



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 24, 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.](#) Planning Commission Regular Meeting Minutes - July 10, 2026
- [5.](#) City Commission Regular Meeting Minutes August 10, 2026
- [6.](#) Electric Sub Station PSE invoice # 9065136
- [7.](#) Gowwell Technologies Invoice
- [8.](#) 2026 Fahrner Chipseal Invoice
- [9.](#) ProArc Welding & Fabricating Invoice for Downtown Trash Receptacles
- [10.](#) Coleman Engineering Company Invoice | North Shore Design
- [11.](#) OCV Control Valves. LLC Invoice 251526 - Water Dept.

UNFINISHED BUSINESS

NEW BUSINESS

- [12.](#) MDOT Contract 26-5335 South Hill Road
- [13.](#) Special Event Request - Berserkers Rugby Beach Day
- [14.](#) Michigan Municipal League Voting Delegate & Alternate
- [15.](#) Planning Commissioner Howard Haulotte Resignation Letter
- [16.](#) Accept offer to purchase 10 Acre parcel of City owned property in Escanaba Township
- [17.](#) Ordinance 635 | Consideration of Amending the City of Gladstone Zoning Map for 915 Blackwell Ave

CITY MANAGER'S REPORT

CITY COMMISSION & COMMITTEE REPORTS

- [18.](#) Year-To-Date Financial Reports

BOARDS & COMMISSIONS REPORTS

CITY COMMISSIONER COMMENTS

CITY CLERK COMMENTS

CLOSED SESSION

ADJOURNMENT

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

Posted: 08-20-2026

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 PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue

July 07, 2026

5:15 PM

MINUTES

CALL TO ORDER

Commissioner DeFiore called the meeting to order at 5:15 PM.

ROLL CALL

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

Staff Present: Patricia West

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - May 5, 2026

Motion made by Kennedy, seconded by Harding to approve the Planning Commission Regular Meeting Minutes of May 5, 2026.

Voting Yea: DeFiore, Hewitt, Kennedy, Harding

MOTION CARRIED.

ADDITIONS TO AGENDA

None.

PUBLIC COMMENT

Denise Messina, representing Memorial United Methodist Church, spoke regarding her experience navigating the City's existing sign ordinance and the variance process.

Laurie Kaufman, also representing Memorial United Methodist Church, spoke about the benefits an updated sign would provide in increasing the church's visibility and enhancing its ability to promote the many community services, programs, and events it offers.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

2. Proposed Sign Ordinance Review

West reviewed the proposed sign ordinance and highlighted key provisions for the Planning Commission's discussion and consideration.

Commissioner DeFiore inquired about the proposed six-square-foot size limitation for temporary signs. He also questioned the proposed prohibition on future billboards and requested that the subcommittee revisit both items for further discussion before the draft is submitted for legal review.

Item 4.

3. Set Public Hearing for Rezoning Application | 915 Blackwell Ave

Motion made by Hewitt, seconded by Harding to set a public hearing for August 11, 2026 at 5:15 PM to consider the rezoning request for 915 Blackwell Avenue and authorize staff to publish and mail all required notices.

Voting Yea: DeFiore, Hewitt, Kennedy, Harding

MOTION CARRIED.

INFORMATION SHARING

4. 2025 Gladstone Water Quality Report

The water quality report has been published and is available for review on the City of Gladstone website.

5. City Hall Adjusted Summer Hours

Summer hours of operation are now in effect. City Hall will be open Monday through Thursday from 7:30 AM to 5:00 PM and closed on Fridays. Regular business hours will resume following Labor Day.

6. Gladstone Beach is Open

The Gladstone Beach officially opened for the season on Wednesday, June 24.

Beach visitors can enjoy access to the concession stand and public restrooms, which will be open Wednesday through Sunday from 12:00 p.m. to 6:00 p.m.

7. Land Division Presentation to Gladstone's Economic Development Corporation

West shared that a presentation on recent Land Division legislative updates will be shared with the Economic Development Corporation at their meeting on July 14, 2026 in the event any commissioners are interested in attending.

8. New Business Updates

It was noted that Northbound Trucking has recently been purchased and will begin operating under the new business name, North Bound Repair.

9. North Shore Development

City staff are working with Coleman Engineering to develop a conceptual roadway and infrastructure plans for the future North Shore Development.

10. RFP | Real Estate Broker Services

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.

11. Summer Concert Series

A flyer for the Summer Concert Series was provided in the agenda packet.

12. TV6 Around Town Pilot Program

West reported that the City of Gladstone is participating in a promotional marketing campaign titled TV6 Around Town, which will feature an Upper Michigan Today segment encouraging viewers to "Spend a Day in Gladstone." Downtown businesses have also been invited to participate in a companion commercial campaign at a discounted rate. The promotional content is expected to begin airing in mid-July, with specific broadcast dates to be announced.

COMMISSIONER COMMENTS

Commissioners DeFiore and Hewitt thanked the members of the public in attendance for their comments regarding the proposed sign ordinance. Both commissioners also acknowledged the challenges and frustrations that can accompany changes to established public processes.

Commissioner DeFiore inquired about the status of the waterslide at the Gladstone Beach which was recently damaged. West did not have an update at the time of the meeting, but indicated she would follow-up on that item.

Commissioner Harding expressed interest in exploring the importation of additional sand to improve conditions at the Gladstone beach. Commissioner DeFiore noted that the extension of the concrete wall was intended to help reduce sand loss by limiting wind erosion and retaining sand along the waterfront.

ADJOURNMENT

Meeting adjourned at 6:25 PM.



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 10, 2026
6:00 PM

Item 5.

MINUTES

Mayor Thompson called the meeting to order; Commissioner O'Driscoll gave the Invocation followed by the Pledge of Allegiance.

Clerk 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:

Mr. Jeff Waeghe
Ms. Ann Jousma-Miller
Mr. Doug Bovin

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

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Mayor Thompson to approve the MERS Defined Contribution Plan Adoption Agreement and authorize Manager Robert Spreitzer to sign the agreement for Teamsters Union 406.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to approve the MERS Defined Contribution Plan Adoption Agreement and authorize Manager Robert Spreitzer to sign the agreement for POLC - Public Safety & Command Union.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the Statement of Work with CivicPlus for the migration of the City's website and Agenda & Meeting Management platform, including implementation of the DocAccess accessibility solution; approve the necessary budget amendments to increase appropriations in the amount of \$718.94 for the General Fund, Electric, Water, Wastewater, Solid Waste and Recreation funds to cover the additional annual cost; and authorize the City Manager to execute the agreement on behalf of the City

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Thompson, Seconded by Commissioner Akkala to approve a three-year agreement with GovWell for permitting software at an annual cost of \$10,000 and authorize the City Manager to execute the agreement on behalf of the City.

MOTION CARRIED UNANIMOUSLY

City Manager Robert Spreitzer reported the following:

It has been two weeks since the last commission meeting and the first of those two weeks I was on vacation; so, I would like to thank the staff for keeping everything running smooth.

Also thank the commission for approving the contract with Key Realty, they have nice drone pictures of the property up on their website, and Barry is working with a surveyor on the property.

Also, when I returned, I noticed how nice the resurfacing of 10th street and Minneapolis Avenue look. This year the chip seal was fogged with a seal that was previously used on 9th street and Delta Ave. It really seems to hold the chips together better. Also, the DPW is wrapping up their sidewalk project on 11th street near the Jones and Junior High schools.

The sewer project is moving along with sewer being completed on 3rd Av. North from North 16th Street to North 17th Street. Sewer on North 17th Street from M-35 to 2nd Ave. North should be done by the end of this week.

Last week I attended the Parks and Rec. Advisory board meeting, during public comment there was a small group of campers that addressed their concerns with fees and campground policy. Also, Kelly Heidbrier from Coleman Engineering gave a presentation on the status of the Harbor Phase II project. The project is being re-bidden, and bids are due next Tuesday the 18th.

Also, last Wednesday Patricia West and I attended the Michigan Downtown Association -UP Conference. This was a very informative meeting about DDA's roles, responsibilities and best practices, and it was a good networking experience as well.

Today we received the oral argument from Miller Canfield for the 5th lawsuit from Mr. O'Connor that will be delivered to court tomorrow.

And Last, I would like to thank our Clerk Kim Berry and her staff of election workers for the excellent work they did with last week's election.

And a reminder this coming Thursday will be the last of the Summer Concert Series.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 6:37 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry



INVOICE

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

August 10, 2026
Work Order: MI0062506
Invoice No: 9065136
PO No.:
Net Terms: Upon Receipt

SUBJECT: North Bluff Substation XFMR Replacements

The following charges are for consulting and engineering services performed through August 1st, 2026:

- 1. Preparing transformer replacement drawings package to be issued for Construction.
- 2. Preparing/assisting with ATC drawing requests, and coordinating with ATC drawings administration.
- 3. Provided technical support and assisted in the misoperation investigation regarding the T1 sudden pressure relay failure.

Consultant	Hours	Rate	Amount
Bodenstein, Gerald	5.50	185.00	\$1,017.50
Kumar, Aseen	6.00	210.00	\$1,260.00
Packwood, Seth	13.00	225.00	\$2,925.00
	24.50		\$5,202.50

Professional Consulting Labor

24.50 hrs.

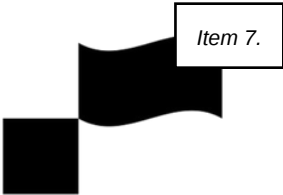
\$5,202.50

AMOUNT DUE THIS INVOICE **\$5,202.50 USD**

INVOICE

GovWell Technologies Inc.
228 Park Ave S PMB 368134
New York, NY 10003-1502

accounting@govwell.com
+1 (646) 847-7668



Bill to
Patricia West
City of Gladstone, MI
1100 Delta Avenue
Gladstone, MI 49837

Ship to
Patricia West
City of Gladstone, MI
1100 Delta Avenue
Gladstone, MI 49837

Invoice details

Invoice no.: 1310
Terms: Net 30
Invoice date: 08/12/2026
Due date: 09/11/2026

#	Product or service	Description	Qty	Rate	Amount
1.	GovWell Subscription	Annual subscription fees Subscription term: 8/12/26 - 8/11/27	1	\$10,000.00	\$10,000.00

Total \$10,000.00

Ways to pay

BANK

ACH Instructions:
Account Title: GovWell Technologies Inc.
Account Number: 712772209639104
Routing Number: 121145349
Bank Name: Column NA - Brex
Bank Address: 1 Letterman Drive, Building A, Suite A4-700, San Francisco, CA 94129

Note to customer

Check instructions:
GovWell Technologies Inc.
228 Park Ave S PMB 368134
New York, NY, 10003-1502

View and pay

Progress Billing Invoice

Item 8.

From: Fahrner Asphalt Sealers LLC
2800 Mecca Drive
Plover, WI 54467
Ph. 715-341-2868

Invoice #: 8300024405
Date: 07/31/26

Application #: 1

Customer #: 202068

To: City of Gladstone
1100 Delta Ave
Gladstone, MI 49837-1434

Contract: 4902649403 City of Gladstone, 2026 Road Work
PARTIAL INVOICE

Cont Item	Description	Contract				To Date		This Invoice		
		Contract Quantity	U/M	Unit Price	Contract Amount	Quantity To Date	Amount To Date	Quantity This Invoice	Amount This Invoice	% Compl
01	GSB-88	57,130.000	SY	1.450	82,838.50	0.000	0.00	0.000	0.00	0.00%
02	Single Chipseal	35,195.000	SY	2.930	103,121.35	37,358.000	109,458.94	37,358.000	109,458.94	106.15%
03	Double Chipseal	1,185.000	SY	4.830	5,723.55	1,179.000	5,694.57	1,179.000	5,694.57	99.49%
04	Fogseal	36,380.000	SY	0.810	29,467.80	38,537.000	31,214.97	38,537.000	31,214.97	105.93%

\$6654.42 101-470-751.000
\$6634.74 203-463-800.007
\$133,079.32 202-463-800.007

Terms: DUE UPON COMPLETION
Payment in full is due upon completion unless modified by written contract. A delinquency charge of 1.5% per month (18% per annum) will be assessed on any unpaid balance from the previous statement.

Total Contract:	221,151.20		
Total Billed:	66.18%	146,368.48	146,368.48
Less Retainage:		0.00	0.00
Net Billed:		146,368.48	146,368.48
Less Previous Applications:		0.00	-
Total Due This Invoice:		146,368.48	146,368.48

ProArc Welding & Fabricating

Invoice

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

Date	Invoice #
8/12/2026	488

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

Ship To
READY FOR PICKUP

P.O. No.	Terms	Due Date
Garbage Bins	Net 30	9/11/2026

Item	Description	Qty	Rate	Amount
3X1/4 FLAT BTF	frame	6	2.66	15.96
3 1/2 SCH 40 BTF	frame	6	9.28	55.68
2X1/4 FLAT BTF	frame	540	1.96022	1,058.52
3/16 4X8 SHEET	3/16 4X8 SHEET	0.9	237.26667	213.54
MATERIAL	x4 leveling screws	24	15.50	372.00
MATERIAL	hinges	6	23.25	139.50
MATERIAL	x1 cleaner	24	34.10	818.40
	x1 primer			
	x2 paint			
LABOR	LABOR	24	100.00	2,400.00
DISCOUNT	5% Discount on 6th Bin	1	-42.28	-42.28
READY FOR PICKUP Six 23" Bins		Subtotal \$5,031.32		



Coleman Engineering Company
635 Circle Dr
Iron Mountain, MI 49801

Rob Spreitzer
 City of Gladstone
 1100 Delta
 Gladstone, MI 49837

August 13, 2026
 Project No: 260596
 Invoice No: 61268

Project 260596 North Shore Design Engineering - Phase 1
 PO/Contract: 190286
 WO: 1

Services from July 12, 2026 to August 8, 2026

Billing Group A Civil

Professional Services

	Hours	Rate	Amount
Engineer 15	27.00	142.00	3,834.00
Engineer 11	29.00	120.00	3,480.00
Technician 23	1.00	110.00	110.00
Technician 20	9.00	95.00	855.00
Totals	66.00		8,279.00
Total Labor			8,279.00

Total this Billing Group \$8,279.00

Total this Invoice \$8,279.00

Authorized
 By:

Ashley Miller

Date:

8-13-26

Ashley Miller



Invoice No 0000251526
Customer 010881

Bill to :

GLADSTONE WATER DEPARTMENT
1100 DELTA AVENUE
GLADSTONE MI 49837
UNITED STATES

Sold to :

GLADSTONE WATER DEPARTMENT
1100 DELTA AVENUE
GLADSTONE MI 49837
UNITED STATES

Remit To:

OCV Control Valves, LLC
7400 East 42nd Place
Tulsa, OK 74145-4744
Phone: 918-627-1942

Phone

Customer PO Number	Invoice Date	Terms	FOB	Ship Via	Salesperson
VERBAL TROY	06/18/2026	NET 30	PREPAID AND ADD	T-FORCE	57
Item No	Part / Rev / Description / Details	Quantity	Unit Price	Discount	Extended Price
000010	611108 Rev A U/MEA ORING, 2-108 VITON Packing List No/Item No: 105911/000001 Sales Order No: 081378 Customer PO No: VERBAL TROY	20.00000	2.50000	0.00	US\$ 50.00

CC 8-24-26
591-549-970 TR
J.R.



Invoice No 0000251526
Customer 010881

Bill to :

GLADSTONE WATER DEPARTMENT
1100 DELTA AVENUE
GLADSTONE MI 49837
UNITED STATES

Sold to :

GLADSTONE WATER DEPARTMENT
1100 DELTA AVENUE
GLADSTONE MI 49837
UNITED STATES

Remit To:
OCV Control Valves, LLC
7400 East 42nd Place
Tulsa, OK 74145-4744
Phone: 918-627-1942

Phone

Customer PO Number	Invoice Date	Terms	FOB	Ship Via	Salesperson
VERBAL TROY	06/18/2026	NET 30	PREPAID AND ADD	T-FORCE	57
Item No	Part / Rev / Description / Details	Quantity	Unit Price	Discount	Extended Price
000020	65K0S06EBBC0001 Rev NS U/M EA 6"120VAC,EP,DIST,FF,110 LEGACY PN: 125G000-0601283 SIZE: 6" OCV MODEL: 125 FUNCTION: PUMP CONTROL VALVE BODY PATTERN: GLOBE END CONNECTION: ANSI 150# FE FLAT FACE BODY/BONNET: DUCTILE IRON COATING: NSF61 EPOXY COATING SEAT RING: STAINLESS STEEL TUBING: STAINLESS STEEL FITTINGS: STAINLESS STEEL STUDS/NUTS/PLUGS: STAINLESS STEEL ELASTOMERS: EPDM COMPONENTS INCLUDE: STAINLESS STEEL Y- STRAINER: STAINLESS STEEL ISOLATION BALL VALVES: STAINLESS STEEL ACCELERATOR PILOT STAINLESS STEEL VALVE SPEED CONTROLS (ADJUSTABLE) SOLENOID: 3-WAY N.C (ENERGIZE-TO-OPEN) (640112) VOLTAGE: 120VAC ENCLOSURE: WEATHERPROOF BODY: BRASS MODEL 31 LIMIT SWITCH ENCLOSURE: WEATHERPROOF REPLACEMENT VALVE FOR SERIAL #31603 Packing List No/Item No: 105911/000002 Sales Order No: 081378 Customer PO No: VERBAL TROY	1.00000	5,895.00000	0.00	US\$ 5,895.00



Invoice No 0000251526
Customer 010881

Bill to :

GLADSTONE WATER DEPARTMENT
1100 DELTA AVENUE
GLADSTONE MI 49837
UNITED STATES

Sold to :

GLADSTONE WATER DEPARTMENT
1100 DELTA AVENUE
GLADSTONE MI 49837
UNITED STATES

Remit To:

OCV Control Valves, LLC
7400 East 42nd Place
Tulsa, OK 74145-4744
Phone: 918-627-1942

Phone

Customer PO Number	Invoice Date	Terms	FOB	Ship Via	Salesperson
VERBAL TROY	06/18/2026	NET 30	PREPAID AND ADD	T-FORCE	57
Item No	Part / Rev / Description / Details	Quantity	Unit Price	Discount	Extended Price
000030	SHIPPING Rev NS Shipping/Freight Charge, Ref Shipper No 105911 Shipped on 06/19/2026 Tracking No: 705819251	1.00000	308.07000	0.00	US\$ 308.07
				Total Item Price	US\$ 5,945.00
				Shipping	US\$ 308.07
				Sales Tax	US\$ 0.00
				Total Inv Price	US\$ 6,253.07
1 SKID 255# 26X26X26 SHIPPED TO ADDRESS: GLADSTONE WATER DEPARTMENT 1100 DELTA AVENUE GLADSTONE, MI, 49837 UNITED STATES Please pay US\$ 6,253.07 no later than July 18, 2026.					



Board:	City Commission
Agenda Date:	August 24, 2026
Department:	Public Works
Presenter:	Barry Lund

Staff Report

Agenda Item Title:

South Hill Road Resolution

Background:

The City Commission needs to pass a resolution for the South Hill Road Project. MDOT will bid out the project this fall with a spring of 2027 start date. The City needs to assure MDOT that we have the funds to cover our proportion of expenses.

Fiscal Effect:

\$228,450 from the Major Street Fund for the 2027-2028 budget year

Supporting Documentation:

Attached

Recommendation:

Approve

RESOLUTION NO. 2026-06
Resolution In Support of MDOT Contract No. 26-5335
City of Gladstone, County of Delta

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

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

MOTION CARRIED.

RESOLUTION DECLARED ADOPTED, I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City of Gladstone on the 24th day of August, 2026 at a meeting that was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being 1976 Public Act 267 and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Kimberly Berry, Gladstone City Clerk

Engineer's Opinion of Costs

Project Number: 216923/251100 Estimate Number: 1 Project Type: Miscellaneous Location: Gladstone - South Hill Road Description: 0.95 Miles of HMA Base Crushing and Shaping, HMA Paving, Aggregate Shoulders, Guardrail Upgrades, Pavement Markings, and Related Work	Project Engineer: Anna Lovelace Date Created: 3/10/2026 Date Edited: 5/20/2026 Fed/State #: Fed Item: Control Section:
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Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0001	1100001	Mobilization, Max	1.000	LSUM	\$55,000.00	\$55,000.00
0002	2040035	Guardrail, Rem	326.000	Ft	\$4.00	\$1,304.00
0003	2040050	Pavt, Rem	10.000	Syd	\$37.50	\$375.00
0004	2050010	Embankment, CIP	50.000	Cyd	\$21.25	\$1,062.50
0005	3020001	Aggregate Base	500.000	Ton	\$26.33	\$13,165.00
0006	3050002	HMA Base Crushing and Shaping	19,151.000	Syd	\$2.25	\$43,089.75
0007	3070021	Approach, CI II	5.000	Ton	\$36.00	\$180.00
0008	3070121	Shld, CI II	415.000	Ton	\$30.00	\$12,450.00
0009	5010005	HMA Surface, Rem	1,403.000	Syd	\$12.00	\$16,836.00
0010	5010061	HMA Approach	236.000	Ton	\$180.00	\$42,480.00
0011	5012036	HMA, 5EL	3,050.000	Ton	\$105.00	\$320,250.00
0012	8010005	Driveway, Nonreinf Conc, 6 inch	10.000	Syd	\$120.00	\$1,200.00
0013	8070044	Guardrail Approach Terminal, Type 2M	2.000	Ea	\$3,500.00	\$7,000.00
0014	8070080	Guardrail Reflector	10.000	Ea	\$12.00	\$120.00
0015	8070095	Post, Mailbox	16.000	Ea	\$150.00	\$2,400.00
0016	8072146	Guardrail, Curved, Type MGS-8, 108 inch Post	108.000	Ft	\$42.50	\$4,590.00
0017	8072180	Guardrail, Type MGS-8, 108 inch Post	118.000	Ft	\$30.00	\$3,540.00
0018	8110044	Pavt Mrkg, Ovly Cold Plastic, 18 inch, Stop Bar	24.000	Ft	\$20.00	\$480.00
0019	8110069	Pavt Mrkg, Ovly Cold Plastic, Railroad Sym	2.000	Ea	\$440.00	\$880.00
0020	8110077	Pavt Mrkg, Ovly Cold Plastic, Thru and Rt Turn Arrow Sym	1.000	Ea	\$255.00	\$255.00
0021	8110231	Pavt Mrkg, Waterborne, 4 inch, White	10,178.000	Ft	\$0.20	\$2,035.60
0022	8110232	Pavt Mrkg, Waterborne, 4 inch, Yellow	9,000.000	Ft	\$0.20	\$1,800.00

Line	Pay Item	Description	Quantity	Units	Unit Price	Total
0023	8110351	Witness, Log, \$1,250.00	1,250.000	Dlr	\$1.00	\$1,250.00
0024	8110368	Pavt Mrkg, Ovly Cold Plastic, Left	1.000	Ea	\$205.00	\$205.00
0025	8120012	Barricade, Type III, High Intensity, Double Sided, Lighted, Furn	15.000	Ea	\$75.36	\$1,130.40
0026	8120013	Barricade, Type III, High Intensity, Double Sided, Lighted, Oper	15.000	Ea	\$6.66	\$99.90
0027	8120170	Minor Traf Devices	1.000	LSUM	\$50,000.00	\$50,000.00
0028	8120252	Plastic Drum, Fluorescent, Furn	20.000	Ea	\$20.00	\$400.00
0029	8120253	Plastic Drum, Fluorescent, Oper	20.000	Ea	\$1.00	\$20.00
0030	8120330	Sign, Portable, Changeable Message, Furn	2.000	Ea	\$2,201.94	\$4,403.88
0031	8120331	Sign, Portable, Changeable Message, Oper	2.000	Ea	\$168.14	\$336.28
0032	8120350	Sign, Type B, Temp, Prismatic, Furn	638.000	Sft	\$2.75	\$1,754.50
0033	8120351	Sign, Type B, Temp, Prismatic, Oper	638.000	Sft	\$0.70	\$446.60
0034	8120352	Sign, Type B, Temp, Prismatic, Spec, Furn	135.000	Sft	\$12.00	\$1,620.00
0035	8120353	Sign, Type B, Temp, Prismatic, Spec, Oper	135.000	Sft	\$1.00	\$135.00
0036	8162001	Slope Restoration, Non-Freeway, Type A	100.000	Syd	\$6.00	\$600.00
0037	8240001	Contractor Staking	1.000	LSUM	\$10,000.00	\$10,000.00
0038	8240002	Staking Plan Errors and Extras, Max \$180/hour	25.000	Hr	\$22.30	\$557.50

Estimate Total: \$603,451.91

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

STP

DA

Control Section	STUL 21000
Job Number	216923CON
Project	26A0835
CFDA No.	20.205 (Highway Research Planning & Construction)
Contract Number	26-5335

PART 1

THIS CONTRACT, consisting of PART 1 and PART 2 (Standard Agreement Provisions), is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT"; and the CITY OF GLADSTONE, a Michigan municipal corporation, hereinafter referred to as the "REQUESTING PARTY"; for the purpose of fixing the rights and obligations of the parties in agreeing to the following improvements, in Gladstone, Michigan, hereinafter referred to as the "PROJECT" and estimated in detail on EXHIBIT "1", dated August 5, 2026, attached hereto and made a part hereof:

Hot mix asphalt base crushing, shaping and paving, aggregate shoulders, guardrail, contractor staking and permanent pavement markings along South Hill Road from US-2/US-41 to Tipperary Road; and all together with necessary related work.

WITNESSETH:

WHEREAS, pursuant to Federal law, monies have been provided for the performance of certain improvements on public roads; and

WHEREAS, the reference "FHWA" in PART 1 and PART 2 refers to the United States Department of Transportation, Federal Highway Administration; and

WHEREAS, the PROJECT, or portions of the PROJECT, at the request of the REQUESTING PARTY, are being programmed with the FHWA, for implementation with the use of Federal Funds under the following Federal program(s) or funding:

SURFACE TRANSPORTATION PROGRAM

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a written contract.

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NOW, THEREFORE, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, it is agreed:

1. The parties hereto shall undertake and complete the PROJECT in accordance with the terms of this contract.

2. The term "PROJECT COST", as herein used, is hereby defined as the cost of the physical construction necessary for the completion of the PROJECT, including any other costs incurred by the DEPARTMENT as a result of this contract, except construction engineering and inspection.

No charges will be made by the DEPARTMENT to the PROJECT for any inspection work or construction engineering.

The costs incurred by the REQUESTING PARTY for preliminary engineering, construction engineering, construction materials testing, inspection, and right-of-way are excluded from the PROJECT COST as defined by this contract.

The Michigan Department of Environment, Great Lakes, and Energy, hereinafter referred to as "EGLE", has informed the DEPARTMENT that it adopted new administrative rules (R 325.10101, et. seq.) which prohibit any governmental agency from connecting and/or reconnecting lead and/or galvanized service lines to existing and/or new water main. Questions regarding these administrative rules should be directed to EGLE. The cost associated with replacement of any lead and/or galvanized service lines, including but not limited to contractor claims, will be the sole responsibility of the REQUESTING PARTY.

3. The DEPARTMENT is authorized by the REQUESTING PARTY to administer on behalf of the REQUESTING PARTY all phases of the PROJECT, including advertising and awarding the construction contract for the PROJECT or portions of the PROJECT. Such administration shall be in accordance with PART 2, Section 2 of this contract.

Any items of the PROJECT COST incurred by the DEPARTMENT may be charged to the PROJECT.

4. The REQUESTING PARTY, at no cost to the PROJECT or to the DEPARTMENT, shall:

- A. Design or cause to be designed the plans for the PROJECT.
- B. Appoint a project engineer who shall be in responsible charge of the PROJECT and ensure that the plans and specifications are followed.
- C. Perform or cause to be performed the construction engineering, construction materials testing, and inspection services necessary for the completion of the PROJECT.

The REQUESTING PARTY will furnish the DEPARTMENT proposed timing sequences for trunkline signals that, if any, are being made part of the improvement. No timing

adjustments shall be made by the REQUESTING PARTY at any trunkline intersection, without prior issuances by the DEPARTMENT of Standard Traffic Signal Timing Permits.

