # 50162029
Address 53 A TBD I Road
Area (Municipality) Wells Twp (21024)
Mail City Escanaba
County Delta
State MI
Zip 49829
Class VACANT LAND
Type Vacant Land
Sale/Rent For Sale
Status Closed
Asking Price \$250,000
Sold Price \$250,000



Item 10.



LEGAL DESCRIPTION

Legal Description PRT OF NW 1/4 OF SW 1/4 & PRT OF NE 1/4 OF SW 1/4 & PRT OF SE 1/4 OF SW 1/4 OF SEC 19 T39N R23W

PROPERTY INFORMATION

Style	Vacant Land	Survey On File Y/N	Yes
Lot Size	1720x2189x2324x496x946x35	Acreage	53.00
Insp Cmpl for Well/Septic	No	Site Condo Y/N	No
Frontage	1,720	Frontage Type	Water
Waterfront Y/N	Yes	Body of Water	Ford River
QFP Y/N	No	Legal Access	Yes
Additional Tax IDs	None	Taxable Value Year	2024
Floor Plans Count	0		

LOCATION INFORMATION

Full Address(es)	53 A TBD I RD, Escanaba, MI 49829	Municipality	Wells Twp
Municipality Type	Township	School District	Escanaba Area Public Schools
Longitude	-87.200805	Latitude	45.757510

DIRECTIONS

Directions US 2/41 South To Hyde. Right on I Road. Approximately 1.7 miles to property on right.

LISTING INFORMATION

Price Date	11/26/2024	Price Per Acre	\$4,716.98
Price/Frontage	\$0.00	Listing Date	11/25/2024
Input Date	11/26/2024 4:17 PM	Input Date	11/26/2024 4:17 PM
Status Date	11/26/2024	HotSheet Date	11/26/2024
Update Date	11/26/2024 4:18 PM	Update Date	11/26/2024
Off Market Date	10/28/2024	Protection Period	None
Original MLS#	50162029	Originating MLS	Upper Peninsula Assoc of Realtors
MLS ID	Delta	Agent	MELISSA MIKUS - Cell: 906-420-2404
Listing Office	UPWARDS REAL ESTATE - Office: 906-786-8747	Original Price	\$250,000
Listing Exception Y/N	No	Cumulative DOM	0
Cumulative DOMLS	0	Days to Close	1
Signed Disclosure Y/N	No	Guest Listings Y/N	No
Associated Document Count	0	Additional Documents YN	No
Picture Count	11	Possession	At Close

SOLD INFORMATION

Pending Date	10/28/2024	Closing Date	11/26/2024
Seller Concessions Y/N	No	Sld Price Net Concessions	\$250,000.00
Sold Price Per Acre	\$4,716.98	Selling Agent	MELISSA MIKUS - Cell: 906-420-2404
Selling Office	UPWARDS REAL ESTATE - Office: 906-786-8747	How Sold	Conventional

TAX & FINANCIAL

Property ID	014-069-003-00	FIPS Entity	85240
FIPS	26041	SEV	53000.00
SEV Year	2024	Taxable Value	\$16,749.00
Summer Tax Year	2023	Summer Tax Amount	177.72

TAX & FINANCIAL

Winter Tax Year	2023	Winter Tax Amount	205.58
Total Tax Year	2023	Total Tax Amount	383.30
Assessments Y/N	No	Encroachment Y/N	No
Subj to Short Sale Apprvl	No	Ownership	Private
Owners Name	Dombrowski	Lease Y/N	No
Association Y/N	No	Principal Res Exempt Y/N	Yes
CFA Y/N	No		

Item 10.

FEATURES

FUEL ON SITE None (Fuel On Site)	FINANCIAL TERMS Cash Conventional	WATER FEATURES River Frontage Waterfront	SHORELINE Mixed
LOCATION Rural	ROADS City/County Year Round Black Top	ZONING Residential	UTILITIES Unknown (Utilities)
LOT DESCRIPTION Large Lot - 65+ Ft. Rolling/Hilly Wooded Partially Wooded	SEWER SEPTIC None	LOCKBOX None	VIEW River View
	WATER None	NEGOTIABLE ITEMS None	
		SPECIAL LISTING CONDITION Standard	