5. The PROJECT COST shall be met in part by contributions by the Federal Government. Federal Surface Transportation Funds shall be applied to the eligible items of the PROJECT COST up to the lesser of: (1) \$385,000 or (2) an amount such that 81.85 percent, the normal Federal participation ratio for such funds, is not exceeded at the time of the award of the construction contract. The balance of the PROJECT COST, after deduction of Federal Funds, shall be charged to and paid by the REQUESTING PARTY in the manner and at the times hereinafter set forth.

Any items of PROJECT COST not reimbursed by Federal Funds shall be the sole responsibility of the REQUESTING PARTY.

6. No working capital deposit will be required for this PROJECT.

In order to fulfill the obligations assumed by the REQUESTING PARTY under the provisions of this contract, the REQUESTING PARTY shall make prompt payments of its share of the PROJECT COST upon receipt of progress billings from the DEPARTMENT as herein provided. All payments will be made within 30 days of receipt of billings from the DEPARTMENT. Billings to the REQUESTING PARTY will be based upon the REQUESTING PARTY'S share of the actual costs incurred less Federal Funds earned as the PROJECT progresses.

7. Upon completion of construction of the PROJECT, the REQUESTING PARTY will promptly cause to be enacted and enforced such ordinances or regulations as may be necessary to prohibit parking in the roadway right-of-way throughout the limits of the PROJECT.

8. The performance of the entire PROJECT under this contract, whether Federally funded or not, will be subject to the provisions and requirements of PART 2 that are applicable to a Federally funded project.

In the event of any discrepancies between PART 1 and PART 2 of this contract, the provisions of PART 1 shall prevail.

Build America, Buy America Requirements (2 CFR Part 184 and 2 CFR 200.322) and Buy America Requirements (23 CFR 635.410) shall apply to the PROJECT and will be adhered to, as applicable, by the parties hereto.

9. The REQUESTING PARTY certifies that it is not aware if and has no reason to believe that the property on which the work is to be performed under this agreement is a facility, as defined by the Michigan Natural Resources and Environmental Protection Act [(NREPA), PA 451, 1994, as amended 2012]; MCL 324.20101(1)(s). The REQUESTING PARTY also certifies that it is not a liable party pursuant to either Part 201 or Part 213 of NREPA, MCL 324.20126 et seq. and MCL 324.21323a et seq. The REQUESTING PARTY is a local unit of government that has acquired or will acquire property for the use of either a transportation corridor or public right-of-way and was not responsible for any activities causing a release or threat of release of any hazardous materials at or on the property. The REQUESTING PARTY is not a person who is liable for response activity costs, pursuant to MCL 324.20101 (vv) and (ww).

10. If, subsequent to execution of this contract, previously unknown hazardous substances are discovered within the PROJECT limits, which require environmental remediation pursuant to either state or federal law, the REQUESTING PARTY, in addition to reporting that fact to EGLE, shall immediately notify the DEPARTMENT, both orally and in writing of such discovery. The DEPARTMENT shall consult with the REQUESTING PARTY to determine if it is willing to pay for the cost of remediation and, with the FHWA, to determine the eligibility, for reimbursement, of the remediation costs. The REQUESTING PARTY shall be charged for and shall pay all costs associated with such remediation, including all delay costs of the contractor for the PROJECT, in the event that remediation and delay costs are not deemed eligible by the FHWA. If the REQUESTING PARTY refuses to participate in the cost of remediation, the DEPARTMENT shall terminate the PROJECT. The parties agree that any costs or damages that the DEPARTMENT incurs as a result of such termination shall be considered a PROJECT COST.

11. If federal and/or state funds administered by the DEPARTMENT are used to pay the cost of remediating any hazardous substances discovered after the execution of this contract and if there is a reasonable likelihood of recovery, the REQUESTING PARTY, in cooperation with EGLE and the DEPARTMENT, shall make a diligent effort to recover such costs from all other possible entities. If recovery is made, the DEPARTMENT shall be reimbursed from such recovery for the proportionate share of the amount paid by the FHWA and/or the DEPARTMENT and the DEPARTMENT shall credit such sums to the appropriate funding source.

12. The DEPARTMENT'S sole reason for entering into this contract is to enable the REQUESTING PARTY to obtain and use funds provided by the FHWA pursuant to Title 23 of the United States Code.

Any and all approvals of, reviews of, and recommendations regarding contracts, agreements, permits, plans, specifications, or documents, of any nature, or any inspections of work by the DEPARTMENT or its agents pursuant to the terms of this contract are done to assist the REQUESTING PARTY in meeting program guidelines in order to qualify for available funds. Such approvals, reviews, inspections and recommendations by the DEPARTMENT or its agents shall not relieve the REQUESTING PARTY and the local agencies, as applicable, of their ultimate control and shall not be construed as a warranty of their propriety or that the DEPARTMENT or its agents is assuming any liability, control or jurisdiction.

The providing of recommendations or advice by the DEPARTMENT or its agents does not relieve the REQUESTING PARTY and the local agencies, as applicable of their exclusive jurisdiction of the highway and responsibility under MCL 691.1402 et seq., as amended.

When providing approvals, reviews and recommendations under this contract, the DEPARTMENT or its agents is performing a governmental function, as that term is defined in MCL 691.1401 et seq., as amended, which is incidental to the completion of the PROJECT.

Upon completion of the PROJECT, the REQUESTING PARTY shall accept the facilities constructed as built to specifications within the contract documents. It is understood that the REQUESTING PARTY shall own the facilities and shall operate and maintain the facilities in accordance with all applicable Federal and State laws and regulations, including, but not limited to, Title II of the Americans with Disabilities Act (ADA), 42 USC 12131 et seq., and its

associated regulations and standards, and DEPARTMENT Road and Bridge Standard Plans and the Standard Specifications for Construction.

13. The DEPARTMENT, by executing this contract, and rendering services pursuant to this contract, has not and does not assume jurisdiction of the highway, described as the PROJECT for purposes of MCL 691.1402 et seq., as amended. Exclusive jurisdiction of such highway for the purposes of MCL 691.1402 et seq., as amended, rests with the REQUESTING PARTY and other local agencies having respective jurisdiction.

14. The REQUESTING PARTY shall approve all of the plans and specifications to be used on the PROJECT and shall be deemed to have approved all changes to the plans and specifications when put into effect. It is agreed that ultimate responsibility and control over the PROJECT rests with the REQUESTING PARTY and local agencies, as applicable.

15. The REQUESTING PARTY agrees that the costs reported to the DEPARTMENT for this contract will represent only those items that are properly chargeable in accordance with this contract. The REQUESTING PARTY also certifies that it has read the contract terms and has made itself aware of the applicable laws, regulations, and terms of this contract that apply to the reporting of costs incurred under the terms of this contract.

16. Each party to this contract will remain responsible for any and all claims arising out of its own acts and/or omissions during the performance of the contract, as provided by this contract or by law. In addition, this is not intended to increase or decrease either party's liability for or immunity from tort claims. This contract is also not intended to nor will it be interpreted as giving either party a right of indemnification, either by contract or by law, for claims arising out of the performance of this contract.

17. The parties shall promptly provide comprehensive assistance and cooperation in defending and resolving any claims brought against the DEPARTMENT by the contractor, vendors or suppliers as a result of the DEPARTMENT'S award of the construction contract for the PROJECT. Costs incurred by the DEPARTMENT in defending or resolving such claims shall be considered PROJECT COSTS.

18. The DEPARTMENT shall require the contractor who is awarded the contract for the construction of the PROJECT to provide insurance in the amounts specified and in accordance with the DEPARTMENT'S current Standard Specifications for Construction and to:

- A. Maintain bodily injury and property damage insurance for the duration of the PROJECT.
- B. Provide owner's protective liability insurance naming as insureds the State of Michigan, the Michigan State Transportation Commission, the DEPARTMENT and its officials, agents and employees, the REQUESTING PARTY and any other county, county road commission, or municipality in whose jurisdiction the PROJECT is located, and their employees, for the duration of the PROJECT and to provide, upon request, copies of certificates of insurance to the insureds. It is understood that the DEPARTMENT does not assume jurisdiction of the highway described as the PROJECT as a result of being named as an insured on the owner's protective liability insurance policy.

- C. Comply with the requirements of notice of cancellation and reduction of insurance set forth in the current standard specifications for construction and to provide, upon request, copies of notices and reports prepared to those insured.

19. This contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the parties hereto and upon the adoption of the necessary resolutions approving said contract and authorizing the signatures thereto of the respective officials of the REQUESTING PARTY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed as written below.

CITY OF GLADSTONE

By
Title:

By
Title:

MICHIGAN DEPARTMENT
OF TRANSPORTATION

By
for Department Director MDOT



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EXHIBIT 1

August 5, 2026

CONTROL SECTION	STUL 21000
JOB NUMBER	216923CON
PROJECT	26A0835

ESTIMATED COST

CONTRACTED WORK	\$603,500
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COST PARTICIPATION

Less Federal Funds*	\$385,000
BALANCE (REQUESTING PARTY'S SHARE)	\$218,500

*Federal Funds for the PROJECT are limited to an amount as described in Section 5.

NO DEPOSIT

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

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DOT
BUREAU OF DEVELOPMENT
10-03-25

PART 2

STANDARD AGREEMENT PROVISIONS

SECTION 1 COMPLIANCE WITH REGULATIONS AND DIRECTIVES

SECTION 2 PROJECT ADMINISTRATION AND SUPERVISION

SECTION 3 ACCOUNTING AND BILLING

SECTION 4 MAINTENANCE AND OPERATION

SECTION 5 SPECIAL PROGRAM AND PROJECT CONDITIONS

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at Michigan.gov/MDOT-ADA.

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SECTION 1

COMPLIANCE WITH REGULATIONS AND DIRECTIVES

- A. To qualify for eligible cost, all work shall be documented in accordance with the requirements and procedures of the DEPARTMENT.
- B. All work on projects for which reimbursement with Federal funds is requested shall be performed in accordance with the requirements set forth in the sections of Title 2, Title 23, Title 29 and Title 49 of the Code of Federal Regulations (CFR), and all supplements and amendments thereto.
 - 1. Engineering
 - a. 23 CFR 172: Procurement, Management, and Administration of Engineering and Design Related Service Contracts
 - b. 23 CFR 635 Subpart A: Contract Procedures
 - c. 29 CFR 97: Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments
 - 2. Construction
 - a. 2 CFR 184: Buy America Preferences for Infrastructure Projects
 - b. 2 CFR 200: Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
 - c. 23 CFR 140 Subpart E: Administrative Settlement Costs-Contract Claims
 - d. 23 CFR 635 Subpart A: Contract Procedures
 - e. 23 CFR 635 Subpart B: Force Account Construction
 - f. 23 CFR 645 Subpart A: Utility Relocations, Adjustments and Reimbursement
 - g. 23 CFR 645 Subpart B: Accommodation of Utilities
 - h. 23 CFR 655 Subpart F: Traffic Control Devices on Federal-Aid and Other Streets and Highways
 - i. 29 CFR 97 Subpart C: Post Award Requirements
 - 3. Modification or Construction of Railroad Facilities
 - a. 23 CFR 140 Subpart I: Reimbursement for Railroad Work

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b. 23 CFR 646 Subpart B: Railroad-Highway Projects

- C. The political subdivisions party to this contract on those Federally funded projects which exceed a total cost of One Hundred Thousand Dollars (\$100,000.00) stipulate the following with respect to their specific jurisdictions:
1. That any facility to be utilized in performance under or to benefit from this contract, unless such contract is exempt under the Clean Air Act, as amended (42 USC 7401 *et seq.*, as amended including Public Law 101-549), and under the Clean Water Act, as amended (33 USC 1251 *et seq.*, as amended, including Public Law 100-4), Executive Order 11738, and regulations in implementation thereof, is not listed on the date of the contract award, on the U.S. Environmental Protection Agency (EPA) Enforcement and Compliance History Online Database or Watch List.
 2. That they each agree to comply with all of the requirements of the Clean Air Act and the Clean Water Act and all regulations and guidelines issued thereunder.
 3. That as a condition of Federal aid pursuant to this contract they shall notify the DEPARTMENT and the U.S. EPA, Assistance Administrator for Enforcement, of the receipt of any communication from the Director, Office of Federal Activities, EPA, indicating that a facility to be utilized in performance under or to benefit from this contract is under consideration to be listed on the EPA Enforcement and Compliance History Online Database or Watch List.
 4. That they each agree to include or cause to be included the requirements of the preceding three (3) paragraphs, in every nonexempt contract.
- D. Ensure that the PROJECT is constructed in accordance with and incorporates all committed environmental impact mitigation measures listed in approved environmental documents unless modified or deleted by approval of the FHWA.
- E. All the requirements, guidelines, conditions and restrictions noted in all other pertinent Directives and Instructional Memoranda of the FHWA will apply to this contract and will be adhered to, as applicable, by the parties hereto.

SECTION 2

PROJECT ADMINISTRATION AND SUPERVISION

- A. The DEPARTMENT shall provide such administrative guidance as it determines is required by the PROJECT in order to facilitate the obtaining of available federal and/or state funds.
- B. The DEPARTMENT will advertise and award all contracted portions of the PROJECT work. Prior to advertising of the PROJECT for receipt of bids, the REQUESTING PARTY may delete any portion or all of the PROJECT work. After receipt of bids for the PROJECT, the REQUESTING PARTY shall have the right to reject the amount bid for the PROJECT prior to the award of the contract for the PROJECT only if such amount exceeds by ten percent (10%) the final engineer's estimate. Therefore, if such rejection of the bids is not received in writing within two (2) weeks after letting, the DEPARTMENT will assume concurrence. The DEPARTMENT may, upon request, readvertise the PROJECT. Should the REQUESTING PARTY so request in writing to cancel the PROJECT, within the aforesaid two (2) week period after letting, the PROJECT will be cancelled and the DEPARTMENT will refund the unused balance of the deposit, if applicable, less all costs incurred by the DEPARTMENT.
- C. The DEPARTMENT will perform such inspection services on PROJECT work performed by the REQUESTING PARTY with its own forces as is required to ensure compliance with the approved plans & specifications.
- D. On those projects funded with Federal monies, the DEPARTMENT shall, as may be required, secure from the FHWA approval of plans and specifications, and such cost estimates for FHWA participation in the PROJECT COST.
- E. All work in connection with the PROJECT shall be performed in conformance with the Michigan Department of Transportation Standard Specifications for Construction, and the supplemental specifications, Special Provisions and plans pertaining to the PROJECT and all materials furnished and used in the construction of the PROJECT shall conform to the aforesaid specifications. No extra work shall be performed nor changes in plans and specifications made until said work or changes are approved by the project engineer and authorized by the DEPARTMENT.
- F. Should it be necessary or desirable that portions of the work covered by this contract be accomplished by a consulting firm, a railway company, or governmental agency, firm, person, or corporation, under a subcontract with the REQUESTING PARTY at PROJECT expense, such subcontracted arrangements will be covered by formal written agreement between the REQUESTING PARTY and that party.

This formal written agreement shall: include a reference to the specific prime contract to which it pertains; include provisions which clearly set forth the maximum reimbursable and the basis of payment; provide for the maintenance of accounting records in accordance with generally accepted accounting principles, which clearly document the actual cost of the services provided; provide that costs eligible for

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reimbursement shall be in accordance with clearly defined cost criteria such as 48 CFR Part 31, 23 CFR Part 140, 2 CFR 200, as applicable; provide for access to the department or its representatives to inspect and audit all data and records related to the agreement for a minimum of three years after the department's final payment to the local unit.

All such agreements will be submitted for approval by the DEPARTMENT and, if applicable, by the FHWA prior to execution thereof, except for agreements for amounts less than Two Hundred Fifty Thousand Dollars (\$250,000.00) for preliminary engineering and/or construction engineering inspection and testing services executed under and in accordance with the provisions of the "Small Purchase Procedures" 23 CFR 172, which do not require prior approval of the DEPARTMENT or the FHWA.

Any such approval by the DEPARTMENT shall in no way be construed as a warranty of the subcontractor's qualifications, financial integrity, or ability to perform the work being subcontracted.

- G. The REQUESTING PARTY, at no cost to the PROJECT or the DEPARTMENT, shall make such arrangements with railway companies, utilities, etc., as may be necessary for the performance of work required for the PROJECT but for which Federal or other reimbursement will not be requested.
- H. The REQUESTING PARTY, at no cost to the PROJECT, or the DEPARTMENT, shall secure, as necessary, all agreements and approvals of the PROJECT with railway companies, The Office of Rail of the DEPARTMENT and other concerned governmental agencies other than the FHWA, and will forward same to the DEPARTMENT for such reviews and approvals as may be required.
- I. No PROJECT work for which reimbursement will be requested by the REQUESTING PARTY is to be subcontracted or performed until the DEPARTMENT gives written notification that such work may commence.
- J. The REQUESTING PARTY shall be responsible for the payment of all costs and expenses incurred in the performance of the work it agrees to undertake and perform.
- K. The REQUESTING PARTY shall pay directly to the party performing the work all billings for the services performed on the PROJECT which are authorized by or through the REQUESTING PARTY.
- L. The REQUESTING PARTY shall submit to the DEPARTMENT all paid billings for which reimbursement is desired in accordance with DEPARTMENT procedures.
- M. All work by a consulting firm will be performed in compliance with the applicable provisions of Public Act 299 of 1980, Section 339.2001, as well as in accordance with the provisions of policies of the FHWA.
- N. The project engineer shall be subject to such administrative guidance as may be deemed necessary to ensure compliance with program requirement and, in those

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instances where a consultant firm is retained to provide engineering and inspection services, the personnel performing those services shall be subject to the same conditions.

- O. The DEPARTMENT, in administering the PROJECT in accordance with applicable Federal and State requirements and regulations, neither assumes nor becomes liable for any obligations undertaken or arising between the REQUESTING PARTY and any other party with respect to the PROJECT.
- P. In the event it is determined by the DEPARTMENT that there will be either insufficient Federal funds or insufficient time to properly administer such funds for the entire PROJECT or portions thereof, the DEPARTMENT, prior to advertising or issuing authorization for work performance, may cancel the PROJECT, or any portion thereof, and upon written notice to the parties this contract shall be void and of no effect with respect to that cancelled portion of the PROJECT. Any PROJECT deposits previously made by the parties on the cancelled portions of the PROJECT will be promptly refunded.
- Q. Those projects funded with Federal monies will be subject to inspection at all times by the DEPARTMENT and the FHWA.

SECTION 3 ACCOUNTING AND BILLING

A. Procedures for billing for work undertaken by the REQUESTING PARTY:

1. The REQUESTING PARTY shall establish and maintain accurate records, in accordance with generally accepted accounting principles, of all expenses incurred for which payment is sought or made under this contract, said records to be hereinafter referred to as the "RECORDS". Separate accounts shall be established and maintained for all costs incurred under this contract.

The REQUESTING PARTY shall maintain the RECORDS for three (3) years from the date of final payment of Federal Aid made by the DEPARTMENT under this contract. In the event of a dispute with regard to the allowable expenses or any other issue under this contract, the REQUESTING PARTY shall thereafter continue to maintain the RECORDS at least until that dispute has been finally decided and the time for all available challenges or appeals of that decision has expired.

The DEPARTMENT, or its representative, may inspect, copy, or audit the RECORDS at any reasonable time after giving reasonable notice.

If any part of the work is subcontracted, the REQUESTING PARTY shall assure compliance with the above for all subcontracted work.

In the event that an audit performed by or on behalf of the DEPARTMENT indicates an adjustment to the costs reported under this contract, or questions the allowability of an item of expense, the DEPARTMENT shall promptly submit to the REQUESTING PARTY, a Notice of Audit Results and a copy of the audit report which may supplement or modify any tentative findings verbally communicated to the REQUESTING PARTY at the completion of an audit.

Within sixty (60) days after the date of the Notice of Audit Results, the REQUESTING PARTY shall:

- a. Respond in writing to the Bureau responsible or the DEPARTMENT indicating whether or not it concurs with the audit report.
- b. Clearly explain the nature and basis for any disagreement as to a disallowed item of expense.
- c. Submit to the DEPARTMENT a written explanation as to any questioned or no opinion expressed item of expense, hereinafter referred to as the "RESPONSE".

The RESPONSE shall be clearly stated and provide any supporting documentation necessary to resolve any disagreement or questioned or no

opinion expressed item of expense. Where the documentation is voluminous, the REQUESTING PARTY may supply appropriate excerpts and make alternate arrangements to conveniently and reasonably make that documentation available for review by the DEPARTMENT. The RESPONSE shall refer to and apply the language of the contract. The REQUESTING PARTY agrees that failure to submit a RESPONSE within the sixty (60) day period constitutes agreement with any disallowance of an item of expense and authorizes the DEPARTMENT to finally disallow any items of questioned or no opinion expressed cost.

The DEPARTMENT shall make its decision with regard to any Notice of Audit Results and RESPONSE within one hundred twenty (120) days after the date of the Notice of Audit Results. If the DEPARTMENT determines that an overpayment has been made to the REQUESTING PARTY, the REQUESTING PARTY shall repay that amount to the DEPARTMENT or reach agreement with the DEPARTMENT on a repayment schedule within thirty (30) days after the date of an invoice from the DEPARTMENT. If the REQUESTING PARTY fails to repay the overpayment or reach agreement with the DEPARTMENT on a repayment schedule within the thirty (30) day period, the REQUESTING PARTY agrees that the DEPARTMENT shall deduct all or a portion of the overpayment from any funds then or thereafter payable by the DEPARTMENT to the REQUESTING PARTY under this contract or any other agreement, or payable to the REQUESTING PARTY under the terms of 1951 PA 51, as applicable. The REQUESTING PARTY expressly consents to this withholding or offsetting of funds under those circumstances, reserving the right to file a lawsuit in the Court of Claims to contest the DEPARTMENT'S decision only as to any item of expense the disallowance of which was disputed by the REQUESTING PARTY in a timely filed RESPONSE.

The REQUESTING PARTY shall comply with the Single Audit Act of 1984, as amended.

The REQUESTING PARTY shall adhere to the following requirements associated with audits of accounts and records:

Agencies expending a total of One Million Dollar (\$1,000,000.00) or more in FEDERAL funds from one or more funding sources in their fiscal year must have a single audit conducted for that year. The One Million Dollar (\$1,000,000.00) threshold represents all federal funding sources. This is in accordance with the Single Audit Act of 1984, as amended, and 2 CFR Part 200 Subpart F, as amended.

Agencies expending less than One Million Dollars (\$1,000,000.00) in FEDERAL funds must submit a letter to the DEPARTMENT advising that a single audit was not required. The letter will indicate the applicable fiscal year, the amount of FEDERAL funds spent, the name(s) of the MDOT federal programs, and the Code of Federal Domestic Assistance (CFDA) grant number(s). This information must be submitted to:

Michigan Department of Transportation
 Financial Operations Division Budget,
 Outreach and Program Support Section
 P. O. Box 30050
 Lansing, MI 48909

Agencies must complete their single audits electronically through the Federal Audit Clearinghouse website www.fac.gov.

Agencies must also comply with applicable STATE laws and regulations relative to audit requirements.

Agencies will not charge audit costs to MDOT's federal programs that are not in accordance with the aforementioned 2 CFR Part 200 requirements.

All agencies are subject to the federally-required monitoring activities, which may include limited scope reviews and other on-site monitoring.

The DEPARTMENT or its representative may inspect, copy, scan, or audit the RECORDS at any reasonable time after giving reasonable notice.

If any part of the work is subcontracted, the REQUESTING PARTY shall assure compliance with the requirements described in this section for all subcontracted work.

2. Agreed Unit Prices Work - All billings for work undertaken by the REQUESTING PARTY on an agreed unit price basis will be submitted in accordance with the Michigan Department of Transportation Standard Specifications for Construction and pertinent FHWA Guidelines.
3. Force Account Work and Subcontracted Work - All billings submitted to the DEPARTMENT for Federal reimbursement for items of work performed on a force account basis or by any subcontract with a consulting firm, railway company, governmental agency or other party, under the terms of this contract, shall be prepared in accordance with the provisions of the pertinent FHWA Guidelines and the procedures of the DEPARTMENT.
 - a. Progress billings may be submitted monthly during the time work is being performed provided, however, that no bill of a lesser amount than One Thousand Dollars (\$1,000.00) shall be submitted to the DEPARTMENT unless it is a final or end of fiscal year billing. All billings shall be labeled either "Progress Bill Number _____", or "Final Billing".
 - b. Final billing under this contract shall be submitted in a timely manner but not later than six months after completion of the work. Billings for work submitted later than six months after completion of the work will not be paid.

4. Upon receipt of billings for reimbursement for work undertaken by the REQUESTING PARTY on projects funded with Federal monies, the DEPARTMENT will act as billing agent for the REQUESTING PARTY, consolidating said billings with those for its own force account work and presenting these consolidated billings to the FHWA for payment. Upon receipt of reimbursement from the FHWA, the DEPARTMENT will promptly forward to the REQUESTING PARTY its share of said reimbursement.
5. Upon receipt of billings for reimbursement for work undertaken by the REQUESTING PARTY on projects funded with non-Federal monies, the DEPARTMENT will forward to the REQUESTING PARTY reimbursement of eligible costs.

B. Payment of Contracted and DEPARTMENT Costs:

1. As work on the PROJECT commences, the initial payments for contracted work and/or costs incurred by the DEPARTMENT will be made from the Michigan Transportation Fund (MTF) and any applicable working capital deposit required by the REQUESTING PARTY. Receipt of progress payments from the REQUESTING PARTY of Federal Funds, State Local Bridge Funds, and Transportation Economic Development Funds will be used to replenish the working capital deposit. The REQUESTING PARTY shall make prompt payments of its share of the contracted and/or DEPARTMENT incurred portion of the PROJECT COST upon receipt of progress billings from the DEPARTMENT. Progress billings will be based upon the REQUESTING PARTY'S share of the actual costs incurred as work on the PROJECT progresses and will be submitted, as required, until it is determined by the DEPARTMENT that there is sufficient available working capital to meet the remaining anticipated PROJECT COSTS. All progress payments will be made within thirty (30) days of receipt of billings. No monthly billing of a lesser amount than One Thousand Dollars (\$1,000.00) will be made unless it is a final billing or combined with other REQUESTING PARTY projects. Should the DEPARTMENT determine that the available working capital exceeds the remaining anticipated PROJECT COSTS, the DEPARTMENT may reimburse the REQUESTING PARTY such excess. Upon completion of the PROJECT, payment of all PROJECT COSTS, receipt of all applicable monies from the FHWA, and completion of necessary audits, the REQUESTING PARTY will be reimbursed the balance of its deposit as applicable.
2. In the event that the bid, plus contingencies, for the contracted, and/or the DEPARTMENT incurred portion of the PROJECT work exceeds the estimated cost therefore as established by this contract, the REQUESTING PARTY may be advised and billed for the additional amount of its share.

C. General Conditions:

1. Pursuant to the authority granted by law, the REQUESTING PARTY hereby irrevocably pledges a sufficient amount of funds received by it from the Michigan Transportation Fund to meet its obligations as specified herein. If the REQUESTING PARTY shall fail to make any of its required payments when due, as specified herein, the DEPARTMENT shall immediately notify the REQUESTING PARTY, of the fact of such default and the amount thereof, and, if such default is not cured by payment within ten (10) days of notification, the DEPARTMENT, is then authorized and directed to withhold from the first of such monies thereafter allocated by law to the REQUESTING PARTY from the Michigan Transportation Fund sufficient monies to remove the default, and to credit the REQUESTING PARTY with payment thereof, and to notify the REQUESTING PARTY in writing of such fact.
2. Upon completion of all work under this contract and final audit by the DEPARTMENT or the FHWA, the REQUESTING PARTY promises to promptly repay the DEPARTMENT for any disallowed items of costs previously disbursed by the DEPARTMENT. The REQUESTING PARTY pledges its future receipts from the Michigan Transportation Fund for repayment of all disallowed items and, upon failure to make repayment for any disallowed items within ninety (90) days of demand made by the DEPARTMENT, the DEPARTMENT is hereby authorized to withhold an equal amount from the REQUESTING PARTY'S share of any future distribution of Michigan Transportation Funds in settlement of said claim.
3. The DEPARTMENT shall maintain and keep accurate records and accounts relative to the cost of the PROJECT and upon completion of the PROJECT, payment of all items of PROJECT COST, receipt of all Federal Aid, if any, and completion of final audit by the DEPARTMENT and if applicable, by the FHWA, shall make final accounting to the REQUESTING PARTY. The final PROJECT accounting will not include interest earned or charged on working capital deposited for the PROJECT which will be accounted for separately at the close of the State of Michigan fiscal year and as set forth in 2 CFR Part 200 requirements.
4. The costs of engineering and other services performed on those projects involving specific program funds and one hundred percent (100%) local funds will be apportioned to the respective portions of that project in the same ratio as the actual direct construction costs unless otherwise specified in PART I.

SECTION 4 MAINTENANCE AND OPERATION

A. Upon completion of construction of each part of the PROJECT, at no cost to the DEPARTMENT or the PROJECT, each of the parties hereto, within their respective jurisdictions, will make the following provisions for the maintenance and operation of the completed PROJECT:

1. All Projects:

Properly maintain and operate each part of the project, making ample provisions each year for the performance of such maintenance work as may be required, except as qualified in paragraph 2b of this section.

2. Projects Financed in Part with Federal Monies:

a. Sign and mark each part of the PROJECT, in accordance with the current Michigan Manual of Uniform Traffic Control Devices, and will not install, or permit to be installed, any signs, signals or markings not in conformance with the standards approved by the FHWA, pursuant to 23 USC 109(d).

b. Remove, prior to completion of the PROJECT, all encroachments from the roadway right-of-way within the limits of each part of the PROJECT.

With respect to new or existing utility installations within the right-of-way of Federal Aid projects and pursuant to 23 CFR 645 Part B: Occupancy of non-limited access right-of-way may be allowed based on consideration for traffic safety and necessary preservation of roadside space and aesthetic quality. Longitudinal occupancy of non-limited access right-of-way by private lines will require a finding of significant economic hardship, the unavailability of practicable alternatives or other extenuating circumstances.

c. Cause to be enacted, maintained and enforced, ordinances and regulations for proper traffic operations in accordance with the plans of the PROJECT.

d. Make no changes to ordinances or regulations enacted, or traffic controls installed in conjunction with the PROJECT work without prior review by the DEPARTMENT and approval of the FHWA, if required.

B. On projects for the removal of roadside obstacles, the parties, upon completion of construction of each part of the PROJECT, at no cost to the PROJECT or the DEPARTMENT, will, within their respective jurisdictions, take such action as is necessary to assure that the roadway right-of-way, cleared as the PROJECT, will be maintained free of such obstacles.

10-06-25

- C. On projects involving the mobility of bicyclists, the parties will enact no ordinances or regulations prohibiting the use of bicycles on the facility hereinbefore described as the PROJECT, and will amend any existing restrictive ordinances in this regard so as to allow use of this facility by bicycles. No motorized vehicles shall be permitted on such facilities constructed as the PROJECT except those for maintenance purposes or mobility for persons with disabilities.
- D. Failure of the parties hereto to fulfill their respective responsibilities as outlined herein may disqualify that party from future Federal-aid participation in projects on roads or streets for which it has maintenance responsibility. Federal Aid may be withheld until such time as deficiencies in regulations have been corrected, and the improvements constructed as the PROJECT are brought to a satisfactory condition of maintenance.

SECTION 5

SPECIAL PROGRAM AND PROJECT CONDITIONS

- A. Those projects for which the REQUESTING PARTY has been reimbursed with Federal monies for the acquisition of right-of-way must be under construction by the close of the twentieth (20th) fiscal year following the fiscal year in which the FHWA and the DEPARTMENT projects agreement covering that work is executed, or the REQUESTING PARTY may be required to repay to the DEPARTMENT, for forwarding to the FHWA, all monies distributed as the FHWA'S contribution to that right-of-way.
- B. On those projects funded with Federal monies, the REQUESTING PARTY, at no cost to the PROJECT or the DEPARTMENT, will provide such accident information as is available and such other information, as may be required, under the program in order to make the proper assessment of the safety benefits derived from the work performed as the PROJECT. The REQUESTING PARTY will cooperate with the DEPARTMENT in the development of reports and such analysis as may be required and will, when requested by the DEPARTMENT, forward to the DEPARTMENT, in such form as is necessary, the required information.
- C. In connection with the performance of PROJECT work under this contract the parties hereto (hereinafter in Appendix "A" referred to as the "contractor") agree to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", as set forth in Appendix A, attached hereto and made a part hereof. The parties further covenant that they will comply with the Civil Rights Acts of 1964, being P.L. 88-352, 78 Stat. 252-253 as amended, being Title 42 U.S.C. Sections 1981 and 2000d-2000d42 and the Regulations of the United States Department of Transportation (49 C.F.R. Part 21) issued pursuant to said Act, including Appendix "B", attached hereto and made a part hereof, and will require similar covenants on the part of any contractor or subcontractor employed in the performance of this contract.
- D. The parties will carry out the applicable requirements of the DEPARTMENT'S Disadvantaged Business Enterprise (DBE) program and 49 CFR Part 26, including, but not limited to, those requirements set forth in Appendix C.

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at Michigan.gov/MDOT-ADA.

Michigan Department
of Transportation
3971 (02/2026)

APPENDIX A

PROHIBITION OF DISCRIMINATION IN STATE CONTRACTS

In connection with the performance of work under this contract, the contractor agrees as follows:

1. In accordance with Public Act 453 of 1976 (Elliott-Larsen Civil Rights Act), the contractor shall not discriminate against an employee or applicant for employment with respect to hire, tenure, treatment, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of race, color, religion, national origin, age, sex, height, weight, or marital status. A breach of this covenant will be regarded as a material breach of this contract. Further, in accordance with Public Act 220 of 1976 (Persons with Disabilities Civil Rights Act), as amended by Public Act 478 of 1980, the contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment or a matter directly or indirectly related to employment because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of the above covenants will be regarded as a material breach of this contract.
2. The contractor hereby agrees that any and all subcontracts to this contract, whereby a portion of the work set forth in this contract is to be performed, shall contain a covenant the same as hereinabove set forth in Section 1 of this Appendix.
3. The contractor will take affirmative action to ensure that applicants for employment and employees are treated without regard to their race, color, religion, national origin, age, sex, height, weight, marital status, or any disability that is unrelated to the individual's ability to perform the duties of a particular job or position. Such action shall include, but not be limited to, the following: employment; treatment; upgrading; demotion or transfer; recruitment; advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
4. The contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, age, sex, height, weight, marital status, or disability that is unrelated to the individual's ability to perform the duties of a particular job or position.
5. The contractor or its collective bargaining representative shall send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding a notice advising such labor union or workers' representative of the contractor's commitments under this Appendix.
6. The contractor shall comply with all relevant published rules, regulations, directives, and orders of the Michigan Civil Rights Commission that may be in effect prior to the taking of bids for any individual state project.

7. The contractor shall furnish and file compliance reports within such time and upon such forms as provided by the Michigan Civil Rights Commission; said forms may also elicit information as to the practices, policies, program, and employment statistics of each subcontractor, as well as the contractor itself, and said contractor shall permit access to the contractor's books, records, and accounts by the Michigan Civil Rights Commission and/or its agent for the purposes of investigation to ascertain compliance under this contract and relevant rules, regulations, and orders of the Michigan Civil Rights Commission.
8. In the event that the Michigan Civil Rights Commission finds, after a hearing held pursuant to its rules, that a contractor has not complied with the contractual obligations under this contract, the Michigan Civil Rights Commission may, as a part of its order based upon such findings, certify said findings to the State Administrative Board of the State of Michigan, which State Administrative Board may order the cancellation of the contract found to have been violated and/or declare the contractor ineligible for future contracts with the state and its political and civil subdivisions, departments, and officers, including the governing boards of institutions of higher education, until the contractor complies with said order of the Michigan Civil Rights Commission. Notice of said declaration of future ineligibility may be given to any or all of the persons with whom the contractor is declared ineligible to contract as a contracting party in future contracts. In any case before the Michigan Civil Rights Commission in which cancellation of an existing contract is a possibility, the contracting agency shall be notified of such possible remedy and shall be given the option by the Michigan Civil Rights Commission to participate in such proceedings.
9. The contractor shall include or incorporate by reference, the provisions of the foregoing paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Michigan Civil Rights Commission; all subcontracts and purchase orders will also state that said provisions will be binding upon each subcontractor or supplier.

Revised February 2026

APPENDIX B

TITLE VI ASSURANCE

During the performance of this contract, the contractor, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees as follows:

- **Compliance with Regulations:** The contractor (hereinafter includes consultants) will comply with the Acts and the Regulations relative to non-discrimination in Federally-assisted programs of the U.S. Department of Transportation, the Federal Highway Administration (FHWA), as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
- **Nondiscrimination:** The contractor, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, or national origin in the selection and retention of subcontractors, including procurements of materials and leases of equipment. The contractor will not participate directly or indirectly in the discrimination prohibited by the Acts and the Regulations, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21.
- **Solicitations for Subcontracts, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by the contractor for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the contractor of the contractor's obligations under this contract and the Acts and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
- **Information and Reports:** The contractor will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Recipient or the FHWA to be pertinent to ascertain compliance with such Acts, Regulations, and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the contractor will so certify to the Recipient or the FHWA, as appropriate, and will set forth what efforts it has made to obtain the information.
- **Sanctions for Noncompliance:** In the event of a contractor's noncompliance with the nondiscrimination provisions of this contract, the Recipient will impose such contract sanctions as it or the FHWA may determine to be appropriate, including, but not limited to:

- o withholding payments to the contractor under the contract until the contractor complies; and/or
 - o cancelling, terminating, or suspending a contract, in whole or in part.
- Incorporation of Provisions: The contractor will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant 64 thereto. The contractor will take action with respect to any subcontract or procurement as the Recipient or the FHWA may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the contractor becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the contractor may request the Recipient to enter into any litigation to protect the interests of the Recipient. In addition, the contractor may request the United States to enter into the litigation to protect the interests of the United States.

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.

Revised September 2025

APPENDIX C

TO BE INCLUDED IN ALL FINANCIAL ASSISTANCE AGREEMENTS WITH LOCAL AGENCIES

Assurance that Recipients and Contractors Must Make (Excerpts from US DOT Regulation 49 CFR 26.13)

- Each financial assistance agreement signed with a DOT operating administration (or a primary recipient) must include the following assurance:
 - o The recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR Part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).
- Each contract MDOT signs with a contractor (and each subcontract the prime contractor signs with a subcontractor) must include the following assurance:
 - o The contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of US DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate.

If you require assistance accessing this information or require it in an alternative format, contact the Michigan Department of Transportation's (MDOT) Americans with Disabilities Act (ADA) coordinator at www.Michigan.gov/MDOT-ADA.



Board:	City Commission
Agenda Date:	08-24-2026
Department:	City Commission
Presenter:	Rob Spreitzer

Staff Report

Agenda Item Title:

Proposed Special Event at the Gladstone Beach – Berserkers – Rugby Beach Day

Background:

This proposed event is to be held on Saturday, August 29th at Noon

Set Up: Saturday, August 29th 10 AM

Event: Noon to 5:00 PM

Special requests of the City are area of beach blocked off for games

The application was reviewed by the Parks & Recreation Director who had no concerns about the event and recommended approval.

Fiscal Effect:

None

Supporting Documentation:

Special Event Permit Application

Recommendation:

Motion to approve Berserkers Rugby Beach Day event at Gladstone Beach on Saturday, August 29, 2026 from 10:00 AM to 5:00 PM.



Webform submission from: Special Event Permit Application

From "Gladstone, MI" <noreply@civicplus.com>

Date Wed 08/12/2026 1:28 PM

To Kim Berry <kberry@gladstonemi.gov>; Patricia West <pwest@gladstonemi.gov>

Submitted on Wed, 08/12/2026 - 1:27 PM

Submitted by: Anonymous

Submitted values are:

Event Sponsor Information

Name of Event Sponsor

Berserkers

Business

none

Non Profit ID #

none

Address

314 S 8th St
ESCANABA, Michigan. 49829

Person in Charge of Activity

Name

Brandon Morrison, MR

Telephone

[906-280-9614](tel:906-280-9614)

Email

bmorrison668@gmail.com

Event Information

Event Name

Rugby Beach Day

Event Date & Time

Sat, 08/29/2026 - 12:01

Event Location

Gladstone Beach

Will this event take place in the DDA district?

Yes

Is this event open to the public?

Yes

Will the event require a street closure?

No

Please provide a description of the event.

Rugby Games at beach, need area of beach blocked off for games.

How many participants are you anticipating?

15

Event Set-Up Date & Time

Sat, 08/29/2026 - 10:00

Event Clean-Up Date & Time

Sat, 08/29/2026 - 17:00

Do you have any special requests for this event?

Rugby Games at beach, need area of beach blocked off for games.

Waiver of Liability

Please attach proof of your liability insurance.

[Escanaba Rugby Waiver \(2\) \(1\).pdf](#)



Board:	City Commission
Agenda	08-24-2026
Date:	
Department:	City Commission
Presenter:	Manager Spreitzer

Staff Report

Agenda Item Title:

MML Annual Meeting Voting Delegate & Alternate

Background:

The Annual Meeting scheduled for Wednesday, October 7, 2026 at 4:30 PM at the annual MML conference being held in Traverse City, October 7-9, 2026; of those attending a voting delegate and alternate must be assigned.

Please decided if anyone is attending. If no one attends, no action needs to be taken to appoint voting delegates.

Fiscal Effect:

Commissioner Education & Training and Transportation & Lodging budget within the General Fund

Supporting Documentation:

MML Annual Meeting Notice

Recommendation:

At this time we do not have anyone attending. If no one attends, no action needs to be taken to appoint voting delegates.

If someone can go, they could be appointed as Gladstone's voting delegate for the MML Annual Conference. (Motion required to be appointed).

July 30, 2026

Michigan Municipal League Annual Meeting Notice(Please present at the next Council, Commission or Board Meeting)*Rec'd 8/6/27 KB.*

Dear Official:

The Michigan Municipal League Annual Convention will be held in Traverse City, October 7-9, 2026. The League's "**Annual Meeting**" is scheduled for 4:30 pm on Wednesday, October 7 in Governors' A at the Grand Traverse Resort. The meeting will be held for the following purposes:

1. Election of Trustees. To elect five members of the Board of Trustees for terms of four years each (see #1 on page 2).
2. Policy. A) **To vote on the Core Legislative Principles document.**

In regard to the proposed League Core Legislative Principles, the document is available on the League website at <https://mml.org/resources-research/delegate/>. If you would like to receive a copy of the proposed principles by fax, please call Monica Druks at the League at 800-653-2483.

B) If the League Board of Trustees has presented any resolutions to the membership, they also will be voted on. (See #2 on page 2.)

In regard to resolutions, member municipalities planning on submitting resolutions for consideration by the League Trustees are reminded that under the Bylaws, they must be submitted to the Trustees for their review by **September 7, 2026.**

3. Other Business. To transact such other business as may properly come before the meeting.

Designation of Voting Delegates

Pursuant to the provisions of the League Bylaws, you are requested to designate by action of your governing body one of your officials who will be in attendance at the Convention as your official representative to cast the vote of the municipality at the Annual Meeting, and, if possible, to designate one other official to serve as alternate. Please submit this information through the League website by visiting <https://mml.org/resources-research/delegate/> **no later than September 7, 2026.**

We love where you live.



Regarding the designation of an official representative of the member to the annual meeting, please note the following section of the League Bylaws:

“Section 4.4 - Votes of Members. Each member shall be equally privileged with all other members in its voice and vote in the election of officers and upon any proposition presented for discussion or decision at any meeting of the members. Honorary Members shall be entitled to participate in the discussion of any question, but such members shall not be entitled to vote. The vote of each member shall be cast by its official representative attending the meeting at which an election of officers or a decision on any proposition shall take place. Each member shall, by action of its governing body prior to the annual meeting or any special meeting, appoint one official of such member as its principal official representative to cast the vote of the member at such meeting, and may appoint one official as its alternate official representative to serve in the absence or inability to act of the principal representative.”

1. Election of Trustees

Regarding election of Trustees, under Section 5.3 of the League Bylaws, five members of the Board of Trustees will be elected at the annual meeting for a term of four years. The regulations of the Board of Trustees require the Nominations Committee to complete its recommendations and post the names of the nominees for the Board of Trustees on a board at the registration desk at least four hours before the hour of the business meeting.

2. Statements of Policy and Resolutions

Regarding consideration of resolutions and statements of policy, under Section 4.5 of the League Bylaws, the Board of Trustees acts as the Resolutions Committee, and “no resolution or motion, except procedural and incidental matters having to do with business properly before the annual meeting or pertaining to the conduct of the meeting, shall be considered at the annual meeting unless it is either (1) submitted to the meeting by the Board of Trustees, or (2) submitted in writing to the Board of Trustees by resolution of the governing body of a member at least thirty (30) days preceding the date of the annual meeting.” Thus, the deadline this year for the League to receive resolutions is **September 7, 2026**. Please submit resolutions to the attention of Daniel P. Gilmartin, Executive Director/CEO at 1675 Green Rd., Ann Arbor, MI 48105. **Any resolution submitted by a member municipality will go to the League Board of Trustees, serving as the resolutions committee under the Bylaws, which may present it to the membership at the Annual Meeting or refer it to the appropriate policy committee for additional action.**

Further, “Every proposed resolution submitted to the Board of Trustees by a member shall be stated in clear and concise language and shall be accompanied by a statement setting forth the reasons for recommending the proposed resolution. The Board shall consider the proposal at a Board meeting prior to the next annual meeting and, after consideration, shall make a recommendation as to the advisability of adopting each such resolution or a modification thereof.

We love where you live.



3. Posting of Proposed Resolutions and Core Legislative Principles

The proposed Michigan Municipal League Core Legislative Principles and any new proposed Resolutions recommended by the Board of Trustees for adoption by the membership will be available on the League website, or at the League registration desk to permit governing bodies of member communities to have an opportunity to review such proposals and delegate to their voting representative the responsibility for expressing the official point of view of the member at the Annual Meeting.

The Board of Trustees will meet on Tuesday, October 6, 2026, at Grand Traverse Resort for the purpose of considering such other matters as may be requested by the membership, in addition to other agenda items.

Sincerely,



Joshua Atwood
President
Commissioner, City of Lapeer



Daniel P. Gilmartin
Executive Director & CEO

We love where you live.





Board:	City Commission
Agenda Date:	08-24-2026
Department:	Planning Commission
Presenter:	Manager Spreitzer

Staff Report

Agenda Item Title:

Planning Commissioner Howard Haulotte's Resignation

Background:

Howard Haulotte has submitted his resignation letter effective August 1, 2026 after serving ten years on the Gladstone Planning Commission. He was appointed on January 25, 2016.

This will create a vacancy on the Planning Commission with a term expiration of October 2027.

Fiscal Effect:

None

Supporting Documentation:

Resignation Letter

Recommendation:

Motion to place Mr. Howard Haulotte's resignation letter on file and declare a vacancy on the Planning Commission with a term expiration of October 2027.

Rec'd 7-20-2026

Item 15.

City of Gladstone Commissioners

1100 Delta Avenue

Gladstone, MI 49837

July 16, 2026

For the past several years I have had the honor and privilege to serve on the City of Gladstone Planning Commission. The Planning Commission is a very important board whose main purpose is to enforce the zoning issues for the City.

Due to recent health issues, I no longer feel able to serve to the best of my ability. Therefore, with regret, I am resigning from the City of Gladstone Planning Commission. Effective August 1, 2026.

Howard Haulotte

Howard Haulotte



Board:	City Commission
Agenda Date:	8 24 2026
Department:	City Manager
Presenter:	Rob Spreitzer

Staff Report

Agenda Item Title:

Accept offer to purchase 10 Acre parcel of City owned property in Escanaba Township.

Background:

At the Commission meeting on 7 27 2026 the Commission approved the hiring of Key Realty to sell City owned property. I asked Key Realty to ask a neighboring property owner if they were interested in making an offer on a 10 -acre parcel that the City owns that has a Conservation Easement restriction on the deed. The neighboring landowner made an offer of \$15,000 cash through Key Realty to purchase the 10-acre parcel. The City had this property appraised at \$20,000 in January of 2025; however, the restrictions of the Conservation Easement were not in the appraisal.

Fiscal Effect:

A \$15,000 sale price with a 6% commission would net the city \$14,100. The City has not used this property for anything since it was put into a Conservation Easement in 1991.

Supporting Documentation:

Please see the attached Deed with Conservation Easement, Appraisal and purchase agreement.

Recommendation:

Make motion to accept the offer of \$15,000 from Clifford Barron to purchase parcel 007-114-002-00 from the City of Gladstone.

WARRANTY DEED - TYPEWRITER COPY FORM.

1001

L&R 140 PAGE 421



This Indenture, Made this twenty-fifth day of October

in the year of our Lord one thousand nine hundred and fifty-one

BETWEEN

Anna Ostlund and Ruth Ostlund, his wife, of Route 1, Gladstone, Michigan,

of the first part,

and THE CITY OF GLADSTONE, Delta County, Michigan.

of the second part,
 Witnesseth, That the said part of of the first part, for and in consideration of the sum of thirteen hundred and no/100 Dollars,
 to Anna Ostlund in hand paid by the said part of of the second part, the receipt whereof is hereby
 confessed and acknowledged, do -- by these presents grant, bargain, sell, remise, release, alien and confirm
 unto the said part of of the second part, and his heirs
 and assigns, FOREVER, all certain piece or parcel of land situate and being in the
Township of Gladstone County of Delta
 and State of Michigan, and described as follows, to-wit:

All that part of the northeast quarter of the northeast quarter (25.00) of
 of Section fourteen (14), Township forty (40) North, Range twenty-three (23) West,
 Township as follows: beginning at a point on the North line of Section fourteen
 (14) which is four hundred thirty (340) feet west of the west side of Township road
 D-3 right-of-way, thence running West on said line two hundred feet (210) feet,
 thence running South seven hundred eighty-seven and eighty-four hundredths (787.84)
 feet, thence running East six hundred sixty (660) feet to Township road D-3 right-
 of-way, thence running North along the West side of said right-of-way four hundred
 twelve and eight-hundredths (412.84) feet, thence running Northwest five
 hundred eighty-five and seventy-seven hundredths (585.77) feet to point of beginning,
 containing ten (10) acres, or thereabouts.



Together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise
 appertaining. **To Have and to Hold** the said premises, as herein described, with the appurtenances, unto the
 said part of of the second part and to his heirs and assigns,
 FOREVER. And the said Anna Ostlund and Ruth Ostlund

part of of the first part,
 for the heirs, executors and administrators, do covenant, grant, bargain and
 agree to and with the said part of of the second part his heirs
 and assigns, that at the time of the ensembling and delivery of these presents the well seized
 of the above granted premises in fee simple; that they are free from all incumbrances whatever

LIBER 140 PAGE 422

and that they will, and their heirs, executors, and administrators shall Warrant and Defend the same against all lawful claims whatsoever,

In Witness Whereof, The said parties of the first part have hereunto set their hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of

James Ostlund (L. S.)
Rune Ostlund
Alfred A. Avarney (L. S.)
Theodore Schilberg
Ruth Ostlund (L. S.)
Ruth Ostlund
E. T. Wilfong (L. S.)
E. T. Wilfong
(L. S.)

STATE OF MICHIGAN, } ss.

County of Delta

On this twenty-fifth day of October in the year one thousand nine hundred and fifty-one before me, a Notary Public in and for said County personally appeared Rune Ostlund and Ruth Ostlund, his wife,

to me known to be the same person as described in and who executed the within instrument, who acknowledged the same to be their free act and deed.

Notary Public, Delta

County, Michigan.

My commission expires May 21,

1954.

- Where conveyance is made to Corporation or Partnership, the following may be inserted, "its successors", and draw a line through the word "heirs."
- See Act No. 179, of the Public Acts of 1941, requiring the address of each of the Grantees in each Deed of Conveyance or Assignment of Real Estate, including the Street Number, where such Numbers are in common use, or, if not, the Post-office address shall be legibly printed, typewritten, or stamped in such instrument.

PRINT, TYPEWRITE OR STAMP

names of persons executing this instrument, also names of the Witnesses and Notary Public immediately underneath such names

1001
WARRANTY DEED
TYPEWRITER SHORT FORM

REGISTER'S OFFICE, } ss.
County of Delta
This instrument was presented and received for record this 30th day of October, A. D. 1951, at 11:20 o'clock A. M., and recorded in Liber 140 of Deeds, on page 421, as a proper certificate was furnished in compliance with Section 3331, Compiled Laws of 1929, as amended by Act 261, P. A. of 1931.
Marjorie A. Avarney
Registry of Deeds

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT, made this 14th day of October, 1991, by and between City of Gladstone (name of grantor),
a municipal corporation (legal status of grantor), whose address is 1100 Delta Avenue,
Gladstone, Michigan 49837

(hereafter "Grantor") and the MICHIGAN DEPARTMENT OF NATURAL RESOURCES, whose address is Mason Building, 530 West Allegan Street, Lansing, Michigan 48909 (hereafter "Grantee");

WITNESSETH, For and in consideration of the sum of One and No/100ths Dollar (\$1.00), the receipt of which is acknowledged, and other good and valuable consideration, GRANTOR hereby GRANTS AND CONVEYS TO GRANTEE a Conservation Easement pursuant to the Conservation and Historic Preservation Easement Act, 1980 PA 197, MCL 399.251 et. seq., on the terms and conditions stated below.

1. The premises subject to this Conservation Easement (hereafter "the Easement Premises") are situated in the Excelsior Township (Town or City) of Delta County, Michigan and are legally described as follows:

Section 14, T40N, R-23W 10-acre parcel owned by the grantor (see attached map)
 (Legal Description) NE 1/4 of NE 1/4 of NE 1/4 of Section 14
 (A Map depicting the Easement Premises is attached as Exhibit A.) 10 acres.

2. [Except as authorized under DNR Permit No. 91-3-26W,] Grantor shall refrain from altering the

-1-

Recorded December 30, 1991
 at 1:10 o'clock PM in Liber 373 Page 625-629
William C. Thuman inclusive
 Delta County, Michigan Reg. of Deeds.

LIBER 373 PAGE 625

topography of, placing fill material in, dredging, removing or excavating any soil or minerals from, draining surface water from, constructing or placing any structure on, plowing, tilling, cultivating, or otherwise altering or developing the Easement Premises.

3. The purpose of this Easement is to maintain the Easement Premises in their natural and undeveloped condition. Grantor shall maintain the Easement Premises in their natural and undeveloped condition.

4. This Easement does not grant or convey to Grantee or members of the general public any right of ownership, possession, or use of the Easement Premises.

5. Upon reasonable notice to Grantor, Grantee, and its authorized employees and agents, may enter upon and inspect the Easement Premises to determine whether they are being maintained in compliance with the terms of this Easement.

6. This Easement may be enforced by either an action at law or in equity and shall be enforceable against the owner of the Easement Premises or any other person despite a lack of privity of estate or contract.

7. This Easement shall run with the land in perpetuity unless modified or terminated by written agreement of the parties.

8. Grantor shall indicate the existence of this Easement on all deeds, mortgages, land contracts, plats, and any other legal instruments used to convey an interest in the Easement Premises.

9. Within 90 days after this Easement is executed, Grantor, at its sole expense, shall place signs, fences, or other suitable marking along the boundary of the Easement Premises to clearly demarcate the boundary of the Easement Premises.

10. This Easement shall be binding upon the successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first above written.

Signed in the presence of:

(Grantor)

Linda M. Gray
Harold W. Keeton

By Leslie Ruohomaki
Its Mayor

STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing instrument was acknowledged before me this 14th day of October, 1991,
by Leslie Ruohomaki the Mayor of City of Gladstone,
a municipal corporation, on behalf of the corporation.