SHOWING INSTRUCTIONS

Showing Instructions None

LISTING BROKER SERVICES

Listing Broker Sign Y/N	No	Other Sign on Property Y/N	No
Full Service Listing Y/N	Yes		

MARKETING-VIRT TOURS/IDX/VOW

VOW Include	Yes	VOW Address	Yes
VOW Comment	No	VOW AVM	Yes
IDX Consumer Comment	No	IDX Automated Valuation	Yes
IDX Include	Y	Broker Exclusive	No
Public GLR Websites	Yes	Public MiRS Website	Yes

REMARKS: AGENT & PUBLIC

Agent Remarks None

Public Remarks Beautiful 52 Acres with 1720 feet on the Ford River. Open slate to let your imagination run wild.

ADDITIONAL PICTURES



Board:	City Commission
Agenda Date:	July 27, 2026
Department:	Wastewater
Presenter:	Rodney Schwartz/C2AE

Staff Report

Agenda Item Title:

Change Order No. 1 for Wastewater Collection System Improvements.

Background:

Change orders are needed to make changes to the existing contract documents. See supporting documentation for description of work.

Fiscal Effect:

\$24,760.26 increase in contract price. This will increase the current contract price from \$5,129,901.41 to \$5,154,661.67. Original contract price was \$5,129,901.41. (\$24,760.26 overall increase, 7.3% of contingency)

Supporting Documentation:

Please see attached Change Order No. 1 from C2AE Engineering.

Recommendation:

Make a motion to approve Change Order No. 1 as recommended by C2AE Engineering for a net increase to the contract price of \$24,760.26.

CHANGE ORDER NO.: 1

Owner: City of Gladstone Owner's Project No.:
 Engineer: C2AE Engineer's Project No.: 22-0421
 Contractor: Barley Trucking & Excavating, Inc. Contractor's Project No.:
 Project: Wastewater Collection System - Sanitary Sewer Improvements
 Contract Name: CWSRF Project No. 5866-01
 Date Issued: July 8, 2026 Effective Date of Change Order: July 8, 2026

The Contract is modified as follows upon execution of this Change Order:

Description:

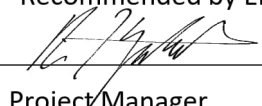
Balancing contract modification - covers sanitary sewer diameters and conditions discovered in the field that varied from original plan.

Attachments:

Bulletin #1, executed on July 7, 2026; Change Order Details report, created on July 7, 2026

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ 5,129,901.41	Original Contract Times: Substantial Completion: Sept. 15, 2027 Ready for final payment: Oct. 15, 2027
[Increase] [Decrease] from previously approved Change Orders No. N/A to No. N/A \$ N/A	[Increase] [Decrease] from previously approved Change Orders No. N/A to No. N/A Substantial Completion: N/A Ready for final payment: N/A
Contract Price prior to this Change Order: \$ N/A	Contract Times prior to this Change Order: Substantial Completion: N/A Ready for final payment: N/A
Increase Decrease this Change Order: \$ 24,760.26	[Increase] [Decrease] this Change Order: Substantial Completion: None Ready for final payment: None
Contract Price incorporating this Change Order: \$ 5,154,661.67	Contract Times with all approved Change Orders: Substantial Completion: Sept. 15, 2027 Ready for final payment: Oct. 15, 2027

Recommended by Engineer (if required)

By: 

Title: Project Manager

Date: July 8, 2026

Authorized by Owner

By: _____

Title: _____

Date: _____

Jordan Barley Accepted by Contractor

Date: 2026.07.08 16:20:59 -05'00'

Project Manager

07/08/2026

Approved by Funding Agency (if applicable)

Project #: 22-0421 Project: Wastewater Collection Syst Sanitary Sewer Improvements CWSRF Project No. 5866-01 Owner: City of Gladstone	Date: 6/5/2026 A/E Firm: C2AE Project Manager: Darren Pionk / Brian Zatloukal Contractor: Barley Trucking & Excavating, Inc.
--	---

Distribution:

In accordance with the Contract Documents, we are issuing this bulletin, requesting price quotations by item for the following proposed modifications. All work shall be completed in accordance with the Contract Documents. If these proposed modifications affect the project time schedule, please inform us in your reply. The quotation shall include an itemized cost breakdown together with supporting data. Please sign and return a copy to C2AE. Please reply within 10 days.