Linda M. Gray
Notary Public
My Commission expires May 26, 1992

(Grantee)
STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LAND & WATER MGT. DIVISION

Donna M. Richert
Donna M. Richert

By Laurena M. Witte
Larry Witte, Chief
Land and Water Management
Division

Steve Sadewasser
Steve Sadewasser
STATE OF MICHIGAN)
) ss
COUNTY OF)

The foregoing instrument was acknowledged before me this 23rd day of December, 1991,
by Larry Witte, State of Michigan, on behalf of the Department of Natural Resources.

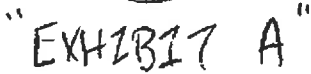
KATHARINE M. ZUMSTEG, NOTARY PUBLIC
EATON COUNTY, STATE OF MICHIGAN
MY COMMISSION EXPIRES 05-15-94

Katharine M. Zumsteg
Notary Public Eaton County Michigan
My Commission expires May 15, 1994

Drafted by:
FRANK J. KELLEY, Attorney General
Gary L. Hicks, Assistant Attorney General
Natural Resources Division
Mason Bldg., 8th Floor, 530 West Allegan Ave.
Lansing, MI 48913

After Recording, Return to:
Department of Natural Resources
Land & Water Mgt. Division
Wetland Protection Unit
P. O. Box 30028
Lansing, MI 48909

LIBER 373 PAGE 628



**ALSO HOME DEVELOPMENT SITES
& MANY BUSINESS OPPORTUNITIES**

4308 County 416 - 20th Road
Gladstone



meiers
SIGNS
escanaba mi 906 786-3424

PARDEE APPRAISAL SERVICES, LLC
COMMERCIAL PROPERTY EVALUATION
OF THE
N.3 LANE LAND



**LOCATED OFF
N.3 LANE
ESCANABA TOWNSHIP
DELTA COUNTY, MICHIGAN**

As of: January 3, 2025
Report Issued: January 17, 2025

Prepared for:
Ms. Renee Barron
City of Gladstone Community Development Director
1100 Delta Avenue
Gladstone, Michigan 49837

Prepared by:
Tony Pardee and Eric Stauss
Pardee Appraisal Services LLC
N3121 Deer Haven Ct
Peshtigo, Wisconsin 54157

PARDEE APPRAISAL SERVICES, LLC

Effective/Inspection Date:	January 3, 2025
Report Date:	January 17, 2025
Subject Property Address:	N.3 Lane, Escanaba Township, Delta County, Michigan
Real Property Interest Valued:	Fee Simple
Client/Intended User:	For Sole Use of Escanaba Township. This report is not intended for use by other parties.
Intended Use:	To assist the client in establishing collateral value in a lending transaction that permits an "Evaluation" as set forth in the Interagency Appraisal and Evaluation Guidelines. This report is not intended for any other use.
Assignment Objective:	To develop an opinion of the Market Value, as defined by the federal financial institution regulatory agencies, of the stated interest in the subject property.
Estimated "As" Market Value of Subject Property:	<u>\$20,000</u>

Scope of Work: In preparing this appraisal I:

- a) Conducted an exterior inspection of the subject property; completed on January 3, 2025 by Eric Stauss a Certified General Appraiser for Pardee Appraisal Services.
- b) We gathered comparable land and/or improved sales data through searching public and private data bases including: Multiple Listing services (Flex MLS, WIREX, and Paragon), LoopNet, CoStar, and Delta County Land Records and GIS. Also during this research we surveyed pertinent information on the comparable sales of rents, operating expense, construction costs, accrued depreciation, and capitalization rates when available.
- c) Comparable rental and sales data was confirmed with a party involved in the transaction when available, otherwise confirmed through public and private databases of information, along with assessor information.
- d) The sales comparison approach is the method of valuation applicable to the valuation of the subject property. The cost approach, based upon Marshall & Swift Valuation Service, was not used to obtain a value for the subject improvements, as this is vacant land. The Income approach is not applicable.

Report Option: This report is a Restricted Appraisal Report in accordance with Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice. Additional supporting documentation is retained in the appraiser's work file. The appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's work file. However, in order to meet the requirements for an "evaluation" according to the Interagency Appraisal and Evaluation Guidelines, this report has been supplemented with additional information about the subject property and its market, as well as the data, reasoning, and analysis that were used in the valuation process.

PARDEE APPRAISAL SERVICES, LLC

1.) Location of Subject Property:

The subject property is located along N.3 Lane, Escanaba Township, Delta County, MI. The Escanaba Township is located approximately 60 miles south of Marquette, MI.

The subject property is located off N.3 Lane in a rural area surrounded by an active quarry on the east and west sides of N.3 Lane.

2.) Property Description:

Property Type:	Residential Land
Tax ID / Parcel Number(s):	007-114-002-00
Site Size:	10.00 acres
Zoning:	R-2, Residential Two District
Occupancy:	Vacant Land
2024 Real Estate Taxes:	Due to the property use, it is exempt from assessment and property taxes.
Current Listing/Contract Information:	Based on a search of MLS and other public sources, the subject property has not been marketed for sale within the last three years.
Previous Sale Information:	The subject property is owned by the City of Gladstone, who has owned the subject property throughout the three-year transfer history.

3.) Description of properties current use: The subject is currently vacant land, located along N.3 Lane near an active quarry.

4.) Description of the properties proposed use: Vacant Land

5.) Source of Market Value Definition: Interagency Appraisal and Evaluation Guidelines Dated December 2, 2010 in Appendix D (Page 42).

6.) Assignment Conditions: There are no Extraordinary Assumptions or Hypothetical conditions associated with this valuation.

7.) This estimate of the Property's market value is subject to the following limiting conditions:

- Every effort has been made to verify the information analyzed in this valuation.
- The estimate of market value is based on information that was available as of the inspection date.
- If any additional information becomes known about the subject property, market, or comparable properties, we reserve the right to reconsider the opinions and conclusions.

8.) Analysis, methods, and techniques utilized in valuing the subject property: The sales comparison approach is the method of valuation applicable to the valuation of the subject property. The cost approach, based upon Marshall & Swift Valuation Service, was not used to obtain a value for the subject, as it is vacant land. The Income approach is not applicable.

The sales data analyzed in the sales comparison approach is from the Pardee Appraisal Services, LLC property information database and from other online records. Sales of vacant land in the Delta County, MI area were researched using CoStar and MLS. The search remained in Delta County, Michigan. The sales researched were from January of 2022 to the present.

PARDEE APPRAISAL SERVICES, LLC

COMPARABLE SITE SALES SUMMARY CHART

COMPARABLE LAND SALES SUMMARY CHART							
Sale #	Site Description / Address	Sale Date	Site Information	Sale Price	Sale Price Breakdown	Comments	
1	416T Road Escanaba Township, MI	Jan-23	Site Size (Acres): 5.00	\$10,000	Per Acre: \$2,000	Mostly wooded residential lot located on a county road in Escanaba Township.	
2	27.5 Road Brampton Township, MI	Aug-23	Site Size (Acres): 10.00	\$40,000	Per Acre: \$4,000	Approximately 10 acres within 5 miles north of the subject property with a cleared buildable area and wooded areas. Located on a private road.	
3	S.15 Road Masonville Township, MI	May-22	Site Size (Acres): 7.95	\$19,000	Per Acre: \$2,390	Buildable lot located on a quiet country road near Highway 41 with a mix of woods and open areas.	
4	V.5 Lane Masonville Township, MI	May-23	Site Size (Acres): 5.63	\$39,900	Per Acre: \$7,087	Mostly high land located near the Whitefish River and Bills Creek. The property is mostly wooded.	
5	Old M-35 Maple Ridge Township, MI	Jul-22	Site Size (Acres): 10.00	\$25,000	Per Acre: \$2,500	Residential buildable land with a mix of open fields and wooded areas.	

PARDEE APPRAISAL SERVICES, LLC

COMPARABLE IMPROVED SALES ADJUSTMENT GRID

COMPARABLE SALES ADJUSTMENT GRID					
Sale Number	1	2	3	4	5
Sale Price/Acre	\$2,000	\$4,000	\$2,390	\$7,087	\$2,500
Property Rights	0%	0%	0%	0%	0%
Financing	0%	0%	0%	0%	0%
Conditions of Sale	0%	0%	0%	0%	0%
Market Conditions					
Date of Sale	0.00%	0.00%	0.00%	-10.00%	-10.00%
Adjusted Unit Value	\$2,000	\$4,000	\$2,390	\$6,378	\$2,250
Physical Characteristics					
Location	0.00%	0.00%	0.00%	-10.00%	0.00%
Access/Visibility	0.00%	0.00%	-5.00%	0.00%	-5.00%
Size	-5.00%	0.00%	-5.00%	-5.00%	0.00%
Shape/Functional Utility	0.00%	0.00%	0.00%	0.00%	0.00%
Site Improvements/Use	-5.00%	-25.00%	-5.00%	-25.00%	-10.00%
Water Frontage Ratio	0.00%	0.00%	0.00%	0.00%	0.00%
Topography	0.00%	-10.00%	-10.00%	-25.00%	-10.00%
Total Physical Adjustments	-10.00%	-35.00%	-25.00%	-65.00%	-25.00%
Adjusted Unit Value	\$1,800	\$2,600	\$1,793	\$2,232	\$1,688
Total Adjustment (%) (From Sale Price/Unit)	-10.00%	-35.00%	-25.00%	-68.50%	-32.50%
Adjusted Sales Price:					
Mean (all sales) Per Acre	\$2,022	<i>Reconciled Va Reconciled Value</i>			
Median (all sales) Per Acre	\$1,800		10.00	Acres @	\$2,000
					\$20,000
Unadjusted Sales Price:				<i>Reconciled Value</i>	\$20,000
Mean Per Acre	\$3,595				
Median Per Acre	\$2,500				

In the "as-is" state, the subject property is being analyzed as vacant land. Therefore, we analyzed sales of properties with similar uses. Another important factor was to find sales with similar amenities, condition, size, and location. In this analysis, in the "as-is" state, most weight is being placed on sales one, two, and five, as they are the sales with the greatest similarities. The concluded "as-is" value of the subject property is \$2,000/acre.

It should be noted that the market value estimated herein is "as-is" based on the use as vacant land. The subject property is likely to have use as residential land.

9.) Data Sources for Supporting information:

- Multiple Listing services (Flex MLS, WIREX, and Paragon),
- LoopNet,
- CoStar,
- Delta County Land Records and Delta County GIS

PARDEE APPRAISAL SERVICES, LLC

10.)Supplemental information considered: There were no automated valuation model results analyzed in the development of the value opinion in this valuation. The Value opinion in this evaluation was manually developed by Eric Stauss and Tony Pardee.

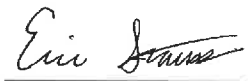
11.)VALUE CONCLUSION: Estimate of the Property's market value in its actual physical condition, subject to existing use and zoning designation as of the effective date of the evaluation:

\$2,000 per acre or **\$20,000** (10.00 acres @ \$2,000 = \$20,000)

12.)Estimated Exposure Time: (Amount of time the subject property would have been on the market to bring a sale as of the effective date of the value opinion): 9-36 months

13.)Estimate Marketing Time: (Amount of time it might take to sell a property at the concluded market value level during the period immediately after the effective date of an appraisal): 9-36 months

Date And Signature of Evaluation Specialist/Appraiser



1/17/2025

Eric Stauss
Wisconsin Certified General Appraiser #2230-10
Michigan Certified General Appraiser #1205075646



1/17/2025

Tony Pardee
Wisconsin Certified General Appraiser #1417-10
Michigan Certified General Appraiser #1205072905
Iowa Certified General Appraiser #CG03425
Illinois Certified General Appraiser #553.002547

PARDEE APPRAISAL SERVICES, LLC**CERTIFICATION**

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF...

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.
- I have not made a personal inspection of the property that is the subject of this report;
- No one provided significant real property appraisal assistance to the person signing this certification, except Eric Stauss, Certified General Appraiser.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Practicing Affiliates of the Appraisal Institute.



Tony Pardee

Wisconsin Certified General Appraiser #1417-10

Michigan Certified General Appraiser #1205072905

Iowa Certified General Appraiser #CG03425

Illinois Certified General Appraiser #553.002547

PARDEE APPRAISAL SERVICES, LLC**CERTIFICATION**

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF:

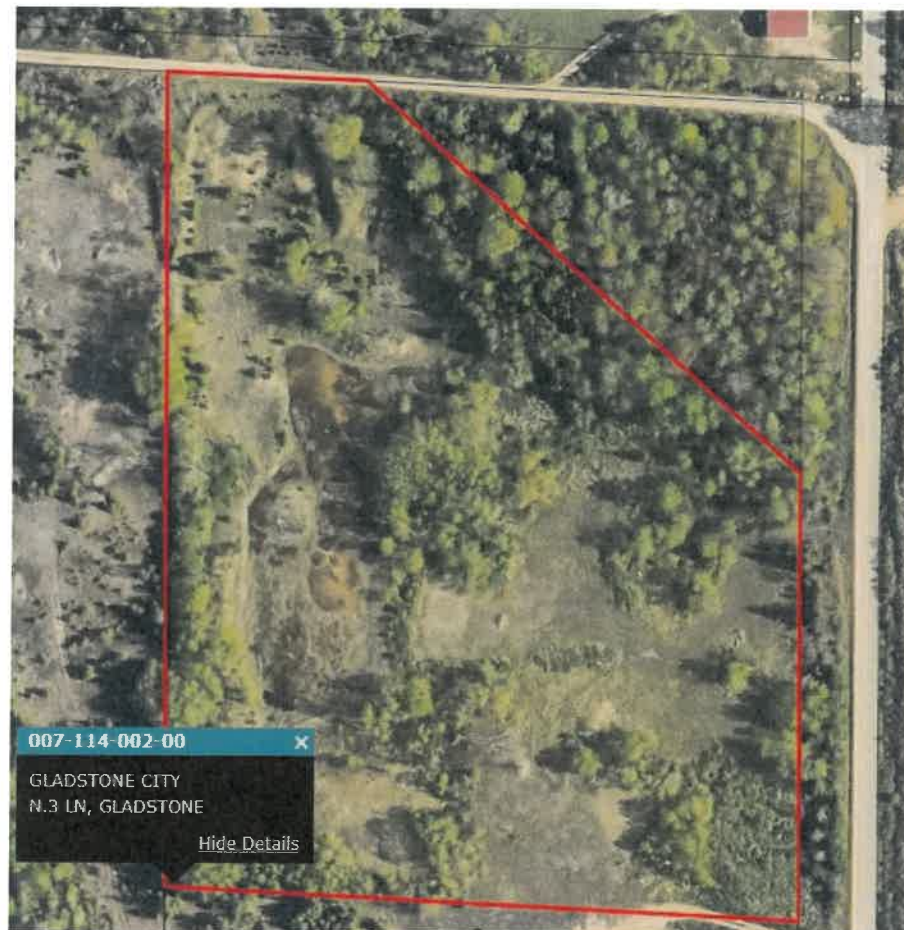
- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and assumptions and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with Uniform Standards of Professional Appraisal Practice.
- I, Eric Stauss, have made a personal inspection of the property that is the subject of this report; on January 3, 2025.
- No one provided significant real property appraisal assistance to the person signing this certification, except Tony Pardee, Certified General Appraiser.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- the use of this report is subject to the requirements of The Appraisal Institute relating to review by its duly authorized representatives.



Eric Stauss
Wisconsin Certified General Appraiser #2230-10
Michigan Certified General Appraiser #1205075646

ADDENDUM

MAP OF SUBJECT



ADDENDUM

SUBJECT PROPERTY PHOTOS



ADDENDUM



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 supervisory 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.

Lucas Gestwicki
 Licensee
Lucas Gestwicki

8/17/2020
 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.

Clifford Barron
 Potential ☒ Buyer ☐ Seller (check one)
Clifford Barron

8/16/20
 Date

 Potential ☐ Buyer ☒ Seller (check one)
City of Gladstone

 Date

Disclaimer This form is provided as a service of Michigan REALTORS®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan REALTORS® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.

PURCHASE AGREEMENT MLS # _____

Item 16.

Listing Office: _____ Listing Agent _____ Date: **08/16/2026**
Selling Office: **Key Realty Delta County LLC** Selling Agent **Lucas Gestwicki**
Buyer(s) Legal Name(s): **Clifford Barron**
Buyer(s) Address: **8917 N.3 Ln, Gladstone, Mi 49837**
Seller(s): **City of Gladstone**
Property Address: **TBD N.3 Ln, Gladstone, Mi 49837**
Legal Description: **SEC 14 T40N R23W**
Tax ID Number: **007-114-002-00**

1. **PURCHASE PRICE** shall be **\$15,000.00**
2. **SELLER CONCESSION** shall be up to **\$0** towards closing cost, prepaids, and points.
3. **METHOD OF PAYMENT:** All funds for closing must be paid by certified check, cashier's check, money order or wire transfer. The sale will be completed by the following method:
☒ **CASH:** Buyer will pay the full purchase price upon Seller's delivery of a Warranty Deed conveying marketable title subject to permitted exceptions. Contingent upon Seller receiving documentation of Buyer's proof of funds by **08/17/2026**. If Buyer fails to deliver to Seller proof of funds by this date, Seller reserves the right to declare this contract null and void and the earnest money will be returned to the Buyer.
☐ **NEW MORTGAGE:** The full purchase price upon execution and delivery of Warranty Deed. Contingent upon the Seller receiving from the buyer's lender by _____, a statement confirming that the Buyer has the credit worthiness to secure the type of financing which they are seeking. If Buyer fails to deliver to Seller evidence of loan pre-qualification by this date, Seller reserves the right to declare this contract null and void and the earnest money will be returned to the Buyer.
☐ **SEE ADDENDUM**
4. **APPRAISAL:** This offer ☐ is ☒ is not contingent upon an appraisal being at or above purchase price. The appraisal shall be conducted by a licensed appraiser and paid for by Buyer.
5. **SALE OF ANOTHER PROPERTY: This offer:**
☒ is not contingent upon the sale of another property.
☐ is contingent upon the closing on the sale of Buyer's property located at _____ within _____ days of the date of this Purchase Agreement.

If this contingency is not satisfied or removed in writing within the time deadline set forth above, either party may terminate this Purchase Agreement by providing written notice to the other party. **The removal of the contingency regarding the sale of Buyer's property shall include written verification from Buyer's lender that Buyer does not need to sell said property in order to obtain financing for the purchase of Seller's property.**

6. **DEPOSIT:** Buyer(s) agrees to make an earnest money deposit of \$ **1,000.00**, evidencing Buyer(s) good faith, upon receipt of Seller(s) acceptance of this offer. **Bay Title and Abstract**
shall hold these amounts in escrow.
DEPOSIT RECEIPT: Received by _____ (agent) _____ (date).
 - a. Earnest money deposit shall be returned to Buyer(s) if Seller(s) does not accept this offer or if Buyer(s) does not accept the Seller's counteroffer, if any.
 - b. If the purchase contract is accepted by all parties, the earnest money deposit(s) shall be applied toward the purchase price. Failure by purchaser to perform on contract can result in loss of earnest money and any other remedies available to the Seller, under Michigan law.
 - c. In the event of a dispute over the distribution of the earnest money deposit, said deposit will be held by Escrow Agent until all parties agree to its distribution in writing. If no mutual agreement can be negotiated, the Escrow Agent may, upon thirty (30) day written notice to all parties, transfer the deposit by interpleader to a court of proper jurisdiction. Delivery to court will release Escrow Agent from further liability concerning the deposit.
7. **CLOSING DATE:** This Purchase Agreement shall be closed and completed on or before **09/21/2026**. Time is expressly declared to be of the essence.

Page 1 of 7

BUYERS INITIALS C.B. SELLERS INITIALS _____

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8. OCCUPANCY: Seller(s) will give occupancy as follows:

- ☒ Immediately after closing
- ☐ If tenants occupy the property, the
- ☐ Seller(s) will vacate the tenants prior to closing
- ☐ Buyer(s) will assume the responsibility for the tenants. Seller(s) shall transfer security deposit via certified check, leases, and inventory checklists, if any at the time of closing.

☐ Other: _____

9. ACCEPTANCE: This offer shall expire if not responded to in writing on or before 08/26/2026 at 1 am ☒ pm. Buyer(s) reserves the right to withdraw their offer prior to Seller's written acceptance of this Purchase Offer. Acceptance shall not be effective until received personally by Buyer(s) or their Agent.

10. SELLER'S DISCLOSURE STATEMENT:

- ☒ Seller has represented that this sale is exempt from the Seller Disclosure Act requirements.
- ☐ Buyer acknowledges that a Seller's Disclosure Statement has been provided to Buyer.
- ☐ Seller shall provide Buyer with a Seller's Disclosure Statement within _____ days of Seller's acceptance of this offer. Pursuant to the Seller Disclosure Act, MCL 559.951, et seq., Buyer will have 72 hours after delivery of the disclosure statement (or 120 hours after delivery by registered mail) to terminate this Agreement by delivery of a written notice to Seller or Seller's agent.

11. AGENCY DISCLOSURE: Buyer(s) and Seller(s) agree and understand that Selling Agent is an Agent of the Seller (s). Disclosure Regarding Agency Relationships has been signed by Buyer(s) on 08/16/2026.

12. PROPERTY CONDITION: Buyer(s) has personally examined and inspected the property and agrees to accept it in its AS IS present condition and agrees that there are no additional written or oral understandings except as otherwise provided in this Purchase Agreement. Buyer(s) acknowledges that Broker/REALTOR® does not warrant the absence of any latent defects in or the condition of any real property, buildings or other attachments, fixtures, equipment, or personal property being purchased by Buyer(s) from Seller(s) including but not limited to well, water supply system and sewer/septic system.

12A. PROPERTY INSPECTION: Buyer(s) acknowledges that Broker/REALTOR® has recommended that Buyer(s) obtain inspections of the property and its improvements by an inspector or licensed contractor. (CHOOSE ONE):

- ☐ This offer is contingent upon a satisfactory inspection of the property, at Buyer's choice and at Buyer's expense, no later than _____ calendar days (20 calendar days if left blank) after the date of signed acceptance of this agreement. These inspections may include, but may not be limited to, structural and/or mechanical inspections, site investigation, pests, mold and/or asbestos. If Buyer(s) is not satisfied with the results of any inspection, upon written notice from Buyer(s) to Seller(s) within this period, this agreement shall terminate, and any deposit shall be refunded to Buyer(s). In the event the Buyer(s) neither removes the contingencies nor terminates this agreement in the time provided, the Buyer(s) shall be deemed to have waived this contingency. Any request by Buyer(s) to modify this agreement based on the result of an inspection shall terminate this agreement unless: (a) the request is agreed to by Seller(s) in writing, or (b) the Buyer(s) removes the inspection contingency in writing within the timeframe for inspection. Buyer(s) may be liable for any damages caused by the home inspector during the inspection. **Seller(s) shall have ALL utilities activated and functioning for inspection.**

- ☒ Buyer(s) waives their opportunity to obtain an inspection of the property.

12B. WELL & SEPTIC SYSTEM:

a. Well: If property is not serviced by a municipal water system (CHOOSE ONE):

- ☐ This offer is contingent upon a water test and/or well inspection satisfactory to Buyer(s) at Buyer(s) expense within _____ days from signed acceptance.
- ☐ Buyer(s) acknowledges that the REALTOR® has recommended that Buyer(s) obtain a water test and/or well inspection. Buyer(s) waives right to have water and/or well inspection unless said inspection is required for financing of property.
- ☒ Not applicable

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BUYERS INITIALS C.B. SELLERS INITIALS _____

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b. Septic: If property is not serviced by a municipal sewage system (CHOOSE ONE):

- ☐ This offer is contingent upon a septic tank pumping and inspection at Seller's expense within _____ days from signed acceptance.
- ☐ Buyer(s) acknowledges that the REALTOR® has recommended that Buyer(s) require the Seller(s) to pump septic and provide a satisfactory septic inspection. Buyer(s) waives right to have septic pumped and inspected unless said inspection is required for financing of property.
- ☒ Not applicable

~~12C. LEAD-BASED PAINT DISCLOSURE/INSPECTION: (For residential, multi-family and commercial/industrial with living quarters built prior to 1978.)~~ Buyer(s) acknowledges that prior to signing this Purchase Agreement, Buyer(s) has received a copy of the Lead-Based Paint Seller's Disclosure Form, the terms of which shall be part of this Purchase Agreement. If not acknowledged by Buyer(s), this sale is contingent upon Buyer(s) acknowledging a signed Lead-Based Paint Seller's Disclosure Statement within _____ days from signed acceptance by Buyer(s) and Seller(s). Buyer(s) also agrees (Choose One):

- ☐ Buyer(s) shall, at Buyer's expense, have _____ days from signed acceptance of this Purchase Agreement to conduct an inspection of the property for presence of lead-based paint and/or lead-based paint hazards. (Federal regulations require a 10-day period or other mutually agreed upon period of time.) If Buyer(s) is not satisfied with the results of the inspection, upon written notice from Buyer(s) to Seller(s) within this period, this agreement shall be terminated, and any deposit shall be refunded to Buyer(s). Without said notice the conditions of this paragraph shall be deemed removed and waived by Buyer(s).
- ☐ Buyer(s) hereby waives their opportunity to conduct a risk assessment or inspection for presence of lead-based paint and/or lead-based paint hazards.

~~12D. RADON: Buyer(s) acknowledges that REALTOR® has recommended they obtain a radon test/evaluation when applicable, to determine the condition of same. (CHOOSE ONE):~~

- ☐ Buyer(s) shall, at Buyer's expense, have _____ days from signed acceptance of this Purchase Agreement to conduct an inspection of the property for presence of radon. If Buyer(s) is not satisfied with the results of the inspection, upon written notice from Buyer(s) to Seller(s) within this period, this agreement shall be terminated, and any deposit shall be refunded to Buyer(s). Without said notice the conditions of this paragraph shall be deemed removed and waived by Buyer(s).
- ☐ Buyer(s) hereby waives their opportunity to conduct a risk assessment or inspection for presence of radon.

12E. **HEALTH DEPARTMENT SITE EVALUATION:** Buyer(s) is aware it is possible that the Department of Natural Resources (DNR), Department of Environmental, Great Lakes and Energy (EGLE) and local, state or federal governmental approval may be required for building on any parcel of land including but not limited to those affected by wetlands, protected dunes and floodplains. Buyer(s) acknowledges that REALTOR® has recommended they obtain a health department site evaluation on undeveloped land to determine if the land is suitable for a septic system (mound or conventional) and water well system.

(CHOOSE ONE):

- ☐ Offer is contingent upon a satisfactory health department site evaluation of the land for a new septic (☐ mound ☐ conventional ☐ either) system and water well system and/or of the existing septic system and water well system, with all associated costs at the _____'s expense, within _____ days from signed acceptance by Buyer(s) and Seller(s). If Buyer(s) is not reasonably satisfied with the results of the health department evaluation/inspection report, upon written notice from Buyer(s) to Seller(s) within this period, this Purchase Agreement shall terminate, and any deposit shall be refunded to Buyer(s). Without said notice, conditions of this paragraph shall be deemed removed and waived by Buyer(s). Seller(s) to have septic tank cover located and uncovered for the inspection at Seller's expense.
- ☒ Buyer(s) acknowledges that the REALTOR® has recommended that Buyer(s) obtain a health department evaluation of the land for a new septic system and water well system and/or an inspection of the existing septic system and water well system. Buyer(s) hereby waives their opportunity to obtain a health department evaluation and/or inspection.
- ☐ Not applicable

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BUYERS INITIALS SELLERS INITIALS

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13. **SURVEY:** Buyer(s) and Seller(s) acknowledge that REALTOR® has recommended that a registered survey be obtained for the definite location of property corners, legal boundary lines and actual acreage amounts. (CHOOSE ONE):

- ☐ Buyer(s) accepts the existing registered boundary or mortgage survey as provided by Seller(s).
☐ Offer is contingent upon a satisfactory registered boundary survey of the property which meets or exceeds the legal description referenced in this Purchase Agreement, at ☐ Buyer(s), ☐ Seller(s), or ☐ Split expense within _____ days from signed acceptance by Buyer(s) and Seller(s). If Buyer(s) is not reasonably satisfied with results of the survey, upon written notice from Buyer(s) to Seller(s) within this period, this Purchase Agreement shall terminate, and any deposit shall be refunded to Buyer(s). Without said notice the conditions of this paragraph shall be deemed removed and waived by Buyer(s). Buyer(s) and Seller(s) further agree that Buyer(s) shall record survey at closing at Buyer(s) expense.
☒ Buyer(s) and Seller(s) choose NOT to obtain a registered survey of the property. Buyer(s) and Seller(s) further acknowledge that they shall hold the Listing and Selling Offices and REALTORS® harmless from any discrepancies later found regarding or arising from the actual location of property corners, boundary lines, actual acreage amounts, encroachments or adverse use even if such discrepancy arises from statements made by Seller(s), Seller's representatives, or the Listing or Selling Offices or REALTORS® thereof.

14. **PERSONAL PROPERTY:** All improvements and appurtenances are included in the purchase price (currently in or on the property) including, but not limited to the following: T.V. antenna and complete rotor equipment; affixed carpeting; permanently installed lighting fixtures and their shades; drapery hardware and curtain hardware; window shades and blinds; screens; storm windows; doors; stationary laundry tubs; water softener (unless rented); water heater; incinerator; heating and permanently installed air conditioning equipment; water pump and pressure tank; sump pump and battery backup; built-in kitchen appliances including garbage disposal; awnings; mailbox; all plantings; electric garage door openers and controls; fence(s); all cabinets which are or give the appearance of permanent attachment to the premises; propane tank (unless rented). **Home heating fuel in tanks at time of occupancy date will remain.** Any exceptions to be set forth in paragraph 16 of this Purchase Agreement. The following additional items of personal property are included in the purchase price with no added value and with no warranties expressed or implied. all existing timber and gravel

15. **CONDITION OF PROPERTY:** Between the date of this Purchase Agreement and closing date, the property and any personal property included in the sale shall be maintained by Seller(s) in the same condition as existed on the date of this Purchase Agreement, ordinary wear and tear excepted. Seller to keep lawn maintained and snow removed during the duration of this contract. ~~All Seller's personal property (and any trash/debris) will be removed by the day of occupancy unless otherwise agreed upon in paragraph _____~~ Buyer(s) may complete a final walk- thru of the property within 3 calendar days prior to closing to confirm that the property and any personal property being purchased are in the same condition as when this Purchase Agreement was signed, ordinary wear and tear excepted.

16. **OTHER CONDITIONS/SPECIAL PROVISIONS:** _____

17. **EVIDENCE OF TITLE:**

- 17A. **Title Contingency:** Seller shall promptly provide to Buyer(s), at Seller's expense, a title insurance commitment and, at closing, a title insurance policy ☒ with ☐ without standard exceptions in the amount of the purchase price. Any special exception will be subject to Buyer's approval, provided that this contingency shall be deemed waived unless Buyer notifies Seller in writing within 7 days of receipt of the commitment. Seller will have 30 days after receiving written notice to remedy any claimed defect. If Seller is unable to cure the claimed defect, Buyer may terminate this Agreement in writing, extend the contract to allow the seller 30 days to remedy, or waive the defect and proceed to closing.

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BUYERS INITIALS C, B SELLERS INITIALS _____

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- 17B. Private Road Notice: (Check if applicable) ☐ The road and easement serving and adjacent to the parcel of land which Buyer(s) is purchasing is a private road/easement and is not required to be maintained (and will not be maintained) by the _____ County Board of Road Commissioners or any other public agency.
- 17C. Manufactured/mobile home title transfer (Check if applicable): ☐ Seller and Buyer agree to abide by the State of Michigan regulations for the title transfer of a manufactured/mobile home. Listing Broker agrees to collect closing fees and transfer the title by the prescribed State of Michigan form. This offer ☐ is ☐ is not contingent upon park approval.
- ☐ Manufactured/mobile home on rented lot: Seller agrees to the assignment of title to buyer. Buyer is responsible for the cost of the title transfer fee and six percent (6%) Michigan tax.
- ☐ Manufactured/mobile home on deeded property: Seller agrees to the assignment of title and property to the Buyer. Buyer is responsible for the cost of the title transfer fee. Seller is responsible for the cost of affidavit of affixture if title is not already surrendered to the state.
- 17D. Land Division Act: (For unplatted land only.) Buyer(s) and Seller(s) agree that the following statements shall be included in the Deed at the time of delivery:
- "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."
 - "The grantor grants to grantee the right to make All (insert "zero", "all" or a specific number, as appropriate) division(s) under Section 108 of the Land Division Act. Act No. 288 of the Public Acts of 1967." (CAUTION: If the space contained herein is left blank, the Deed will not grant Buyer(s) the right to any division(s).)
 - (CHOOSE ONE):
 - ☐ Offer is contingent upon land division approval from the township/city/village prior to closing. Any land division application fee shall be paid for by Seller(s) and Seller(s) shall obtain approval within _____ days from signed acceptance by Buyer(s) and Seller(s). Seller(s) to complete the land division application and file it with the appropriate township/city/village assessor. Buyer(s) will be provided a copy of the land division approval prior to closing. Buyer(s) and Seller(s) agree that an easement for ingress, egress and utilities may need to be retained by Seller(s) to access the Seller's remaining parcel(s).
 - ☐ The Land Division Act does not apply for one or more of the following exemptions: It is an exempt split and does not create any parcels fewer than 40 acres, property is being transferred to an adjacent landowner and/or it represents the entire parent parcel and Seller(s) own no adjacent parcels. It is the intent to include ALL, regardless of the number of divisions shown in paragraph 12(b), transferable land divisions to the Buyer(s).
18. GENERAL CONDITIONS:
- Delta County taxes to be pro-rated on a fiscal year basis. Other counties shall be pro-rated on a ☐ fiscal year in advance ☐ calendar year ☒ per local custom basis. All assessments and utility bills which are or become a lien on the property on or before the date of closing and all property taxes which have been billed on the property on or before the date of closing shall be paid by the Seller. If official bills for taxes pro-rated hereunder are not yet issued, pro-ratio shall be on a basis of tax bill for the previous year or latest millage rates times the latest taxable value, whichever is more accurate.
 - Miscellaneous Prorations: Rent; Insurance, if assigned; interest on any existing land contract, mortgage, or other lien assumed by the Buyer(s); and other such obligations shall be adjusted to the date of closing of the sale and prorated accordingly.
 - All timeframes referenced in this Purchase Agreement shall be calendar days.
 - Both Buyer(s) and Seller(s) acknowledge that neither the Listing Broker/REALTOR® nor the selling Broker/REALTOR® has made any representations or warranties whatsoever as to the present or future value of the real estate being transferred hereunder.
 - If two or more persons execute this Purchase Agreement as Buyer(s) or Seller(s), their obligations hereunder shall be joint and several.
 - Time is of the essence in this Purchase Agreement.
 - All disbursements shall be at the time of closing in accordance with the closing statement as signed by all parties to this transaction.

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BUYERS INITIALS C.B. SELLERS INITIALS _____

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- h. **Due on Sale Clause (if it applies):** Seller(s) understands that consummation of this sale or transfer of the property described in this agreement shall not relieve the Seller(s) of any liability that Seller(s) may have under the mortgage(s) or if a land contract purchase as the case may be, to which the property is subject, unless otherwise agreed to by the lender or land contract Seller(s) or as required by law or regulation.
- i. Buyer(s) and Seller(s) acknowledge that Broker/REALTOR® has informed the parties that they may seek an attorney's counsel regarding this transaction.
- j. Buyer(s) and Seller(s) to coordinate the changing of utilities and utility company deposits prior to date of closing. Seller shall be responsible for all utility charges until the date of possession.
- k. **Seller(s) pays the cost of:** Transfer taxes on Deed; all costs required and necessary to obtain the owners title insurance policy and to clear title; accumulated interest on any existing indebtedness; preparation of deed; bill of sale and/or other documents necessary to convey clear title, if required.
- l. **Buyer(s) pays the cost of:** Transfer fee on mortgage assumption; preparation of mortgage note, or other security instruments; mortgage inspection survey report, if required; recording of deed and/or security instruments; attorney's opinion and/or services on behalf of Buyer(s); mortgage closing cost as required by mortgagee including appraisal and assignment in case of mortgage assumption.
- m. **Electronic Communication:** As an alternative to physical delivery, 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 to the Seller in care of the Listing REALTOR® and the Buyer in care of the Selling REALTOR® via electronic mail or by facsimile 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 via contact information set forth below.
- n. Buyer(s) acknowledges that all data provided including but not limited to the Multiple Listing Service data sheet is believed accurate but not warranted. Buyer(s) is responsible for verifying all information.
19. **PROPERTY CONDITION RELEASE:** Buyer and Seller acknowledge that neither party has relied on any representations of Listing Broker, Selling Broker or their respective agents concerning the condition of the property. Buyer and Seller hereby release the Listing Broker, the Selling Broker and their respective agents with respect to any and all claims relating to the condition of the property and/or the performance of this Agreement by the parties hereto.
20. This Purchase Agreement constitutes the entire agreement between Buyer(s) and Seller(s) and shall inure to the benefit of and bind the parties hereto and their respective heirs, legal representatives, successors, assigns, and third parties claiming under the contract between Buyer(s) and Seller(s) or by virtue of the contract between Buyer(s) and Seller(s).
21. **BUYER'S RECEIPT:** Buyer(s) has received a copy of this contract and acknowledges they have read and understand the same. **NOTE: Insert the address and/or electronic delivery address of each party and REALTOR® approved for the receipt of any notice contemplated by this agreement.**
22. **NOTICE TO PURCHASERS OF REAL ESTATE:** BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.
23. **Signature:** Cliff Barron **Date:** 8/16/20
Print Name: Clifford Barron **Phone:** _____
Signature: _____ **Date:** _____
Print Name: _____ **Phone:** _____
Selling Agent Fax: _____ **Email:** lucas@keyrealtyup.com
Selling Broker License #: _____ **Selling Agent License #:** _____

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BUYERS INITIALS CB SELLERS INITIALS _____

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24. SELLER'S ACCEPTANCE: Seller(s) accepts this contract:

- ☐ as written with no changes.
- ☐ not accepted but will be only if the following changes are accepted (counteroffer): _____
- _____
- _____
- _____

- ☐ This offer ☐ is ☐ is not contingent upon a 72-hour clause for selling property. This sale is contingent upon the Buyer's ability to sell their property located at _____ within _____ days from _____. If the seller receives a more desirous offer, the purchaser will be notified in writing and must remove this contingency within 72 hours, or this agreement is null and void. Notification date will be the date of email sent to agent or acceptance of certified letter. Purchaser agrees to close within _____ days after removal of 72 hour clause.

This counteroffer shall expire unless a copy with the Buyer(s) written acceptance is delivered to the Seller(s) or their agent by _____ at _____ ☐ am ☐ pm. Seller(s) reserves the right to accept any other offer prior to delivery of Buyer's written acceptance of this counteroffer. Acceptance shall not be effective until delivered to listing agent.

25. SELLER'S RECEIPT: Seller(s) has received a copy of this contract and acknowledges they have read and understand the same. **NOTE: Insert the address and/or electronic delivery address of each party and agent approved for the receipt of any notice contemplated by this agreement.**

Signature: _____ Date: _____

Print Name: City of Gladstone Phone: _____

Signature: _____ Date: _____

Print Name: _____ Phone: _____

Seller's Address: _____

Listing Agent Fax: _____ Email: _____

Listing Broker License #: _____ Listing Agent License #: _____

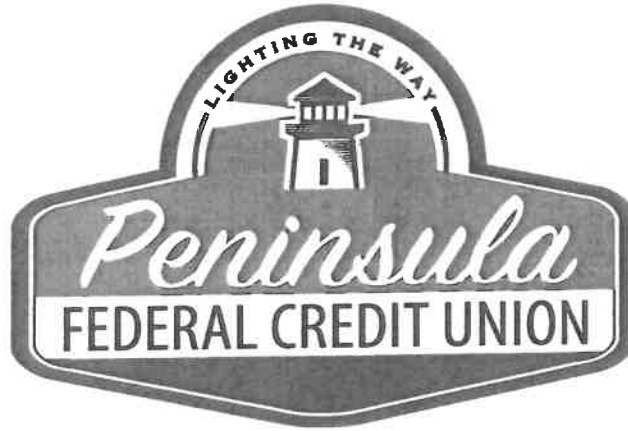
26. BUYER'S RECEIPT AND ACCEPTANCE OF CHANGES: Buyer(s) has received Seller's changes of this contract. Buyer(s) agrees to accept the changes as written and all unchanged items.

Signature: _____ Date: _____

Signature: _____ Date: _____

DEPOSIT RECEIPT: The _____ has received from Buyer(s) the deposit in the form of _____ By _____ Date _____ Amount _____.

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8/17/26

To Whom It May Concern:

This is to verify that the Credit Union account number on file for Clifford Barron has significant funds to cover the bid of \$15,000. The Credit Union routing number is 2911-7263-7.

If you have any further questions, please contact us at (906) 789-6400.

Thank you,

Sheila Christensen
Receptionist

2929 3rd Avenue North, Escanaba, MI 49829 (906) 789-6400 FAX (906) 789-6410
7126 County 426 M.5 Road, Escanaba, MI 49829 (906) 786-2732 FAX (906) 786-8057
3700 10th Street, Menominee, MI 49858 (906) 863-5382 FAX (906) 863-6545
400 Hecla Street, Laurium, MI 49913 (906) 337-5565 FAX (906) 337-0385

CLIFFORD BARRON
BARBARA MCMAHON
B-650-119-135-035
8917 N. 3 LN
GLADSTONE, MI 49837
906-789-9215

2632

74-7263/2911

8/16/26

Date

CHECK ARMOR
TRADE PROTECTION

PAY to the
Order of

Bay Title & Abstract
one thousand & 00/100

\$1,000.00

Dollars

Photo
Safe
Deposit
Details on back



PENINSULA FEDERAL
CREDIT UNION
ESCANABA, MICHIGAN 49829
MENOMINEE, MICHIGAN 49858

For PARCE/NO-007-114-00

Cliff Barron

⑆ 291172637⑆ 10000111170205 2632

enters into a listing agreement to sell the Property with another real estate broker or any other party, Seller should exclude Buyer from said listing agreement. Failure to do so could result in Seller being responsible for two commission payments.

8. **NON-DISCRIMINATION:** It is agreed by the Broker and the Seller, parties to this Agreement, that as required by law, discrimination because of religion, race, color, national origin, age, sex, disability, familial status or marital status by said parties in respect to the sale of the Property is PROHIBITED. Local ordinances may offer protection against additional discrimination.

9. **SELLER DISCLOSURE:** Seller agrees to provide Buyer with 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 release and hold harmless Broker and its agents from any liability arising as a result of Seller's failure to comply with Seller's disclosure obligations at law, such obligations to include, but not be limited to, reasonable attorneys' fees and costs.

10. **ELECTRONIC COMMUNICATION:** 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 or by fax 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.

11. **OTHER:** _____

12. **CANCELLATION:** This Agreement can be CANCELLED or REVOKED only by mutual consent in writing.

13. **RECEIPT:** Seller has read this agreement and acknowledges receipt of a completed copy of this Agreement.

Accepted by:



(REALTOR®)

Lucas Gestwicki

For:



(Broker)

Jamie Beaver

(Seller)

City of Gladstone

(Seller)

DISCLOSURE OF IDENTITY OF BUYER

Broker and Seller agree that the term "Buyer" as used in the above-referenced Agreement shall mean:

Clifford Barron

and his/her/their spouse or other immediate family member and any entity in which he/she/they have a controlling interest.

Accepted by:



(REALTOR®)

Lucas Gestwicki

For:



(Broker)

Jamie Beaver

(Seller)

City of Gladstone

(Seller)

Disclaimer: This form is provided as a service of Michigan Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. Michigan Realtors® is not responsible for use or misuse of the form, for misrepresentation, or for warranties made in connection with the form.



Board: City Commission
Agenda Date: August 24, 2026
Presenter: Patricia West

Item 17.

Staff Report

Agenda Item Title:

Introduction of Ordinance 635 | Consideration of Amending the City of Gladstone Zoning Map for 915 Blackwell Ave

Background:

The Planning Commission held a public hearing on August 11, 2026, for a rezoning proposal for 915 Blackwell Avenue (052-515-001-00). The intent of the rezoning application is to resolve the property's split zoning designation of B-2 General Business and I-1 Light Industrial by establishing a single I-1 Light Industrial district. The property is currently occupied by a self-storage facility and a lawn and landscaping service business. The request is intended to eliminate the existing split-zoning condition and establish a single zoning classification that is consistent with the character of the property, surrounding land uses, and the City's adopted future land use objectives.

Notice of the August 11, 2026 public hearing was published and mailed as required by MCL 125.3103, MCL 125.3202, and MCL 125.3306.

No public comments were received during the public hearing. Following the hearing, the Planning Commission recommended approval and transmitted its recommendation and supporting materials to the City Commission for final consideration.

Section 30-475 – Amendments of the City Zoning Code requires a public hearing before the zoning committee (Planning Commission). Section 30-475(b), consistent with MCL 125.3401, provides that the City Commission may hold an additional public hearing if it considers one necessary or if otherwise required. No additional City Commission public hearing is required unless an interested property owner requests a hearing in accordance with Section 30-475(c) and MCL 125.3401(4).

As of the preparation of this report, no request for an additional public hearing pursuant to Section 30-475(c) or MCL 125.3401(4), and no protest petition pursuant to Section 30-476 or MCL 125.3403, has been filed with the City.

Supporting Documentation:

Draft Ordinance 635 | An Ordinance to Amend the City of Gladstone Zoning Map
Planning Commission's Staff Report from August 11, 2026
Current Split Zoning of the Parcel
Future Land Use Map
Sec. 30-475 & Sec. 30-476
Public Hearing Publication & Notices

Recommendation:

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

CITY OF GLADSTONE
COUNTY OF DELTA
ORDINANCE NO. 635

AN ORDINANCE TO AMEND THE CITY OF GLADSTONE ZONING MAP

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

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

ZONING CHANGE:

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

TO: I-1 (Light Industrial)

PARCEL NUMBER:

052-515-001-00

PROPERTY ADDRESS:

915 Blackwell Avenue

LEGAL DESCRIPTION:

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

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

AND;

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

AND;

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

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

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

THE CITY OF GLADSTONE

Joe Thompson, Mayor

Kimberly Berry, City Clerk

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

DRAFT



Board:
Agenda
Date:
Presenter:

Planning Commission

August 11, 2026

Patricia West

Item 17.

Staff Report

Agenda Item Title:

Rezoning Request | 915 Blackwell Ave

Request:

The applicant requests that Parcel 052-515-001-00 be rezoned from a combination of B-2 General Business and I-1 Light Industrial to I-1 Light Industrial across the entire parcel. The property is currently utilized by a self-storage facility and a lawn and landscaping business. This request is intended to eliminate the existing split-zoning condition while maintaining the property's existing business operations.

Existing Conditions

The parcel is currently divided between two zoning districts despite functioning as a single commercial property. Existing uses include a self-storage facility and a lawn and landscaping business.

Staff has determined that the lawn and landscaping business has not received zoning approval under the current ordinance and has never submitted a zoning land use application. This issue predates the current owner's acquisition of the property. The current owner purchased the property within the past year and is working with the City to address longstanding zoning and property maintenance issues associated with the site.

Surrounding Zoning

052-628-002-01 I-1
052-516-001-00 R-1
052-514-004-00 R-1
052-514-001-00 R-1

Master Plan Consistency

The City's Future Land Use Map identifies this area as Commercial. The applicant acknowledges the request is not consistent with the Future Land Use Map but notes the surrounding development pattern is mixed in nature and influenced by the adjacent rail corridor.

While the request is inconsistent with the Future Land Use designation, the Master Plan is intended to serve as a policy guide rather than a regulatory document. Staff believe the existing development pattern and long-standing industrial activity in this area provide sufficient justification to consider the requested zoning classification.

Analysis for Review

Existing Split Zoning

The parcel has long existed with two zoning districts applied to a single property. This creates administrative challenges when evaluating improvements, determining permitted uses, and enforcing zoning standards.

Rezoning the entire parcel to I-1 would eliminate this split-zoning condition and establish a single zoning classification for the property.

Existing Uses

The primary use of the property is self-storage. In addition, a lawn and landscaping business operates from the site.

The applicant has indicated no expansion or change of use is proposed. Rather, the rezoning is intended to bring the zoning classification into alignment with the property's existing operations.

Compatibility

Although residentially zoned properties exist to the east and south, the property has historically operated as a commercial/industrial site. The parcel is adjacent to an active railroad corridor, and industrial zoning already exists immediately north of the property.

Staff believes the requested rezoning more accurately reflects the property's existing character than the current split zoning.

Public Benefit

Approval of the rezoning would:

- Eliminate an unusual split-zoning condition.
- Provide a single zoning classification for future site improvements.
- Better align the zoning district with existing business operations.
- Improve consistency in zoning administration and enforcement.

The applicant further indicates that approval will facilitate future site improvements and improve organization of the property while reducing conditions contributing to blight.

Standards for Consideration

When evaluating a rezoning request, the Planning Commission should consider:

- Consistency with the City's Master Plan.
- Existing zoning and surrounding land use patterns.
- Compatibility with surrounding properties, including the relationship of the proposed zoning district to adjacent residentially zoned land and compliance with applicable development standards, including Section 30-553(g) of the Zoning Ordinance.
- Whether conditions in the area have changed since the current zoning classification was established.
- Whether the proposed district better reflects the current and anticipated character of the property and surrounding area.
- Whether the request promotes the public health, safety, and welfare.

Staff Findings

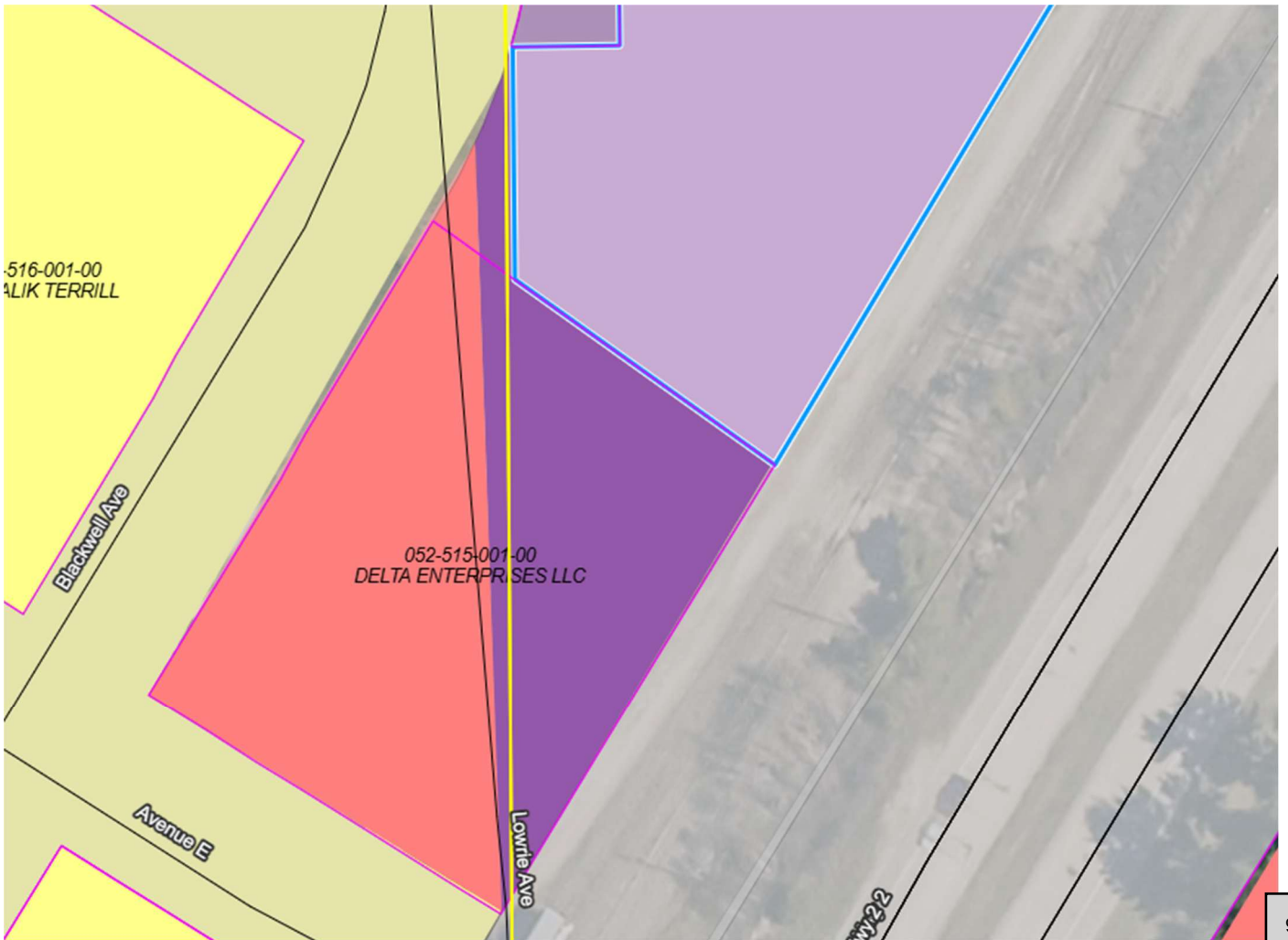
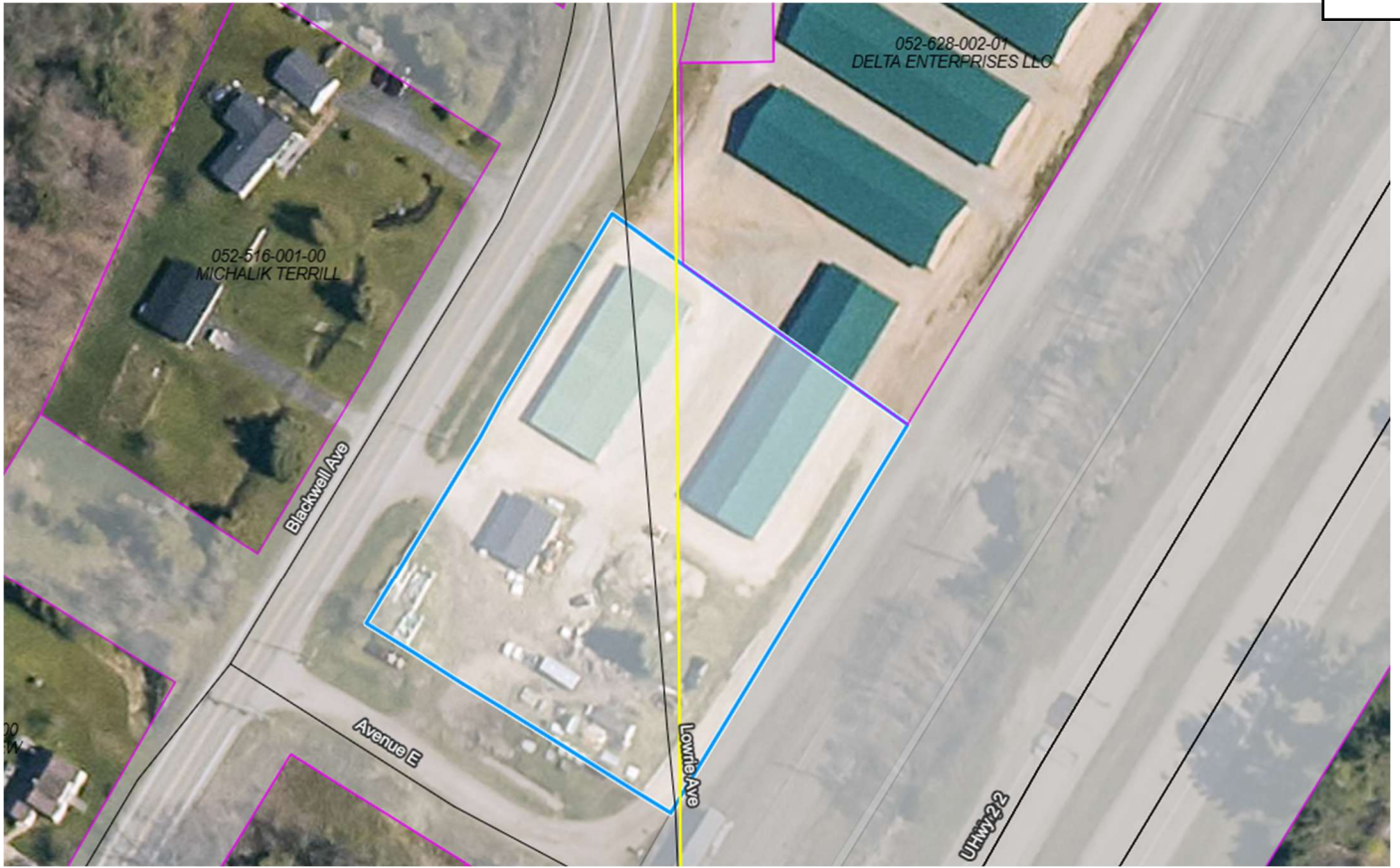
Staff finds:

- The property currently functions as a single site despite being divided between two zoning districts.
- The requested zoning better reflects the property's existing use and operational character.