(THIS IS NOT A WORK ORDER)

B1.1 Addition of pay items for larger diameter sewer located in the field.
SA0145-SA0139 along Delta Avenue at N 11th Street and N 12th Street.

Add the following quantities:

Item	Description	Est. Quantity	Unit	Unit Price	Subtotal Cost
8257001	Clean and Televis 15 inch Sewer	405.20	FT	\$ 4.75	\$ 1,924.70
8257001	Heavy Cleaning 15 inch Sewer	405.20	FT	\$ 6.40	\$ 2,593.28

ADD \$ 4,517.98 DEDUCT \$ _____

7/7/26

Date

Jordan Barley

Contractor

Digitally signed by
Jordan Barley
Date: 2026.07.07
15:35:10 -05'00'



C2AE - MI

Change Order Details

220421 - Gladstone Wastewater Sanitary Sewer Improvements

Description	CWSRF # 5866-01
Prime Contractor	Barley Trucking & Excavating, Inc 1824 10th Avenue Menominee, MI 49858
Change Order	1
Status	Pending
Date Created	07/07/2026
Summary	Balancing
Change Order Description	Balancing contract modification to cover different sewer diameters encountered during cleaning, televising, and lining.
Awarded Project Amount	\$5,129,901.41
Authorized Project Amount	\$5,129,901.41
Change Order Amount	\$24,760.26
Revised Project Amount	\$5,154,661.67

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Participating Items									
0780	8257050	Ea	\$838.550	15.000	\$12,578.25	23.000	\$19,286.65	38.000	\$31,864.90
_: Sewer Obstruction Removal									
Reason: Balancing									
				Funding Details					
Non Participating (City Funded)				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
Participating (Project Funded)				15.000	\$12,578.25	23.000	\$19,286.65	38.000	\$31,864.90
0810	8257001	Ft	\$4.320	3,540.000	\$15,292.80	-1,438.900	-\$6,216.05	2,101.100	\$9,076.75
_: Clean and Televis 8 inch Sewer - PACP									
Reason: Balancing									
				Funding Details					
Non Participating (City Funded)				0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
Participating (Project Funded)				3,540.000	\$15,292.80	-1,438.900	-\$6,216.05	2,101.100	\$9,076.75
0820	8257001	Ft	\$4.320	3,350.000	\$14,472.00	334.700	\$1,445.90	3,684.700	\$15,917.90
_: Clean and Televis 10 inch Sewer - PACP									
Reason: Balancing									

Item 11.									
Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
				Funding Details					
			Non Participating (City Funded)	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			Participating (Project Funded)	3,350.000	\$14,472.00	334.700	\$1,445.90	3,684.700	\$15,917.90
0830	8257001	Ft	\$4.320	1,685.000	\$7,279.20	-465.400	-\$2,010.53	1,219.600	\$5,268.67
_: Clean and Televis 12 inch Sewer - PACP									
Reason: Balancing									
				Funding Details					
			Non Participating (City Funded)	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			Participating (Project Funded)	1,685.000	\$7,279.20	-465.400	-\$2,010.53	1,219.600	\$5,268.67
0840	8257001	Ft	\$5.810	531.000	\$3,085.11	269.600	\$1,566.38	800.600	\$4,651.49
_: Heavy Cleaning 8 inch Sewer									
Reason: Balancing									
				Funding Details					
			Non Participating (City Funded)	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			Participating (Project Funded)	531.000	\$3,085.11	269.600	\$1,566.38	800.600	\$4,651.49
0850	8257001	Ft	\$5.810	502.500	\$2,919.53	42.100	\$244.60	544.600	\$3,164.13
_: Heavy Cleaning 10 inch Sewer									
Reason: Balancing									

Item 11.

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
				Funding Details					
			Non Participating (City Funded)	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			Participating (Project Funded)	502.500	\$2,919.53	42.100	\$244.60	544.600	\$3,164.13
0860	8257001	Ft	\$5.810	252.750	\$1,468.48	1,019.850	\$5,925.33	1,272.600	\$7,393.81
_: Heavy Cleaning 12 inch Sewer									
Reason: Balancing									
				Funding Details					
			Non Participating (City Funded)	0.000	\$0.00	0.000	\$0.00	0.000	\$0.00
			Participating (Project Funded)	252.750	\$1,468.48	1,019.850	\$5,925.33	1,272.600	\$7,393.81
7 items			Totals		\$57,095.37		\$20,242.28		\$77,337.65

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Participating Items					
1170	8257001	Ft	405.200	\$6.400	\$2,593.28
unattached					
_: Heavy Cleaning 15 inch Sewer					
Reason: See Bulletin #1					

Item 11.

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
		Funding Details			
		Participating (Project Funded)	405.200	\$6.400	\$2,593.28
1180	8257001	Ft	405.200	\$4.750	\$1,924.70
unattached					
_: Clean and Televis 15 inch Sewer PACP					
Reason: See Bulletin #1					
		Funding Details			
		Participating (Project Funded)	405.200	\$4.750	\$1,924.70
2 items					Total: \$4,517.98

Funding Summary

Fund Package	Original Amount	Authorized Amount	Pending Change	Revised Amount
Participating (Project Funded)	\$5,129,901.41	\$5,129,901.41	\$24,760.26	\$5,154,661.67
Non Participating (City Funded)	\$0.00	\$0.00	\$0.00	\$0.00
2 fund packages	\$5,129,901.41	\$5,129,901.41	\$24,760.26	\$5,154,661.67



Board:	City Commission
Agenda Date:	07-27-2026
Department:	Public Safety/ORV Subcommittee
Presenter:	Comm. Maloney/Comm. O'Driscoll

Staff Report

Agenda Item Title:

City of Gladstone Streets Prohibited for Snowmobile/ORV Use

Background:

The subcommittee met on Tuesday, July 21 and recommended removing 29th street from the list of prohibited streets. That is the only change recommended at this time. We are going to wait about a year and assess the efficacy of the Escanaba golf cart ordinance as guidance on how to proceed with that piece.

In coordination with DPW and GPSD we are going to develop a map and physical signage with approved and restricted routes for the public to use as a guide to visualize the ordinance. After those pieces are in place, we will develop and implement a plan to educate the public via school resources, social media (GPSD and City of Gladstone) and traditional media as well as decide how to best utilize GPSD through Directed Patrol, electronic speed indicator(s), and other means of enforcement.

Upon review of the ordinance by the Clerk, the actual list of prohibited streets is **NOT** in the ordinance. It was adopted with the ordinance but is a separate document; the ordinance references the list of prohibited streets and authorizes the City Commission to by resolution update the list (See Section B 1a) as needed. Since the committee is not recommending changing anything else in the ordinance (waiting on e-bikes & golf carts) there is nothing to amend in the ordinance. One typo was found and highlighted in yellow but that could certainly wait another year.

Fiscal Effect:

None to update list.

Signage & education costs unknown at this time

Supporting Documentation:

Ordinance No. 597

Draft Streets Prohibited for Snowmobile/ORV Use

Recommendation:

Motion to approve the removal of 29th Street from the City of Gladstone Streets Prohibited for Snowmobile/ORV Use as presented.

City of Gladstone Streets Prohibited for Snowmobile/ORV Use

13th Street from Superior Avenue to Minneapolis Avenue

10th Street

9th Street between Railway Avenue to Minneapolis Avenue

Lake Shore Drive

4th Street

Michigan Avenue from US 2 & 41 to 3rd Street

South Hill Road from Keeton Street eastward toward US 2 & 41

~~600 block through 900 block on 29th Street~~

Delta Avenue from US 2 & 41 to 4th Street

Note: City Street Signs marked with a red sticker indicate these prohibited routes for snowmobile/ORV use.

City of Gladstone Approved Access Points in City Parks

VanCleve Park Access Points

Pram Dock Area

West of Skate Park

Lake Shore Drive/Marble Avenue

City Commission Adopted: ~~06-22-2015~~

Ordinance No. 597

AN ORDINANCE TO AMEND CHAPTER 54 TRAFFIC & VEHICLES ARTICLE I. GENERAL, SECTION 54-6 SNOWMOBILE/ORVS & OFF-ROAD VEHICLES OF THE CITY OF GLADSTONE CODE OF ORDINANCES

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

Sec. 54-6. - Snowmobile/ORVs and off-road vehicles.