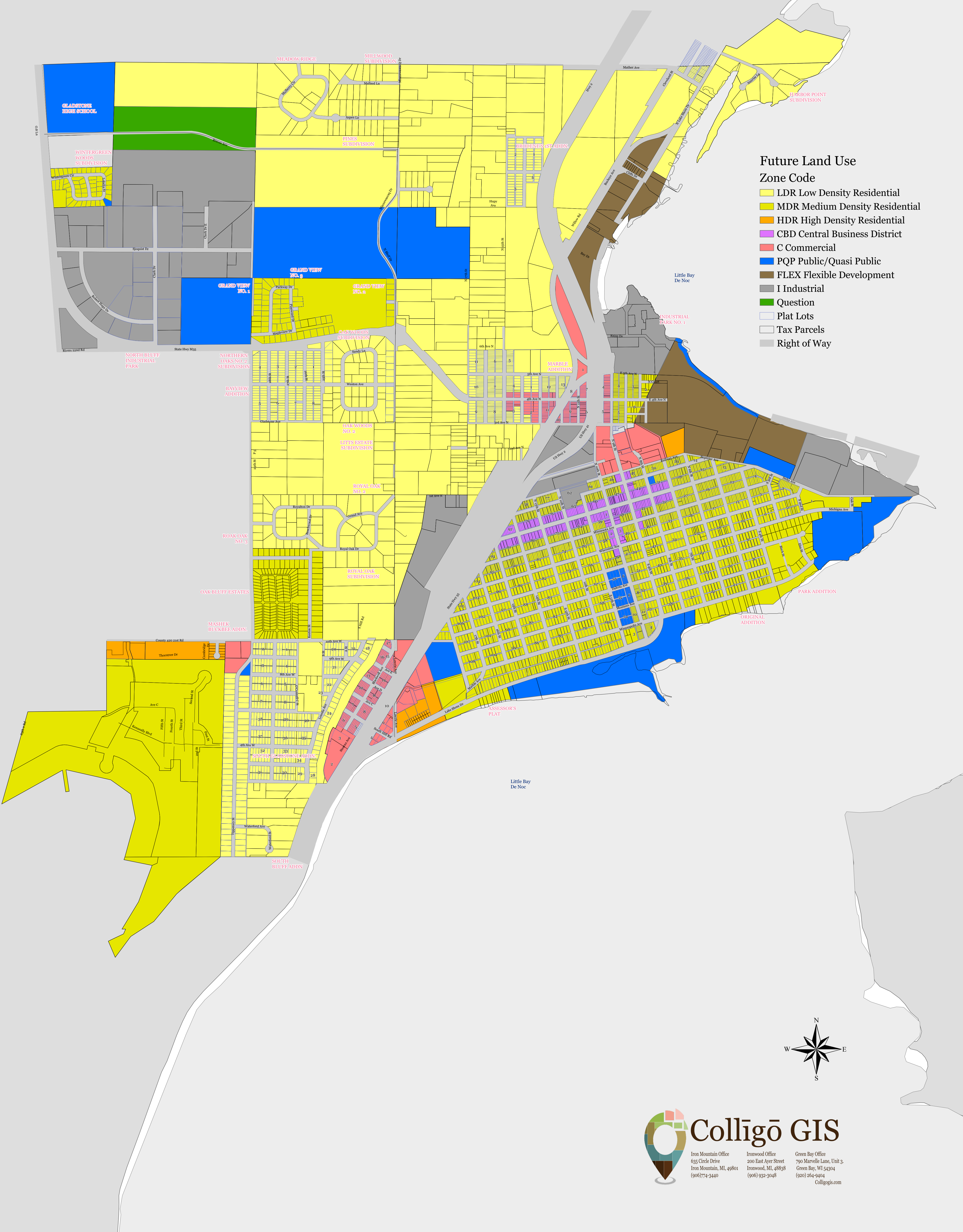
- The adjacent railroad corridor and nearby industrial zoning support the request for reclassification.
- The request will eliminate an unusual split-zoning condition and improve long-term administration of the property.
- The requested rezoning will not create any new nonconforming structures or site conditions and meets the requirements of Section 30-553(g).
- Although the request is inconsistent with the Future Land Use Map designation of Commercial, staff believe the existing land use and elimination of split zoning provide sufficient justification for approval.

Recommended Motion

Motion to recommend approval of the rezoning request for Parcel 052-515-001-00, located at 915 Blackwell Avenue, from B-2 General Business and I-1 Light Industrial to I-1 Light Industrial, based on the findings contained within the staff report and subject to final approval by the Gladstone City Commission.



CITY OF GLADSTONE | FUTURE LAND USE ZONING MAP



- (a) Proposals for amendments to the text or zoning maps of this article shall be presented to the zoning committee, which shall hold a public hearing to discuss the proposals. The zoning committee shall be guided in its decisions by the plan and the provisions and zoning maps of this article. Any decision of the zoning committee relating to proposed amendments shall be set forth in writing and in detail and shall be transferred to the city commission as the recommendation of the zoning committee. The city commission shall, in accordance with the enabling statute, make the final decision regarding proposed amendments. Any amendment shall be set forth as an ordinance amending this article, and all amendments rezoning land shall include legal descriptions of the land involved, provided, however, that an amendment to conform a provision of the zoning ordinance to the decree of a court of competent jurisdiction as to any specific lands may be adopted by the city commission and the notice of the adopted amendment published without referring the amendment to the planning commission or any other board.
- (b) After receiving a zoning ordinance or an amendment thereto the city commission may hold a public hearing if it considers it necessary or if otherwise required, as provided in MCL 125.3401.
- (c) The city commission shall grant a hearing on a proposed ordinance provision to an interested property owner who requests a hearing by certified mail, addressed to the city clerk. A hearing under this subsection is not subject to the requirements of section 30-513, except that notice of the hearing shall be given to the interested property owner in the manner required in subsections 30-513(b)(3) and (4).

(Code 1976, § 150.34; Ord. No. 453, § 508, 12-8-1986; Ord. No. 564, § 2, 3-26-2007; Ord. No. 574, 10-27-2008)

State Law reference— Amendments, MCL 125.3202.

Sec. 30-476. - Protest petition.

An amendment to a zoning ordinance is subject to a protest petition as required by this section. If a protest petition is filed, approval of the amendment to the zoning ordinance shall require a two-thirds vote of the city commission, unless a larger vote, not to exceed a three-quarters vote, is required by ordinance or Charter. The protest petition shall be presented to the city commission before final legislative action on the amendment and shall be signed by one or more of the following:

The owners of at least 20 percent of the area of land included in the proposed change.

The owners of at least 20 percent of the area of land included within an area extending outward 100 feet from any point on the boundary of the land included in the proposed change.

Publicly-owned land shall be excluded in calculating the 20 percent land area requirement.

(Ord. No. 564, § 2, 3-26-2007)

DAILY PRESS

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AFFIDAVIT OF PUBLICATION STATE OF MICHIGAN

{Delta County}

Autumn Kane

being duly sworn, says that she is the

CLERK of the **DAILY PRESS**

a newspaper published and circulated in said county and otherwise qualified according to Supreme Court Rule: That annexed hereto is printed copy of a notice which was published in said newspaper on the following date, or dates, to-wit:

July 23rd, 2026

AK

Autumn Kane

Subscribed and sworn to before me this

23 day

of July,

20 26.

Sarah Ann Greenlund

Sarah Ann Greenlund

Notary Public, Delta Co., Michigan

Expiration: 10/1/2032

PUBLIC HEARING NOTICE | PROPOSED REZONING OF 915 BLACKWELL AVE

The Gladstone Planning Commission will hold a Public Hearing on Tuesday, August 11, 2026, at 5:15 p.m. in the Gladstone City Commission Chambers, 1100 Delta Avenue, Gladstone, Michigan.

The purpose of the hearing is to consider an amendment to the City of Gladstone Zoning Map affecting Parcel No. 052-515-001-00 (915 Blackwell Avenue). The request proposes to rezone the entire parcel from a split zoning designation of B-2 (General Commercial) and I-1 (Light Industrial) to I-1 (Light Industrial). The requested amendment would eliminate the existing split-zoning designation affecting the property.

Interested parties are invited to attend the public hearing and provide comments. Written comments will be accepted by the Zoning Administrator prior to or at the public hearing and may be submitted by email to pwest@gladstonemi.gov or by mail to:

City of Gladstone
Attn: Patricia West, Zoning Administrator
1100 Delta Avenue
Gladstone, MI 49837

Copies of the rezoning application, proposed ordinance amendment, legal description, and location map are available for public inspection at Gladstone City Hall and online at www.gladstonemi.gov/news under Public Hearing Notice | Ordinance No. 635.



July 21, 2026



Notice of Public Hearing for Proposed Rezoning | 915 Blackwell Ave

Dear Property Owner/Occupant,

You are receiving this notice because City records indicate that you own property located within 300 feet of a parcel for which a rezoning request has been submitted. The Gladstone Planning Commission will hold a public hearing on **Tuesday, August 11, 2026, at 5:15 p.m.** in the Gladstone City Hall Commission Chambers, 1100 Delta Avenue, Gladstone, Michigan, to consider the following request:

Property Address: 915 Blackwell Avenue | **Parcel Number:** 052-515-001-00

Request: Rezone the subject property from a split zoning designation of B-2 General Business and I-1 Industrial to a single I-1 Industrial zoning district.

The purpose of the public hearing is to receive public comment regarding the proposed rezoning before the Planning Commission makes a recommendation to the Gladstone City Commission. Following the public hearing, the Planning Commission may recommend approval, approval with modifications, or denial of the request.

Supporting materials for the rezoning request are available for public inspection during normal business hours at Gladstone City Hall, 1100 Delta Avenue, Gladstone, Michigan.

Interested people are encouraged to attend the public hearing and will be given an opportunity to provide comments. Written comments may also be submitted to the Zoning Administrator prior to the public hearing and will be included in the record.

If you have any questions regarding this request, please contact Patricia West at (906) 428-2311, Option 2, Ext. 5, or by email at pwest@gladstonemi.gov.

Sincerely,

A handwritten signature in black ink that reads "Patricia West".

Patricia West

Zoning Administrator

pwest@gladstonemi.gov

(906) 428-2311, Opt. 2, Ext. 5

City of Gladstone
1100 Delta Ave
Gladstone, MI 49837
www.gladstonemi.gov



Board:	City Commission
Agenda	August 24, 20206
Date:	
Department:	All Funds
Presenter:	Robert Spretizer

Staff Report

Agenda Item Title:

Year-To-Date Financial Reports

Background:

Attached are the year-to-date financial reports through June 2026 for Commission review. These numbers are pre-audited and are subject to change. You are welcome to email me with questions. Overall, the budget is right on track.

Fiscal Effect:

Supporting Documentation:

Revenue and expenditure reports, balance sheet reports.

Recommendation:

No action is required at this time; this is for informational purposes only.

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdg Used
Fund: 101 GENERAL FUND							
Account Category: Revenues							
Department: 000 REVENUE							
101-000-402.000	CURRENT YEAR TAX LEVY - REAL	1,790,158.00	1,790,158.00	0.00	0.00	1,790,158.00	0.00
101-000-410.000	CURRENT YEAR TAX LEVY - PERSONAL	202,877.00	202,877.00	0.00	0.00	202,877.00	0.00
101-000-416.000	STATE OF MICHIGAN - SWAMP TAX	73.00	73.00	0.00	0.00	73.00	0.00
101-000-427.000	PUBLIC SAFETY ACT 33 REVENUE	565,781.00	565,781.00	0.00	0.00	565,781.00	0.00
101-000-432.001	IN LIEU OF TAXES--HOUSING COMMISSION	2,780.00	2,780.00	0.00	0.00	2,780.00	0.00
101-000-432.002	IN LIEU OF TAXES--THORNTREE HOUSING	4,103.00	4,103.00	0.00	0.00	4,103.00	0.00
101-000-432.003	IN LIEU OF TAXES--WATERVIEW APT 1	6,634.00	6,634.00	0.00	7,190.18	(556.18)	108.38
101-000-441.001	EDC FUND ADMINISTRATIVE FEES	785.00	785.00	0.00	5,893.00	(5,108.00)	750.70
101-000-441.002	DDA FUND ADMINISTRATIVE FEES	20,000.00	20,000.00	0.00	20,000.00	0.00	100.00
101-000-441.003	DDA FUND BEAUTIFICATION ADMIN FEES	20,800.00	20,800.00	0.00	20,800.00	0.00	100.00
101-000-441.004	HARBOR FUND ADMINISTRATIVE FEES	5,108.00	5,108.00	0.00	0.00	5,108.00	0.00
101-000-441.005	SOLID WASTE FUND ADMINISTRATIVE FEES	27,574.00	27,574.00	0.00	27,574.00	0.00	100.00
101-000-441.006	ELECTRIC FUND ADMINISTRATIVE FEES	280,561.00	280,561.00	0.00	280,561.00	0.00	100.00
101-000-441.007	WASTEWATER FUND ADMINISTRATIVE FEES	84,487.00	84,487.00	0.00	84,487.00	0.00	100.00
101-000-441.008	WATER FUND ADMINISTRATIVE FEES	63,760.00	63,760.00	0.00	63,760.00	0.00	100.00
101-000-442.001	SOLID WASTE FUND ALLEY MAINTENANCE	21,885.00	21,885.00	0.00	0.00	21,885.00	0.00
101-000-442.002	ELECTRIC FUND ALLEY MAINTENANCE	15,224.00	15,224.00	0.00	0.00	15,224.00	0.00
101-000-442.003	WASTEWATER FUND ALLEY MAINTENANCE	2,855.00	2,855.00	0.00	0.00	2,855.00	0.00
101-000-442.004	WATER FUND ALLEY MAINTENANCE	7,611.00	7,611.00	0.00	0.00	7,611.00	0.00
101-000-445.000	PENALTIES & INTEREST ON TAXES	8,800.00	8,800.00	(3.00)	(1.50)	8,801.50	(0.02)
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	59,512.00	59,512.00	0.00	0.00	59,512.00	0.00
101-000-450.000	MISCELLANEOUS--CITY HALL	0.00	0.00	0.00	25.00	(25.00)	100.00
101-000-452.000	SALE OF LAND	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00
101-000-477.000	FRANCHISE FEE-CHARTER COMMUNICATIONS	68,000.00	68,000.00	0.00	0.00	68,000.00	0.00
101-000-478.000	LIQUOR LICENSES	4,400.00	4,400.00	1,928.85	1,928.85	2,471.15	43.84
101-000-540.000	GRANT REVENUE	16,560.00	16,560.00	0.00	5,360.00	11,200.00	32.37
101-000-540.004	MMRMA RAP GRANTS	5,000.00	5,000.00	0.00	13,894.20	(8,894.20)	277.88
101-000-540.008	PUBLIC SAFETY INSERVICE GRANT	1,000.00	1,000.00	0.00	1,933.00	(933.00)	193.30
101-000-540.016	COUNTY FIRE CHIEF ASSOC - GRANT	700.00	700.00	0.00	0.00	700.00	0.00
101-000-543.000	STATE GRANTS	0.00	0.00	0.00	6,622.00	(6,622.00)	100.00
101-000-573.000	LOCAL COMM STABILIZATION SHARE APPRO	25,000.00	25,000.00	0.00	14,233.12	10,766.88	56.93
101-000-574.001	CONSTITUTIONAL REVENUE SHARING	515,974.00	515,974.00	0.00	0.00	515,974.00	0.00
101-000-574.002	STATUTORY REVENUE SHARING	142,598.00	142,598.00	0.00	0.00	142,598.00	0.00
101-000-628.001	SOR FEES COLLECTED	600.00	600.00	0.00	0.00	600.00	0.00
101-000-628.002	RAMPART RENT	4,000.00	4,000.00	0.00	1,000.00	3,000.00	25.00
101-000-628.005	PARKING VIOLATIONS	300.00	300.00	0.00	0.00	300.00	0.00
101-000-628.006	MISCELLANEOUS--PUBLIC SAFETY	9,000.00	9,000.00	0.00	219.35	8,780.65	2.44
101-000-628.007	PUBLIC SAFETY FIRE SERVICE CALLS	250.00	250.00	0.00	0.00	250.00	0.00
101-000-628.009	GLADSTONE SCHOOLS SRO COST SHARE	66,805.00	66,805.00	0.00	16,701.25	50,103.75	25.00
101-000-629.001	4TH OF JULY	5,500.00	5,500.00	(4,370.00)	(3,950.00)	9,450.00	(71.82)
101-000-630.001	BEACH HOUSE RENTAL	800.00	800.00	0.00	0.00	800.00	0.00
101-000-630.002	BEACH CONCESSION	0.00	0.00	91.00	91.00	(91.00)	100.00
101-000-630.003	PAVILION & GAZEBO RENTAL	4,900.00	4,900.00	820.00	2,810.00	2,090.00	57.35
101-000-630.004	SPORTS PARK FEES (TUBING & PASSES)	45,000.00	45,000.00	0.00	210.00	44,790.00	0.47
101-000-630.005	SPORTS PARK CONCESSION	15,000.00	15,000.00	35.00	245.00	14,755.00	1.63
101-000-630.006	SPORTS PARK BUILDING RENTAL	6,000.00	6,000.00	650.00	3,475.00	2,525.00	57.92
101-000-630.007	BAYSHORE BALL FIELD REVENUE	1,100.00	1,100.00	0.00	1,400.00	(300.00)	127.27
101-000-630.008	RECREATION PROGRAMS	600.00	600.00	625.00	1,300.00	(700.00)	216.67

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdg Used
Fund: 101 GENERAL FUND							
Account Category: Revenues							
Department: 000 REVENUE							
101-000-630.009	CAMPGROUND	197,000.00	197,000.00	36,586.00	88,779.00	108,221.00	45.07
101-000-630.010	MISCELLANEOUS--PARKS & REC	5,000.00	5,000.00	2,000.00	2,000.00	3,000.00	40.00
101-000-630.011	BESSE CONCESSION STAND	12,000.00	12,000.00	0.00	0.00	12,000.00	0.00
101-000-631.002	FENCE PERMITS	945.00	945.00	100.00	310.00	635.00	32.80
101-000-631.003	SIGN PERMITS	150.00	150.00	50.00	150.00	0.00	100.00
101-000-631.004	SITE PLAN REVIEW/ZONING COMPLIANCE	3,000.00	3,000.00	80.00	355.00	2,645.00	11.83
101-000-631.012	LAND DIVISION FEE	150.00	150.00	50.00	50.00	100.00	33.33
101-000-631.008	ZONING VARIANCE/APPEAL	300.00	300.00	0.00	0.00	300.00	0.00
101-000-631.009	ORIDINANCE VIOLATIONS	20,000.00	20,000.00	1,833.00	5,040.74	14,959.26	25.20
101-000-631.011	HOUSING INSPECTION FEES	9,325.00	9,325.00	1,671.00	4,631.00	4,694.00	49.66
101-000-631.012	OTHER PERMITS, LICENSE & FILING FEES	600.00	600.00	20.00	35.00	565.00	5.83
101-000-632.001	GRAVEL SALES	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
101-000-632.003	GRASS CUTTING	0.00	0.00	0.00	(150.00)	150.00	100.00
101-000-632.005	DPW EQUIPMENT RENTAL	200,000.00	200,000.00	9,947.52	62,330.79	137,669.21	31.17
101-000-632.006	MISCELLANEOUS--DPW	1,000.00	1,000.00	100.00	100.00	900.00	10.00
101-000-632.007	SOLID WASTE BUILDING RENTAL REVENUE	15,000.00	15,000.00	0.00	21,885.00	(6,885.00)	145.90
101-000-634.001	OPENING GRAVES & STORAGE	30,000.00	30,000.00	2,005.00	9,860.00	20,140.00	32.87
101-000-634.002	CEMETERY LOT SALES	20,000.00	20,000.00	570.00	3,815.00	16,185.00	19.08
101-000-640.000	FOIA REQUESTS	100.00	100.00	(2.92)	162.55	(62.55)	162.55
101-000-642.000	MISCELLANEOUS/CREDIT CARD FEES	0.00	0.00	97.35	127.35	(127.35)	100.00
101-000-658.000	PENALTY INCOME	8,000.00	8,000.00	1,766.29	4,286.64	3,713.36	53.58
101-000-665.000	INTEREST INCOME	45,000.00	45,000.00	2,657.92	10,851.12	34,148.88	24.11
101-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	30,000.00	30,000.00	29,938.43	29,938.43	61.57	99.79
101-000-674.002	LITTLE BAY DE NOC TRAIL DONATIONS	300.00	300.00	0.00	300.00	0.00	100.00
101-000-674.004	K-9 DONATIONS	15,000.00	15,000.00	0.00	0.00	15,000.00	0.00
101-000-674.020	DONATIONS--PRAM PROGRAM	2,000.00	2,000.00	1,025.00	1,025.00	975.00	51.25
101-000-699.233	TRANSFER FROM DR MARY CRETENS TRUST	237,900.00	237,900.00	0.00	0.00	237,900.00	0.00
101-000-699.391	TRANSFER FROM PATROL CAR FUND BALANC	57,000.00	57,000.00	0.00	0.00	57,000.00	0.00
101-000-699.392	TRANSFER FROM K9 FUND BALANCE	15,875.00	15,875.00	0.00	0.00	15,875.00	0.00
101-000-699.393	TRANSFER FROM OLSON TRUST FUND BALAN	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
101-000-699.394	TRANSFER FROM DPW CIP FUND BALANCE	27,764.00	27,764.00	0.00	0.00	27,764.00	0.00
101-000-699.705	TRANSFER FROM PERPETUAL CARE FUND	11,000.00	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 000 - REVENUE		5,299,864.00	5,299,864.00	90,271.44	823,644.07	4,476,219.93	15.54
Revenues		5,299,864.00	5,299,864.00	90,271.44	823,644.07	4,476,219.93	15.54
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		5,299,864.00	5,299,864.00	90,271.44	823,644.07	4,476,219.93	15.54

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 101 GENERAL FUND							
Account Category: Expenditures							
101 - CITY COMMISSION		144,620.00	144,620.00	5,822.63	26,107.47	118,512.53	18.05
172 - CITY MANAGER		160,648.04	160,648.04	13,168.96	38,612.94	122,035.10	24.04
192 - OFFICE CLERK		99,019.00	99,019.00	7,236.51	22,280.83	76,738.17	22.50
215 - CITY CLERK		184,100.00	184,100.00	15,246.41	50,469.63	133,630.37	27.41
247 - BOARD OF REVIEW		2,953.00	2,953.00	0.00	0.00	2,953.00	0.00
253 - CITY TREASURER		183,401.00	183,401.00	16,390.34	41,962.30	141,438.70	22.88
257 - CITY ASSESSOR		76,687.00	76,687.00	6,357.12	17,411.22	59,275.78	22.70
262 - ELECTIONS		53,415.00	53,415.00	518.45	3,370.99	50,044.01	6.31
265 - CITY HALL		84,632.00	84,632.00	(4,594.17)	5,698.08	78,933.92	6.73
268 - FERNWOOD CEMETERY		117,395.00	117,395.00	12,631.27	30,895.80	86,499.20	26.32
301 - POLICE DEPARTMENT		1,851,680.00	1,851,680.00	128,427.07	359,774.03	1,491,905.97	19.43
302 - K9 PROGRAM		15,875.00	15,875.00	0.00	0.00	15,875.00	0.00
336 - FIRE DEPARTMENT		412,655.00	412,655.00	12,104.04	36,889.15	375,765.85	8.94
429 - FORESTRY		51,433.00	51,433.00	1,576.39	6,777.35	44,655.65	13.18
441 - D.P.W. ADMINISTRATION		163,870.00	163,870.00	(40,125.38)	28,764.15	135,105.85	17.55
470 - ALLEY MAINTENANCE		47,575.00	47,575.00	5,093.86	5,093.86	42,481.14	10.71
524 - GROUNDS MAINTENANCE		41,614.00	41,614.00	1,811.55	4,562.28	37,051.72	10.96
532 - MOTOR EQUIPMENT POOL		272,695.00	272,695.00	20,416.70	64,733.83	207,961.17	23.74
701 - COMMUNITY DEVELOPMENT		212,101.73	212,101.73	11,692.63	36,601.62	175,500.11	17.26
752 - RECREATION ADMINISTRATION		339,560.00	339,560.00	24,396.13	70,073.63	269,486.37	20.64
753 - BEAUTIFICATION		21,400.00	21,400.00	6,797.48	8,277.44	13,122.56	38.68
754 - PARKS		144,204.00	144,204.00	26,180.13	48,136.13	96,067.87	33.38
755 - BEACH		62,615.00	62,615.00	5,344.45	7,228.80	55,386.20	11.54
756 - OTHER RECREATIONAL FACILITIES		78,755.00	78,755.00	8,936.24	15,158.03	63,596.97	19.25
759 - CAMPGROUND		168,442.00	168,442.00	15,680.83	32,951.95	135,490.05	19.56
761 - SPORTS PARK		127,335.00	127,335.00	6,130.18	10,310.33	117,024.67	8.10
762 - RECREATION PROGRAMS		4,180.00	4,180.00	2,036.13	5,119.38	(939.38)	122.47
906 - DEBT SERVICE		100,000.00	100,000.00	0.00	75,000.00	25,000.00	75.00
990 - GRANTS & TRANSFERS		77,004.00	77,004.00	0.00	0.00	77,004.00	0.00
Expenditures		5,299,863.77	5,299,863.77	309,275.95	1,052,261.22	4,247,602.55	19.85
Fund 101 - GENERAL FUND:							
TOTAL EXPENDITURES		5,299,863.77	5,299,863.77	309,275.95	1,052,261.22	4,247,602.55	19.85

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 103 LAND DEVELOPMENT FUND							
Account Category: Revenues							
Department: 000 REVENUE							
103-000-665.000	INTEREST INCOME	0.00	0.00	31.14	129.66	(129.66)	100.00
Total Dept 000 - REVENUE		0.00	0.00	31.14	129.66	(129.66)	100.00
Revenues		0.00	0.00	31.14	129.66	(129.66)	100.00
Fund 103 - LAND DEVELOPMENT FUND:							
TOTAL REVENUES		0.00	0.00	31.14	129.66	(129.66)	100.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 202 MAJOR STREET FUND							
Account Category: Revenues							
Department: 000 REVENUE							
202-000-502.000	FEDERAL GRANTS	375,000.00	375,000.00	0.00	0.00	375,000.00	0.00
202-000-548.000	MOTOR VEHICLE FUNDS - ACT 51	719,643.00	719,643.00	66,576.55	66,576.55	653,066.45	9.25
202-000-549.000	BUILD MICHIGAN ROADS PROGRAM	11,000.00	11,000.00	927.01	927.01	10,072.99	8.43
202-000-550.000	ANNUAL WINTER MAINTENANCE PMT	4,000.00	4,000.00	0.00	0.00	4,000.00	0.00
202-000-665.000	INTEREST INCOME	5,000.00	5,000.00	1,274.37	4,586.28	413.72	91.73
202-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	0.00	0.00	20.83	20.83	(20.83)	100.00
202-000-692.000	LOAN PROCEEDS	275,000.00	275,000.00	0.00	0.00	275,000.00	0.00
202-000-699.390	TRANSFER FROM FUND BALANCE	152,871.00	152,871.00	0.00	0.00	152,871.00	0.00
Total Dept 000 - REVENUE		1,542,514.00	1,542,514.00	68,798.76	72,110.67	1,470,403.33	4.67
Revenues		1,542,514.00	1,542,514.00	68,798.76	72,110.67	1,470,403.33	4.67
Fund 202 - MAJOR STREET FUND:							
TOTAL REVENUES		1,542,514.00	1,542,514.00	68,798.76	72,110.67	1,470,403.33	4.67