A. Definitions.

Off-road vehicle (ORV) means a motor-driven off-road recreation vehicle capable of cross-country travel without benefit of a road or trail, on or immediately over land, snow, ice, marsh, swampland, or other natural terrain. A multitrack or multiwheel drive vehicle, a motorcycle or related 2-wheel vehicle, a vehicle with 3 or more wheels, an amphibious machine, a ground effect air cushion vehicle, or other means of transportation may be an ORV. An ORV does not include a registered snowmobile/ORV, a farm vehicle being used for farming, a vehicle used for military, fire, emergency, or law enforcement purposes, a vehicle owned and operated by a utility company or an oil or gas company when performing maintenance on its facilities or on property over which it has an easement, a construction or logging vehicle used in performance of its common function, or a registered aircraft.

Snowmobile means any motor-driven vehicle designed for travel primarily on snow or ice of a type that utilizes sled-type runners or skis, an endless belt tread, or any combination of these or other similar means of contact with the surface upon which it is operated, but is not a vehicle that must be registered under the Michigan vehicle code, 1949 PA 300, MCL 257.1 to 257.923.

B. Purpose.

The intent of this ordinance is to establish access routes along the streets within the City of Gladstone for use by snowmobile/ORV; establish the terms and conditions upon which such access routes may be used; and provide penalties for the violations thereof.

1. Designation of Streets for snowmobile/ORV Use.

- a. Unless specifically designated otherwise as provided herein, all city streets and alleys within the city are hereby designated to be access routes upon which snowmobile/ORVs may be operated for the purpose of providing access to and from trails where snowmobile/ORV operation is permitted. Such access routes do not include or involve US 2&41 and M-35 unless approved as a MDOT connector route.
- b. The City Commission by resolution is hereby authorized to designate those streets or alleys under its jurisdiction, or parts or sections thereof, upon which the operation of snowmobile/ORVs shall be prohibited.

2. Regulations on Snowmobile/ORV Operation.

- a. Snowmobile/ORVs shall only be operated on any approved street or alley for the following reasons:
 - i. For the purpose of gaining access to or from trails where snowmobile/ORV operation is permitted, using the most direct route from the home of the operator.

3. A snowmobile/ORV operated on a street or alley pursuant to this ordinance shall at all times be operated:

- a. On the outermost right side of the roadway, but not on grassy areas or areas not normally used for vehicular travel

- b. In single file, with the flow of traffic
 - c. In compliance with all the provisions of federal, state and local statutes, rules, regulations and ordinances applicable to such snowmobile/ORV operation
 - d. At a speed not to exceed fifteen (15) miles per hour
4. An snowmobile/ORV may be operated on the roadway of a street or alley under the jurisdiction of the city, whether or not such operation has been prohibited only:
- a. In a life-threatening emergency
 - b. By crossing such roadway at right angles, for the purpose of getting from one area to another if the operation can be done safely. The operator shall bring the snowmobile/ORV to complete stop prior to crossing the roadway and shall yield the right-of-way to oncoming traffic.
5. An snowmobile/ORV may not be operated:
- a. For the purpose of traveling to or from work or school
 - b. On the part of a street normally occupied by ditches, front slopes, back slopes, or utilities such areas being more specifically defined as those parts of the street between the outside **should** point and the right-of-way boundary line;
 - c. Within city owned parks except at designated access points approved by the City Commission, or any natural areas within the city
 - d. Upon US2 & 41 & M-35
 - e. On those shoulders, paths or areas specifically designed as non-motorized facilities
 - f. In violation of any of the provisions of MCL 324.81101 et. Seq. and that various subsections thereof, as amended as well as all other statutes, rules, regulations and ordinances applicable to such snowmobile/ORV operations.
6. Violations and Penalties
- a. Any person who violates any provision of this section is committing a municipal civil infraction, and will be liable for a civil fine.

(Ord. No. 573, § 1, 6-23-2008)

State Law reference— Authority to allow snowmobile/ORVs on streets, MCL 324.82119; snowmobile/ORVs generally, MCL 324.82101, MCL 324.81131 .

THE CITY OF GLADSTONE

Jay Bostwick, Mayor

Kimberly Berry, City Clerk

Introduced City Commission: 06/08/2015

Public Hearing: 06/22/2015

Adopted: 06/22/2015

Published: 06/28/2015 U.P. Action News & City Website www.gladstonemi.org

Effective: 07/08/2015