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 202 MAJOR STREET FUND							
Account Category: Expenditures							
453 -	RE-CONSTRUCTION	720,180.00	720,180.00	11,014.73	11,433.51	708,746.49	1.59
458 -	NON-MOTORIZED	129,488.00	129,488.00	1,578.95	2,948.94	126,539.06	2.28
463 -	SURFACE MAINTENANCE	278,304.00	278,304.00	15,057.57	21,220.58	257,083.42	7.62
464 -	STORM DRAINS	11,108.00	11,108.00	97.50	263.77	10,844.23	2.37
474 -	TRAFFIC CONTROL	27,099.00	27,099.00	4,984.66	5,974.88	21,124.12	22.05
478 -	WINTER MAINTENANCE	119,489.00	119,489.00	6,328.71	24,403.25	95,085.75	20.42
537 -	ADMINISTRATIVE	256,846.00	256,846.00	5,862.34	10,063.51	246,782.49	3.92
Expenditures		1,542,514.00	1,542,514.00	44,924.46	76,308.44	1,466,205.56	4.95
Fund 202 - MAJOR STREET FUND:							
TOTAL EXPENDITURES		1,542,514.00	1,542,514.00	44,924.46	76,308.44	1,466,205.56	4.95

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 203 LOCAL STREET FUND							
Account Category: Revenues							
Department: 000 REVENUE							
203-000-548.000	MOTOR VEHICLE FUNDS - ACT 51	270,427.00	270,427.00	25,008.63	25,008.63	245,418.37	9.25
203-000-549.000	BUILD MICHIGAN ROADS PROGRAM	3,500.00	3,500.00	348.22	348.22	3,151.78	9.95
203-000-550.000	ANNUAL WINTER MAINTENANCE PMT	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
203-000-551.000	METRO ACT PA 48 STABILIZATION AUTHOR	31,806.00	31,806.00	32,406.49	32,406.49	(600.49)	101.89
203-000-665.000	INTEREST INCOME	5,000.00	5,000.00	1,061.55	3,695.94	1,304.06	73.92
203-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	0.00	0.00	20.83	20.83	(20.83)	100.00
203-000-692.000	LOAN PROCEEDS	275,000.00	275,000.00	0.00	0.00	275,000.00	0.00
203-000-699.202	TRANSFER FROM MAJOR STREET	200,000.00	200,000.00	0.00	0.00	200,000.00	0.00
203-000-699.390	TRANSFER FROM FUND BALANCE	65,587.00	65,587.00	0.00	0.00	65,587.00	0.00
Total Dept 000 - REVENUE		852,820.00	852,820.00	58,845.72	61,480.11	791,339.89	7.21
Revenues		852,820.00	852,820.00	58,845.72	61,480.11	791,339.89	7.21
Fund 203 - LOCAL STREET FUND:							
TOTAL REVENUES		852,820.00	852,820.00	58,845.72	61,480.11	791,339.89	7.21

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 203 LOCAL STREET FUND							
Account Category: Expenditures							
453 - RE-CONSTRUCTION		411,483.00	411,483.00	16,669.68	23,565.29	387,917.71	5.73
458 - NON-MOTORIZED		126,291.00	126,291.00	9,713.63	12,545.58	113,745.42	9.93
463 - SURFACE MAINTENANCE		171,049.00	171,049.00	6,094.80	18,468.37	152,580.63	10.80
464 - STORM DRAINS		14,527.00	14,527.00	0.00	0.00	14,527.00	0.00
474 - TRAFFIC CONTROL		6,169.00	6,169.00	41.86	115.76	6,053.24	1.88
478 - WINTER MAINTENANCE		94,753.00	94,753.00	4,328.25	16,495.70	78,257.30	17.41
522 - SWEEP/FLUSHING		0.00	0.00	422.89	1,299.14	(1,299.14)	100.00
537 - ADMINISTRATIVE		28,548.00	28,548.00	5,987.69	8,928.67	19,619.33	31.28
Expenditures		852,820.00	852,820.00	43,258.80	81,418.51	771,401.49	9.55
Fund 203 - LOCAL STREET FUND:							
TOTAL EXPENDITURES		852,820.00	852,820.00	43,258.80	81,418.51	771,401.49	9.55

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION							
Account Category: Revenues							
Department: 000 REVENUE							
230-000-596.003	ANNUAL CONTRIBUTION	158,000.00	158,000.00	0.00	0.00	158,000.00	0.00
230-000-665.000	INTEREST INCOME	13,000.00	13,000.00	1,140.30	4,042.74	8,957.26	31.10
230-000-699.390	TRANSFER FROM FUND BALANCE	66,900.00	66,900.00	0.00	0.00	66,900.00	0.00
Total Dept 000 - REVENUE		237,900.00	237,900.00	1,140.30	4,042.74	233,857.26	1.70
Revenues		237,900.00	237,900.00	1,140.30	4,042.74	233,857.26	1.70
Fund 230 - DR MARY CRETENS COMMUNITY FOUNDATION:							
TOTAL REVENUES		237,900.00	237,900.00	1,140.30	4,042.74	233,857.26	1.70

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Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION							
Account Category: Expenditures							
537 - ADMINISTRATIVE							
Expenditures		237,900.00	237,900.00	0.00	0.00	237,900.00	0.00
Expenditures		237,900.00	237,900.00	0.00	0.00	237,900.00	0.00
Fund 230 - DR MARY CRETENS COMMUNITY FOUNDATION:							
TOTAL EXPENDITURES		237,900.00	237,900.00	0.00	0.00	237,900.00	0.00

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GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 244 ECONOMIC DEVELOPMENT FUND							
Account Category: Revenues							
Department: 000 REVENUE							
244-000-665.000	INTEREST INCOME	5,000.00	5,000.00	495.64	1,117.33	3,882.67	22.35
244-000-699.390	TRANSFER FROM FUND BALANCE	4,035.00	4,035.00	0.00	0.00	4,035.00	0.00
Total Dept 000 - REVENUE		9,035.00	9,035.00	495.64	1,117.33	7,917.67	12.37
Revenues		9,035.00	9,035.00	495.64	1,117.33	7,917.67	12.37
Fund 244 - ECONOMIC DEVELOPMENT FUND:							
TOTAL REVENUES		9,035.00	9,035.00	495.64	1,117.33	7,917.67	12.37

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 244 ECONOMIC DEVELOPMENT FUND							
Account Category: Expenditures							
537 -	ADMINISTRATIVE	9,035.00	9,035.00	11.92	809.34	8,225.66	8.96
Expenditures		9,035.00	9,035.00	11.92	809.34	8,225.66	8.96
Fund 244 - ECONOMIC DEVELOPMENT FUND:							
TOTAL EXPENDITURES		9,035.00	9,035.00	11.92	809.34	8,225.66	8.96

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Account Category: Revenues							
Department: 000 REVENUE							
248-000-437.001	CITY CAPTURE	284,970.00	284,970.00	0.00	0.00	284,970.00	0.00
248-000-437.005	BAY COLLEGE CAPTURE	61,579.00	61,579.00	0.00	0.00	61,579.00	0.00
248-000-437.009	DELTA COUNTY CAPTURE	93,566.00	93,566.00	0.00	0.00	93,566.00	0.00
248-000-437.013	DC ROAD PATROL CAPTURE	24,172.00	24,172.00	0.00	0.00	24,172.00	0.00
248-000-437.015	COMM ACTION CAPTURE	14,874.00	14,874.00	0.00	0.00	14,874.00	0.00
248-000-437.019	911 DISPATCH CAPTURE	14,006.00	14,006.00	0.00	0.00	14,006.00	0.00
248-000-437.021	DATA CAPTURE	11,270.00	11,270.00	0.00	0.00	11,270.00	0.00
248-000-437.023	DC RECYCLING CAPTURE	5,577.00	5,577.00	0.00	0.00	5,577.00	0.00
248-000-437.025	DELTA COUNTY JAIL BOND CAPTURE	11,833.00	11,833.00	0.00	0.00	11,833.00	0.00
248-000-437.026	VETERANS AFFAIRS CAPTURE	1,864.00	1,864.00	0.00	0.00	1,864.00	0.00
248-000-540.000	GRANT REVENUE	0.00	0.00	0.00	26,500.00	(26,500.00)	100.00
248-000-642.000	DDA FACADE OWNER'S MATCH	25,000.00	25,000.00	0.00	0.00	25,000.00	0.00
248-000-665.000	INTEREST REVENUE	9,820.00	9,820.00	854.47	3,295.21	6,524.79	33.56
248-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	50.00	50.00	41.65	41.65	8.35	83.30
248-000-675.006	FARMERS MARKET--VENDOR FEES	2,750.00	2,750.00	1,075.00	1,550.00	1,200.00	56.36
248-000-675.007	FARMERS MARKET--FOOD ASSISTANCE PROG	2,500.00	2,500.00	0.00	0.00	2,500.00	0.00
248-000-675.008	FARMERS MARKET--SQUARE RENTAL FEES	200.00	200.00	0.00	0.00	200.00	0.00
248-000-699.390	TRANSFER FROM FUND BALANCE	45,029.00	45,029.00	0.00	0.00	45,029.00	0.00
Total Dept 000 - REVENUE		609,060.00	609,060.00	1,971.12	31,386.86	577,673.14	5.15
Revenues		609,060.00	609,060.00	1,971.12	31,386.86	577,673.14	5.15
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		609,060.00	609,060.00	1,971.12	31,386.86	577,673.14	5.15

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GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdg Used
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY							
Account Category: Expenditures							
537 - ADMINISTRATIVE							
Expenditures		609,060.00	609,060.00	15,835.81	66,190.56	542,869.44	10.87
		609,060.00	609,060.00	15,835.81	66,190.56	542,869.44	10.87
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL EXPENDITURES		609,060.00	609,060.00	15,835.81	66,190.56	542,869.44	10.87

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 540 SOLID WASTE FUND							
Account Category: Revenues							
Department: 000 REVENUE							
540-000-479.007	COMPOST PERMIT REVENUE	0.00	0.00	664.59	664.59	(664.59)	100.00
540-000-613.000	GARBAGE COLLECTION FEES	383,200.00	383,200.00	31,925.52	64,288.18	318,911.82	16.78
540-000-613.001	SALE OF GARBAGE CARTS	400.00	400.00	0.00	0.00	400.00	0.00
540-000-613.005	COMPOST REVENUE	271,300.00	271,300.00	22,025.69	44,106.19	227,193.81	16.26
540-000-647.003	LOADER LOAN REPAYMENT	13,500.00	13,500.00	0.00	0.00	13,500.00	0.00
540-000-658.000	PENALTY INCOME	4,000.00	4,000.00	574.31	976.12	3,023.88	24.40
540-000-665.000	INTEREST INCOME	21,250.00	21,250.00	2,080.12	6,853.55	14,396.45	32.25
540-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	450.00	450.00	425.43	425.43	24.57	94.54
Total Dept 000 - REVENUE		694,100.00	694,100.00	57,695.66	117,314.06	576,785.94	16.90
Revenues		694,100.00	694,100.00	57,695.66	117,314.06	576,785.94	16.90
Fund 540 - SOLID WASTE FUND:							
TOTAL REVENUES		694,100.00	694,100.00	57,695.66	117,314.06	576,785.94	16.90

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 540 SOLID WASTE FUND							
Account Category: Expenditures							
522 - SWEEP/FLUSHING		61,730.00	61,730.00	2,629.80	6,129.91	55,600.09	9.93
523 - COMPOSTING		32,165.00	32,165.00	12,130.45	19,225.83	12,939.17	59.77
525 - CITY CLEAN UP		10,630.00	10,630.00	8,985.05	9,076.01	1,553.99	85.38
528 - GARBAGE COLLECTION		254,385.00	254,385.00	22,281.64	49,854.06	204,530.94	19.60
537 - ADMINISTRATIVE		270,145.00	270,145.00	10,326.71	66,038.29	204,106.71	24.45
539 - METER READING & BILLING		8,865.00	8,865.00	840.27	1,947.93	6,917.07	21.97
560 - VEHICLE EXPENSE		56,180.00	56,180.00	4,261.86	8,693.61	47,486.39	15.47
Expenditures		694,100.00	694,100.00	61,455.78	160,965.64	533,134.36	23.19
Fund 540 - SOLID WASTE FUND:							
TOTAL EXPENDITURES		694,100.00	694,100.00	61,455.78	160,965.64	533,134.36	23.19

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdg Used
Fund: 582 ELECTRIC FUND							
Account Category: Revenues							
Department: 000 REVENUE							
582-000-596.000	ATC O&M	8,200.00	8,200.00	0.00	0.00	8,200.00	0.00
582-000-617.000	RESIDENTIAL SALES	2,873,610.00	2,873,610.00	198,932.78	406,739.02	2,466,870.98	14.15
582-000-617.002	SMALL & LARGE POWER SALES	1,043,415.00	1,043,415.00	84,286.75	169,261.89	874,153.11	16.22
582-000-617.003	WATER HEATER SALES	63,917.00	63,917.00	3,776.41	7,916.44	56,000.56	12.39
582-000-617.004	COMMERCIAL SALES	1,195,423.00	1,195,423.00	68,041.44	140,225.64	1,055,197.36	11.73
582-000-617.005	PCAC	64,000.00	64,000.00	(18,201.62)	(43,516.34)	107,516.34	(67.99)
582-000-617.007	STREET LIGHTS	117,418.00	117,418.00	7,865.31	15,975.19	101,442.81	13.61
582-000-618.000	LIEF CHARGE	32,000.00	32,000.00	3,700.34	7,421.90	24,578.10	23.19
582-000-619.000	SALES TAX	187,796.00	187,796.00	11,912.87	24,148.33	163,647.67	12.86
582-000-620.001	ENERGY OPTIMIZATION	96,052.00	96,052.00	0.00	0.00	96,052.00	0.00
582-000-620.003	ENERGY WASTE REDUCTION	0.00	0.00	7,731.32	15,800.97	(15,800.97)	100.00
582-000-643.000	RECONNECT CHARGE	3,000.00	3,000.00	30.00	1,350.00	1,650.00	45.00
582-000-647.002	DUMP TRUCK LOAN TO 101	31,500.00	31,500.00	0.00	0.00	31,500.00	0.00
582-000-647.004	SWEeper LOAN TO 540	22,600.00	22,600.00	0.00	0.00	22,600.00	0.00
582-000-658.000	PENALTY INCOME	30,000.00	30,000.00	4,249.66	6,988.78	23,011.22	23.30
582-000-658.001	DOOR HANGER CHARGES	25,000.00	25,000.00	880.00	5,700.00	19,300.00	22.80
582-000-665.000	INTEREST INCOME	90,000.00	90,000.00	7,256.58	25,557.37	64,442.63	28.40
582-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	5,000.00	5,000.00	3,612.79	3,612.79	1,387.21	72.26
582-000-667.002	COMMUNICATION TOWER--CELLCOM	18,150.00	18,150.00	0.00	0.00	18,150.00	0.00
582-000-667.003	COMMUNICATION TOWER--VERIZON	12,000.00	12,000.00	2,191.52	3,287.28	8,712.72	27.39
582-000-667.004	UTILITY POLE RENTAL	21,000.00	21,000.00	0.00	684.00	20,316.00	3.26
582-000-669.001	ATC INVESTMENT REVENUE	60,000.00	60,000.00	0.00	17,028.66	42,971.34	28.38
582-000-676.000	WPPI-COMMUNITY RELATIONS REIMBURSEME	23,935.00	23,935.00	5,000.00	5,000.00	18,935.00	20.89
582-000-679.000	MISCELLANEOUS INCOME	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00
582-000-692.000	LOAN PROCEEDS	500,000.00	500,000.00	0.00	0.00	500,000.00	0.00
582-000-699.390	TRANSFER FROM FUND BALANCE	431,805.00	431,805.00	0.00	0.00	431,805.00	0.00
Total Dept 000 - REVENUE		6,957,821.00	6,957,821.00	391,266.15	813,181.92	6,144,639.08	11.69
Revenues		6,957,821.00	6,957,821.00	391,266.15	813,181.92	6,144,639.08	11.69
Fund 582 - ELECTRIC FUND:							
TOTAL REVENUES		6,957,821.00	6,957,821.00	391,266.15	813,181.92	6,144,639.08	11.69

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 582 ELECTRIC FUND							
Account Category: Expenditures							
448 - STREET LIGHTING		117,720.00	117,720.00	7,231.49	7,659.55	110,060.45	6.51
537 - ADMINISTRATIVE		1,234,401.00	1,234,401.00	66,827.08	430,523.18	803,877.82	34.88
538 - SAFETY TRAINING PROGRAM		79,150.00	79,150.00	2,242.86	15,578.10	63,571.90	19.68
539 - METER READING & BILLING		148,000.00	148,000.00	14,449.30	29,388.13	118,611.87	19.86
540 - CONSUMER SERVICES		68,400.00	68,400.00	1,993.13	5,178.40	63,221.60	7.57
541 - WPPI COMMUNITY SERVICES		23,935.00	23,935.00	10,000.00	14,999.00	8,936.00	62.67
542 - NEW CONSTRUCTION		17,965.00	17,965.00	1,551.28	1,551.28	16,413.72	8.64
544 - LINE MAINTENANCE		672,900.00	672,900.00	48,044.97	109,527.44	563,372.56	16.28
547 - METER MAINTENANCE		9,420.00	9,420.00	306.25	612.50	8,807.50	6.50
550 - ENERGY & SUBSTATION		4,395,303.00	4,395,303.00	191,310.16	399,632.84	3,995,670.16	9.09
552 - ENERGY OPTIMIZATION		96,052.00	96,052.00	8,004.34	24,013.02	72,038.98	25.00
555 - BUILDING & GROUNDS		55,825.00	55,825.00	1,314.66	3,763.20	52,061.80	6.74
560 - VEHICLE EXPENSE		38,750.00	38,750.00	832.37	2,622.76	36,127.24	6.77
Expenditures		6,957,821.00	6,957,821.00	354,107.89	1,045,049.40	5,912,771.60	15.02
Fund 582 - ELECTRIC FUND:							
TOTAL EXPENDITURES		6,957,821.00	6,957,821.00	354,107.89	1,045,049.40	5,912,771.60	15.02

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdg Used
Fund: 590 WASTE WATER FUND							
Account Category: Revenues							
Department: 000 REVENUE							
590-000-607.000	TAP FEES	6,000.00	6,000.00	2,000.00	2,000.00	4,000.00	33.33
590-000-615.000	SEWER CHARGE REVENUE	1,874,244.00	1,874,244.00	156,092.34	299,838.97	1,574,405.03	16.00
590-000-615.001	SEWER CHARGE-MASONVILLE TWP	290,918.00	290,918.00	23,880.26	47,739.69	243,178.31	16.41
590-000-646.000	CONSUMER SERVICE	7,000.00	7,000.00	24.75	326.40	6,673.60	4.66
590-000-646.001	SEWER CONNECTIONS & CLEAN	500.00	500.00	0.00	0.00	500.00	0.00
590-000-658.000	PENALTY INCOME	14,000.00	14,000.00	1,846.13	3,327.95	10,672.05	23.77
590-000-665.000	INTEREST INCOME	50,000.00	50,000.00	5,405.47	19,147.86	30,852.14	38.30
590-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	6,500.00	6,500.00	4,904.01	4,904.01	1,595.99	75.45
590-000-679.000	MISCELLANEOUS INCOME	1,000.00	1,000.00	0.00	1,091.64	(91.64)	109.16
590-000-692.001	SRF PROCEEDS	5,072,067.00	5,072,067.00	0.00	0.00	5,072,067.00	0.00
Total Dept 000 - REVENUE		7,322,229.00	7,322,229.00	194,152.96	378,376.52	6,943,852.48	5.17
Revenues		7,322,229.00	7,322,229.00	194,152.96	378,376.52	6,943,852.48	5.17
Fund 590 - WASTE WATER FUND:							
TOTAL REVENUES		7,322,229.00	7,322,229.00	194,152.96	378,376.52	6,943,852.48	5.17

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdg Used
Fund: 590 WASTE WATER FUND							
Account Category: Expenditures							
527 - SOLDS HANDLING		13,126.00	13,126.00	900.53	1,869.58	11,256.42	14.24
536 - MASONVILLE TWP SEWER PROJECT		94,295.00	94,295.00	727.04	29,811.68	64,483.32	31.62
537 - ADMINISTRATIVE		1,606,392.00	1,606,392.00	38,656.55	173,897.46	1,432,494.54	10.83
538 - SAFETY TRAINING PROGRAM		10,026.00	10,026.00	407.25	1,029.34	8,996.66	10.27
539 - METER READING & BILLING		65,493.00	65,493.00	4,063.05	10,476.14	55,016.86	16.00
540 - CONSUMER SERVICES		16,760.00	16,760.00	791.29	2,691.82	14,068.18	16.06
544 - LINE MAINTENANCE		14,340.00	14,340.00	1,487.57	5,997.37	8,342.63	41.82
547 - METER MAINTENANCE		22,755.00	22,755.00	1,852.34	4,496.62	18,258.38	19.76
549 - PLANT OPERATION & MAINTENANCE		181,920.00	181,920.00	22,377.95	40,099.36	141,820.64	22.04
551 - LAB		90,485.00	90,485.00	8,156.42	19,328.64	71,156.36	21.36
553 - LIFT STATIONS		67,550.00	67,550.00	7,647.78	13,022.56	54,527.44	19.28
555 - BUILDING & GROUNDS		35,805.00	35,805.00	2,628.49	7,006.27	28,798.73	19.57
560 - VEHICLE EXPENSE		22,590.00	22,590.00	640.01	2,439.85	20,150.15	10.80
562 - CONSENT ORDER		5,080,692.00	5,080,692.00	219.02	6,211.42	5,074,480.58	0.12
Expenditures		7,322,229.00	7,322,229.00	90,555.29	318,378.11	7,003,850.89	4.35
Fund 590 - WASTE WATER FUND:							
TOTAL EXPENDITURES		7,322,229.00	7,322,229.00	90,555.29	318,378.11	7,003,850.89	4.35

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

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Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 591 WATER FUND							
Account Category: Revenues							
Department: 000 REVENUE							
591-000-614.003	WELL POINTS & WATER TESTING	3,500.00	3,500.00	218.00	1,099.00	2,401.00	31.40
591-000-616.000	SALES TO CUSTOMERS	1,160,500.00	1,160,500.00	88,283.98	168,107.33	992,392.67	14.49
591-000-616.002	PUBLIC FIRE PROTECTION CHARGE	57,900.00	57,900.00	4,850.14	9,687.80	48,212.20	16.73
591-000-643.000	RECONNECT CHARGE	2,200.00	2,200.00	1,200.00	1,920.00	280.00	87.27
591-000-646.000	CONSUMER SERVICE	1,000.00	1,000.00	78.00	453.00	547.00	45.30
591-000-646.001	TAP FEE	1,500.00	1,500.00	0.00	0.00	1,500.00	0.00
591-000-658.000	PENALTIES INCOME	7,000.00	7,000.00	821.75	1,434.12	5,565.88	20.49
591-000-665.000	INTEREST INCOME	20,000.00	20,000.00	3,355.38	10,472.81	9,527.19	52.36
591-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	6,500.00	6,500.00	8,218.24	8,218.24	(1,718.24)	126.43
591-000-679.000	MISCELLANEOUS INCOME	42,650.00	42,650.00	115,962.61	115,962.61	(73,312.61)	271.89
591-000-699.390	TRANSFER FROM FUND BALANCE	9,413.00	9,413.00	0.00	0.00	9,413.00	0.00
Total Dept 000 - REVENUE		1,312,163.00	1,312,163.00	222,988.10	317,354.91	994,808.09	24.19
Revenues		1,312,163.00	1,312,163.00	222,988.10	317,354.91	994,808.09	24.19
Fund 591 - WATER FUND:							
TOTAL REVENUES		1,312,163.00	1,312,163.00	222,988.10	317,354.91	994,808.09	24.19

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 591 WATER FUND							
Account Category: Expenditures							
534 - NEW LINES		18,000.00	18,000.00	27.06	27.06	17,972.94	0.15
537 - ADMINISTRATIVE		594,323.00	594,323.00	31,988.94	137,095.83	457,227.17	23.07
538 - SAFETY TRAINING PROGRAM		4,850.00	4,850.00	144.83	289.66	4,560.34	5.97
539 - METER READING & BILLING		55,775.00	55,775.00	3,760.30	9,979.54	45,795.46	17.89
540 - CONSUMER SERVICES		60,250.00	60,250.00	2,923.17	10,502.37	49,747.63	17.43
544 - LINE MAINTENANCE		21,720.00	21,720.00	226.68	1,218.08	20,501.92	5.61
545 - RESERVOIR & ELEV TANK		28,310.00	28,310.00	1,035.75	1,509.45	26,800.55	5.33
547 - METER MAINTENANCE		25,370.00	25,370.00	2,156.74	4,953.71	20,416.29	19.53
549 - PLANT OPERATION & MAINTENANCE		201,170.00	201,170.00	9,616.41	29,965.25	171,204.75	14.90
551 - LAB		134,800.00	134,800.00	12,044.29	31,177.70	103,622.30	23.13
554 - HYDRANT MAINTENANCE		4,165.00	4,165.00	0.00	0.00	4,165.00	0.00
555 - BUILDING & GROUNDS		16,930.00	16,930.00	433.55	833.69	16,096.31	4.92
556 - PLANT IMPROVEMENTS		140,000.00	140,000.00	4,211.50	6,743.50	133,256.50	4.82
560 - VEHICLE EXPENSE		6,500.00	6,500.00	288.08	1,171.03	5,328.97	18.02
Expenditures		1,312,163.00	1,312,163.00	68,857.30	235,466.87	1,076,696.13	17.94
Fund 591 - WATER FUND:							
TOTAL EXPENDITURES		1,312,163.00	1,312,163.00	68,857.30	235,466.87	1,076,696.13	17.94

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 594 HARBOR FUND							
Account Category: Revenues							
Department: 000 REVENUE							
594-000-479.005	SEASONAL LAUNCH PERMITS	3,000.00	3,000.00	1,266.00	3,632.00	(632.00)	121.07
594-000-479.006	DAILY LAUNCH PERMITS	2,400.00	2,400.00	446.00	446.00	1,954.00	18.58
594-000-540.000	GRANT REVENUE	172,000.00	172,000.00	0.00	0.00	172,000.00	0.00
594-000-614.001	HARBOR - SEASONAL DOCKAGE	70,000.00	70,000.00	2,038.00	68,438.00	1,562.00	97.77
594-000-614.002	HARBOR - TRANSIENT DOCKAGE	5,700.00	5,700.00	26.00	26.00	5,674.00	0.46
594-000-614.005	BOAT LAUNCH VIOLATIONS	0.00	0.00	(10.00)	(10.00)	10.00	100.00
594-000-614.007	GAS & OIL SALES	12,500.00	12,500.00	3,103.66	3,412.97	9,087.03	27.30
594-000-665.000	INTEREST INCOME	5,000.00	5,000.00	808.36	2,750.06	2,249.94	55.00
594-000-666.001	LIABILITY & PROP INS REIMBURSEMENT	420.00	420.00	321.79	321.79	98.21	76.62
594-000-699.390	TRANSFER FROM FUND BALANCE	166,948.00	166,948.00	0.00	0.00	166,948.00	0.00
Total Dept 000 - REVENUE		437,968.00	437,968.00	7,999.81	79,016.82	358,951.18	18.04
Revenues		437,968.00	437,968.00	7,999.81	79,016.82	358,951.18	18.04
Fund 594 - HARBOR FUND:							
TOTAL REVENUES		437,968.00	437,968.00	7,999.81	79,016.82	358,951.18	18.04

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 594 HARBOR FUND							
Account Category: Expenditures							
537 - ADMINISTRATIVE							
Expenditures		437,968.00	437,968.00	10,847.76	24,973.25	412,994.75	5.70
Expenditures		437,968.00	437,968.00	10,847.76	24,973.25	412,994.75	5.70
Fund 594 - HARBOR FUND:							
TOTAL EXPENDITURES		437,968.00	437,968.00	10,847.76	24,973.25	412,994.75	5.70

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 705 CEMETERY PERPETUAL CARE FUND							
Account Category: Revenues							
Department: 000 REVENUE							
705-000-614.002	PERPETUAL CARE REVENUE	1,000.00	1,000.00	100.00	350.00	650.00	35.00
705-000-665.000	INTEREST INCOME	11,000.00	11,000.00	784.76	2,677.50	8,322.50	24.34
Total Dept 000 - REVENUE		12,000.00	12,000.00	884.76	3,027.50	8,972.50	25.23
Revenues		12,000.00	12,000.00	884.76	3,027.50	8,972.50	25.23
Fund 705 - CEMETERY PERPETUAL CARE FUND:							
TOTAL REVENUES		12,000.00	12,000.00	884.76	3,027.50	8,972.50	25.23

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As Of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 705 CEMETERY PERPETUAL CARE FUND							
Account Category: Expenditures							
537 - ADMINISTRATIVE							
Expenditures		12,000.00	12,000.00	0.00	0.00	12,000.00	0.00
		12,000.00	12,000.00	0.00	0.00	12,000.00	0.00
Fund 705 - CEMETERY PERPETUAL CARE FUND:							
TOTAL EXPENDITURES		12,000.00	12,000.00	0.00	0.00	12,000.00	0.00

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

Item 18.

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 731 RETIREMENT SYSTEM FUND							
Account Category: Revenues							
Department: 000 REVENUE							
731-000-665.000	INTEREST INCOME	18,000.00	18,000.00	1,621.43	5,469.41	12,530.59	30.39
731-000-699.101	TRANSFER FROM GENERAL FUND	75,000.00	75,000.00	0.00	75,000.00	0.00	100.00
731-000-699.202	TRANSFER FROM MAJOR STREET	15,747.00	15,747.00	0.00	0.00	15,747.00	0.00
731-000-699.203	TRANSFER FROM LOCAL STREET	14,688.00	14,688.00	0.00	0.00	14,688.00	0.00
Total Dept 000 - REVENUE		123,435.00	123,435.00	1,621.43	80,469.41	42,965.59	65.19
Revenues		123,435.00	123,435.00	1,621.43	80,469.41	42,965.59	65.19
Fund 731 - RETIREMENT SYSTEM FUND:							
TOTAL REVENUES		123,435.00	123,435.00	1,621.43	80,469.41	42,965.59	65.19
Report Totals:							
TOTAL REVENUES - ALL FUNDS		25,772,634.00	25,772,634.00	1,099,362.33	2,785,240.37	22,987,393.63	10.81

REVENUE AND EXPENDITURE REPORT FOR CITY OF GLADSTONE

Balance As of 06/30/2026

GL Number	Description	26-27 Original Budget	26-27 Amended Budget	Activity For 06/30/2026 Incr (Decr)	YTD Balance 06/30/2026 Norm (Abnorm)	Available Balance 06/30/2026 Norm (Abnorm)	% Bdgt Used
Fund: 731 RETIREMENT SYSTEM FUND							
Account Category: Expenditures							
537 - ADMINISTRATIVE							
Expenditures		123,435.00	123,435.00	0.00	0.00	123,435.00	0.00
Expenditures		123,435.00	123,435.00	0.00	0.00	123,435.00	0.00
Fund 731 - RETIREMENT SYSTEM FUND:							
TOTAL EXPENDITURES		123,435.00	123,435.00	0.00	0.00	123,435.00	0.00
Report Totals:							
TOTAL EXPENDITURES - ALL FUNDS		25,772,633.77	25,772,633.77	999,130.96	3,061,821.34	22,710,812.43	11.88

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 101 GENERAL FUND			
*** Assets ***			
101-000-001.000	CASH	368,690.75	
101-000-004.000	PETTY CASH	440.00	
101-000-004.001	PETTY CASH	150.00	
101-000-017.001	INVESTMENTS IN MI CLASS	541,750.79	
101-000-017.002	BAY DE NOC TRAIL INVESTMENTS IN MI CLASS	3,687.92	
101-000-017.003	OLSON TRUST INVESTMENTS IN MI CLASS	32,728.08	
101-000-026.000	TAXES REC DELINQ REAL	37,761.21	
101-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	113,372.45	
101-000-047.000	DELINQUENT SPECIAL ASSESSMENTS	49,244.17	
101-000-055.000	ACCRUED INCOME	876.05	
101-000-078.000	DUE FROM STATE OF MICHIGAN	4,206.30	
101-000-102.000	INVENTORY-GRAVEL STOCKPILE	57,350.91	
101-000-123.000	PREPAID EXPENSE	44,124.02	
101-000-275.000	MERIT ESCROW	(6,000.00)	
Total Assets		1,248,382.65	
*** Liabilities ***			
101-000-202.000	ACCOUNTS PAYABLE	42.48	
101-000-209.000	INSURANCE PAYABLE	482.65	
101-000-214.540	DUE TO SOLID WASTE FUND	52,200.00	
101-000-214.582	DUE TO ELECTRIC FUND	315,940.41	
101-000-216.000	REVENUE COLLECTED IN ADVANCE	120.00	
101-000-216.002	REVENUE COLLECTED IN ADV CAMPGROUND	4,530.00	
101-000-216.004	REVENUE COLLECTED IN ADV PAVILION	520.00	
101-000-216.005	REVENUE COLLECTED IN ADV SPORTS PARK	2,300.00	
101-000-228.001	STATE UNEMPLOYMENT INSURANCE	818.54	
101-000-228.002	STATE TAX LIABILITY	12,457.05	
101-000-231.000	FRINGES PAYABLE	(3,391.76)	
101-000-231.006	MEDICAL SAVINGS ACCOUNT	4,375.00	
101-000-231.007	MERS 457	2,983.45	
101-000-231.014	DISABILITY INSURANCE PAYABLE	(542.97)	
101-000-231.015	AFLAC-CANCER, ACCIDENT, ICU, HIP PAYABLE	493.74	
101-000-231.016	AFLAC-SHORT TERM DISABILITY PAYABLE	(578.21)	
101-000-231.021	CIRCLE TRUST	1,763.32	
101-000-231.035	TEAMSTERS INSURANCE LIAB	7,595.36	
101-000-257.000	ACCRUED PAYROLL	5,781.54	
101-000-361.000	DEFERRED REVENUES	37,761.21	
Total Liabilities		445,651.81	
*** Fund Equity ***			
101-000-375.000	OLSON TRUST	32,501.35	
101-000-380.000	POLICE CAR RESERVE FUND	96,505.10	
101-000-382.000	FIRE CIP	410,842.94	
101-000-383.000	K9 FUND	38,825.41	
101-000-383.002	PUBLIC SAFETY EQUIPMENT RESERVE FUND	44,000.00	
101-000-383.600	DPW RESERVE FUND	24,764.44	
101-000-384.000	BAY DE NOC TRAIL FUND BALANCE	3,661.83	
101-000-390.000	FUND BALANCE	518,076.13	
Total Fund Equity		1,169,177.20	
Total Fund 101:			
TOTAL ASSETS		1,248,382.65	
BEG. FUND BALANCE - 25-26		1,169,177.20	
+ NET OF REVENUES/EXPENDITURES - 25-26		(137,829.21)	
+ NET OF REVENUES & EXPENDITURES		(228,617.15)	
= ENDING FUND BALANCE		802,730.84	
+ LIABILITIES		445,651.81	
= TOTAL LIABILITIES AND FUND BALANCE		1,248,382.65	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 103 LAND DEVELOPMENT FUND			
*** Assets ***			
103-000-001.000	CASH	17,121.82	
Total Assets		17,121.82	
*** Fund Equity ***			
103-000-390.000	FUND BALANCE	16,385.47	
Total Fund Equity		16,385.47	
Total Fund 103:			
TOTAL ASSETS		17,121.82	
BEG. FUND BALANCE - 25-26		16,385.47	
+ NET OF REVENUES/EXPENDITURES - 25-26		606.69	
+ NET OF REVENUES & EXPENDITURES		129.66	
= ENDING FUND BALANCE		17,121.82	
+ LIABILITIES		0.00	
= TOTAL LIABILITIES AND FUND BALANCE		17,121.82	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 202 MAJOR STREET FUND			
*** Assets ***			
202-000-001.000	CASH	472,328.17	
202-000-017.001	INVESTMENTS IN MI CLASS	114,922.28	
202-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	4,650.00	
202-000-055.000	ACCRUED INCOME	197.57	
Total Assets		592,098.02	
*** Liabilities ***			
202-000-257.000	ACCRUED PAYROLL	163.93	
Total Liabilities		163.93	
*** Fund Equity ***			
202-000-390.000	FUND BALANCE	516,795.36	
Total Fund Equity		516,795.36	
Total Fund 202:			
TOTAL ASSETS		592,098.02	
BEG. FUND BALANCE - 25-26		516,795.36	
+ NET OF REVENUES/EXPENDITURES - 25-26		79,336.50	
+ NET OF REVENUES & EXPENDITURES		(4,197.77)	
= ENDING FUND BALANCE		591,934.09	
+ LIABILITIES		163.93	
= TOTAL LIABILITIES AND FUND BALANCE		592,098.02	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 203 LOCAL STREET FUND			
*** Assets ***			
203-000-001.000	CASH	160,508.58	
203-000-017.001	INVESTMENTS IN MI CLASS	205,595.06	
203-000-055.000	ACCRUED INCOME	430.30	
Total Assets		366,533.94	
*** Liabilities ***			
203-000-257.000	ACCRUED PAYROLL	252.57	
Total Liabilities		252.57	
*** Fund Equity ***			
203-000-390.000	FUND BALANCE	398,874.60	
Total Fund Equity		398,874.60	
Total Fund 203:			
TOTAL ASSETS		366,533.94	
BEG. FUND BALANCE - 25-26		398,874.60	
+ NET OF REVENUES/EXPENDITURES - 25-26		(12,654.83)	
+ NET OF REVENUES & EXPENDITURES		(19,938.40)	
= ENDING FUND BALANCE		366,281.37	
+ LIABILITIES		252.57	
= TOTAL LIABILITIES AND FUND BALANCE		366,533.94	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 214 MSHDA HOMEOWNER			
*** Assets ***			
214-000-001.000	CASH	23,528.69	
Total Assets		23,528.69	
*** Fund Equity ***			
214-000-390.000	FUND BALANCE	23,528.69	
Total Fund Equity		23,528.69	
Total Fund 214:			
TOTAL ASSETS		23,528.69	
BEG. FUND BALANCE - 25-26		23,528.69	
+ NET OF REVENUES & EXPENDITURES		0.00	
= ENDING FUND BALANCE		23,528.69	
+ LIABILITIES		0.00	
= TOTAL LIABILITIES AND FUND BALANCE		23,528.69	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 216 MSHDA-HABITAT REHAB			
*** Assets ***			
216-000-001.000	CASH		25,000.00
Total Assets			25,000.00
*** Fund Equity ***			
216-000-390.000	FUND BALANCE		25,000.00
Total Fund Equity			25,000.00
Total Fund 216:			
TOTAL ASSETS			25,000.00
BEG. FUND BALANCE - 25-26			25,000.00
+ NET OF REVENUES & EXPENDITURES			0.00
= ENDING FUND BALANCE			25,000.00
+ LIABILITIES			0.00
= TOTAL LIABILITIES AND FUND BALANCE			25,000.00

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 230 DR MARY CRETENS COMMUNITY FOUNDATION			
*** Assets ***			
230-000-001.000	CASH	287,639.68	
230-000-017.001	INVESTMENTS IN MI CLASS	174,557.38	
230-000-055.000	ACCRUED INCOME	254.14	
Total Assets		462,451.20	
*** Fund Equity ***			
230-000-390.000	FUND BALANCE	400,123.43	
Total Fund Equity		400,123.43	
Total Fund 230:			
TOTAL ASSETS		462,451.20	
BEG. FUND BALANCE - 25-26		400,123.43	
+ NET OF REVENUES/EXPENDITURES - 25-26		58,285.03	
+ NET OF REVENUES & EXPENDITURES		4,042.74	
= ENDING FUND BALANCE		462,451.20	
+ LIABILITIES		0.00	
= TOTAL LIABILITIES AND FUND BALANCE		462,451.20	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 244 ECONOMIC DEVELOPMENT FUND			
*** Assets ***			
244-000-001.000	CASH	31,616.60	
244-000-017.001	INVESTMENTS IN MI CLASS	64,982.28	
244-000-055.000	ACCRUED INCOME	58.71	
Total Assets		96,657.59	
*** Fund Equity ***			
244-000-389.000	CURRENT SURPLUS - RESERVE	39,727.35	
244-000-390.000	FUND BALANCE	61,682.33	
Total Fund Equity		101,409.68	
Total Fund 244:			
TOTAL ASSETS		96,657.59	
BEG. FUND BALANCE - 25-26		101,409.68	
+ NET OF REVENUES/EXPENDITURES - 25-26		(5,060.08)	
+ NET OF REVENUES & EXPENDITURES		307.99	
= ENDING FUND BALANCE		96,657.59	
+ LIABILITIES		0.00	
= TOTAL LIABILITIES AND FUND BALANCE		96,657.59	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 248 DOWNTOWN DEVELOPMENT AUTHORITY			
*** Assets ***			
248-000-001.000	CASH	114,453.75	
248-000-017.001	INVESTMENTS IN MI CLASS	262,996.88	
248-000-055.000	ACCRUED INCOME	182.70	
248-000-136.000	BUILDINGS	26,732.58	
248-000-137.000	ACCUMULATED DEPRECIATION	(1,336.63)	
Total Assets		403,029.28	
*** Liabilities ***			
248-000-216.000	REVENUE COLLECTED IN ADVANCE	700.00	
248-000-257.000	ACCRUED PAYROLL	259.28	
Total Liabilities		959.28	
*** Fund Equity ***			
248-000-390.000	FUND BALANCE	309,988.86	
Total Fund Equity		309,988.86	
Total Fund 248:		403,029.28	
TOTAL ASSETS		403,029.28	
BEG. FUND BALANCE - 25-26		309,988.86	
+ NET OF REVENUES/EXPENDITURES - 25-26		126,884.84	
+ NET OF REVENUES & EXPENDITURES		(34,803.70)	
= ENDING FUND BALANCE		402,070.00	
+ LIABILITIES		959.28	
= TOTAL LIABILITIES AND FUND BALANCE		403,029.28	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 301 GENERAL DEBT SERVICE FUND			
*** Assets ***			
301-000-001.000	CASH	148,855.60	
301-000-017.001	INVESTMENTS IN MI CLASS	10,770.89	
301-000-055.000	ACCRUED INCOME	393.38	
301-000-123.000	PREPAID EXPENSE	500.00	
Total Assets		160,519.87	
*** Fund Equity ***			
301-000-390.000	FUND BALANCE	171,314.70	
Total Fund Equity		171,314.70	
Total Fund 301:			
TOTAL ASSETS		160,519.87	
BEG. FUND BALANCE - 25-26		171,314.70	
+ NET OF REVENUES/EXPENDITURES - 25-26		(12,531.91)	
+ NET OF REVENUES & EXPENDITURES		1,737.08	
= ENDING FUND BALANCE		160,519.87	
+ LIABILITIES		0.00	
= TOTAL LIABILITIES AND FUND BALANCE		160,519.87	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 540 SOLID WASTE FUND			
*** Assets ***			
540-000-001.000	CASH	288,014.18	
540-000-017.001	INVESTMENTS IN MI CLASS	441,358.01	
540-000-017.101	MI CLASS INVESTMENT BLDG FUND	50,866.25	
540-000-033.000	UTILITIES RECEIVABLE	53,166.52	
540-000-055.000	ACCRUED INCOME	140.40	
540-000-084.101	DUE FROM GENERAL FUND	52,200.00	
540-000-123.000	PREPAID EXPENSE	2,017.00	
540-000-148.000	CAPITALIZED EQUIPMENT	716,811.35	
540-000-149.000	ACCUM DEPRECIATION - CAP EQUIPMENT	(518,118.33)	
540-000-196.000	DEFERRED OUTFLOWS--PENSION	9,269.00	
Total Assets			1,095,724.38
*** Liabilities ***			
540-000-214.582	DUE TO ELECTRIC FUND	135,560.00	
540-000-255.000	UTILITY BILLING DEPOSIT	2,011.00	
540-000-257.000	ACCRUED PAYROLL	234.53	
540-000-334.000	PENSION LIABILITY	52,987.00	
540-000-360.001	DEFERRED INFLOWS--PENSION	4,895.00	
Total Liabilities			195,687.53
*** Fund Equity ***			
540-000-390.000	FUND BALANCE	858,023.54	
Total Fund Equity			858,023.54
Total Fund 540:			
TOTAL ASSETS			1,095,724.38
BEG. FUND BALANCE - 25-26			858,023.54
+ NET OF REVENUES/EXPENDITURES - 25-26			85,664.89
+ NET OF REVENUES & EXPENDITURES			(43,651.58)
= ENDING FUND BALANCE			900,036.85
+ LIABILITIES			195,687.53
= TOTAL LIABILITIES AND FUND BALANCE			1,095,724.38

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 582 ELECTRIC FUND			
*** Assets ***			
582-000-001.000	CASH	2,126,772.70	
582-000-004.000	INVESTMENT IN ATC	692,166.46	
582-000-017.001	INVESTMENTS IN MI CLASS	936,258.27	
582-000-033.000	UTILITIES RECEIVABLE	319,572.79	
582-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	475.54	
582-000-055.000	ACCRUED INCOME	1,609.55	
582-000-062.000	LEASES RECEIVABLE (CURRENT)	25,135.97	
582-000-084.101	DUE FROM GENERAL FUND	310,940.41	
582-000-084.540	DUE FROM SOLID WASTE FUND	135,560.00	
582-000-103.000	INVENTORY	199,195.30	
582-000-123.000	PREPAID EXPENSE	7,234.00	
582-000-130.000	LAND FOR WASTEWATER	236,835.69	
582-000-136.000	BUILDINGS	1,074,341.59	
582-000-137.000	ACCUM DEPRECIATION - BUILDING	(552,248.39)	
582-000-140.000	EQUIPMENT	990,659.46	
582-000-141.000	ACCUM DEPRECIATION - EQUIPMENT	(569,154.22)	
582-000-159.000	DISTRIBUTION SYSTEM CONTROL	7,836,326.75	
582-000-159.001	RESERVE FOR DEPRECIATION	(5,301,628.28)	
582-000-189.000	LEASES RECEIVABLE (LONG TERM)	62,472.84	
582-000-196.000	DEFERRED OUTFLOWS--PENSION	116,549.00	
Total Assets		8,649,075.43	
*** Liabilities ***			
582-000-202.000	ACCOUNTS PAYABLE	6,500.00	
582-000-255.000	UTILITY BILLING DEPOSIT	76,477.23	
582-000-257.000	ACCRUED PAYROLL	1,827.47	
582-000-260.000	ACCRUED SICK & VACATION	29,318.61	
582-000-260.001	ACCRUED SICK & VACATION-CURRENT	124,403.26	
582-000-276.000	NMU ESCROW	6,000.00	
582-000-278.000	VERIZON ESCROW	(2,800.00)	
582-000-334.000	PENSION LIABILITY	560,813.00	
582-000-360.001	DEFERRED INFLOWS--PENSION	52,402.00	
582-000-361.000	DEFERRED INFLOWS LEASES	87,608.81	
582-537-257.000	ACCRUED PAYROLL	2,330.00	
Total Liabilities		944,880.38	
*** Fund Equity ***			
582-000-387.000	CAPITAL SURPLUS	257,278.58	
582-000-390.000	FUND BALANCE	7,275,655.44	
Total Fund Equity		7,532,934.02	
Total Fund 582:			
TOTAL ASSETS		8,649,075.43	
BEG. FUND BALANCE - 25-26		7,532,934.02	
+ NET OF REVENUES/EXPENDITURES - 25-26		403,128.51	
+ NET OF REVENUES & EXPENDITURES		(231,867.48)	
= ENDING FUND BALANCE		7,704,195.05	
+ LIABILITIES		944,880.38	
= TOTAL LIABILITIES AND FUND BALANCE		8,649,075.43	

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal (Abnormal)
Fund: 590 WASTE WATER FUND		
*** Assets ***		
590-000-001.000	CASH	1,690,005.53
590-000-001.009	WASTEWATER UPGRADES	495.83
590-000-017.001	INVESTMENTS IN MI CLASS	722,939.95
590-000-033.000	UTILITIES RECEIVABLE	149,451.29
590-000-033.001	WASTEWATER - RR	56,698.36
590-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	2,000.00
590-000-040.001	PUMP STATION & SEWER CONNECTION RECEIVAB	1,127.20
590-000-055.000	ACCRUED INCOME	359.46
590-000-078.000	DUE FROM STATE OF MICHIGAN	379,353.50
590-000-123.000	PREPAID EXPENSE	7,168.60
590-000-131.000	EQUIPMENT	608,717.86
590-000-136.000	BUILDINGS	13,956,751.23
590-000-136.002	UTILITY PLANT IN SERVICE	5,977,198.45
590-000-137.000	ACCUMULATED DEPRECIATION	(4,137,565.23)
590-000-156.000	CONSTRUCTION IN PROGRESS	6,227,761.76
590-000-196.000	DEFERRED OUTFLOWS--PENSION	33,018.00
Total Assets		25,675,481.79
*** Liabilities ***		
590-000-202.001	MASONVILLE TWP AP	72,744.50
590-000-202.002	RETAINAGE PAYABLE	75,000.00
590-000-255.000	UTILITY BILLING DEPOSIT	12,059.00
590-000-257.000	ACCRUED PAYROLL	1,416.99
590-000-260.000	ACCRUED SICK & VACATION	26,109.18
590-000-260.001	ACCRUED SICK & VACATION-CURRENT	104,436.73
590-000-300.000	BOND PAYABLE	16,997,693.75
590-000-307.002	NOTE PAYABLE - SLUDGE STORAGE	180,718.00
590-000-334.000	PENSION LIABILITY	162,005.00
590-000-360.001	DEFERRED INFLOWS--PENSION	16,100.00
Total Liabilities		17,648,283.15
*** Fund Equity ***		
590-000-287.000	EMPLOYEE LEAVE	9,820.00
590-000-302.000	CONTRIBUTIONS	234,615.95
590-000-350.000	CONTRIBUTED CAPITAL	779,695.71
590-000-376.000	CURRENT SURPLUS-BOND RESERVE	80,000.00
590-000-388.000	CURRENT SURPLUS-UNRESERVED	(92,898.05)
590-000-389.000	CURRENT SURPLUS - RESERVE	(46,058.86)
590-000-390.000	FUND BALANCE	6,109,196.87
Total Fund Equity		7,074,371.62
Total Fund 590:		25,675,481.79
TOTAL ASSETS		25,675,481.79
BEG. FUND BALANCE - 25-26		7,074,371.62
+ NET OF REVENUES/EXPENDITURES - 25-26		892,828.61
+ NET OF REVENUES & EXPENDITURES		59,998.41
= ENDING FUND BALANCE		8,027,198.64
+ LIABILITIES		17,648,283.15
= TOTAL LIABILITIES AND FUND BALANCE		25,675,481.79

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 591 WATER FUND			
*** Assets ***			
591-000-001.000	CASH	400,652.45	
591-000-017.001	INVESTMENTS IN MI CLASS	250,943.48	
591-000-017.101	MI CLASS INVESTMENT PFAS SETTLEMENT	528,798.58	
591-000-033.000	UTILITIES RECEIVABLE	89,207.91	
591-000-040.000	MISCELLANEOUS ACCOUNTS RECEIVABLE	66.00	
591-000-055.000	ACCRUED INCOME	722.99	
591-000-123.000	PREPAID EXPENSE	7,168.60	
591-000-131.000	EQUIPMENT	816,399.80	
591-000-133.000	ACCUM. DEPT.-WATER UTILITY	(4,566,501.73)	
591-000-136.001	FILTRATION PLANT	5,901,226.06	
591-000-136.003	GARAGE	304,005.87	
591-000-137.000	ACCUM DEPRECIATION - GARAGE	(120,742.67)	
591-000-141.000	ACCUM DEPRECIATION - EQUIPMENT	(228,182.42)	
591-000-156.000	CONSTRUCTION IN PROGRESS	24,078.76	
591-000-196.000	DEFERRED OUTFLOWS--PENSION	54,871.00	
Total Assets			3,462,714.68
*** Liabilities ***			
591-000-255.000	UTILITY BILLING DEPOSIT	6,848.00	
591-000-257.000	ACCRUED PAYROLL	(675.41)	
591-000-260.000	ACCRUED SICK & VACATION	13,849.30	
591-000-260.001	ACCRUED SICK & VACATION-CURRENT	55,397.20	
591-000-334.000	PENSION LIABILITY	240,978.00	
591-000-360.001	DEFERRED INFLOWS--PENSION	24,284.00	
Total Liabilities			340,681.09
*** Fund Equity ***			
591-000-287.000	EMPLOYEE LEAVE	9,820.00	
591-000-302.000	CONTRIBUTIONS	199,168.29	
591-000-350.000	CONTRIBUTED CAPITAL	105,596.57	
591-000-390.000	CURRENT SURPLUS	2,254,619.61	
Total Fund Equity			2,569,204.47
Total Fund 591:			
TOTAL ASSETS			3,462,714.68
BEG. FUND BALANCE - 25-26			2,569,204.47
+ NET OF REVENUES/EXPENDITURES - 25-26			470,941.08
+ NET OF REVENUES & EXPENDITURES			81,888.04
= ENDING FUND BALANCE			3,122,033.59
+ LIABILITIES			340,681.09
= TOTAL LIABILITIES AND FUND BALANCE			3,462,714.68

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

		YTD Balance 06/30/2026
GL Number	Description	Normal (Abnormal)
Fund: 594 HARBOR FUND		
*** Assets ***		
594-000-001.000	CASH	138,168.10
594-000-017.001	INVESTMENTS IN MI CLASS	165,919.47
594-000-055.000	ACCRUED INCOME	162.88
594-000-140.000	EQUIPMENT	553,366.01
594-000-141.000	ACCUM DEPRECIATION - EQUIPMENT	(373,656.82)
Total Assets		483,959.64
*** Liabilities ***		
594-000-216.000	REVENUE COLLECTED IN ADVANCE	800.00
594-000-257.000	ACCRUED PAYROLL	0.31
Total Liabilities		800.31
*** Fund Equity ***		
594-000-390.000	FUND BALANCE	417,663.08
Total Fund Equity		417,663.08
Total Fund 594:		
TOTAL ASSETS		483,959.64
BEG. FUND BALANCE - 25-26		417,663.08
+ NET OF REVENUES/EXPENDITURES - 25-26		11,452.68
+ NET OF REVENUES & EXPENDITURES		54,043.57
= ENDING FUND BALANCE		483,159.33
+ LIABILITIES		800.31
= TOTAL LIABILITIES AND FUND BALANCE		483,959.64

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

		YTD Balance
		06/30/2026
GL Number	Description	Normal (Abnormal)
Fund: 705 CEMETERY PERPETUAL CARE FUND		
*** Assets ***		
705-000-001.000	CASH	148,340.28
705-000-017.001	INVESTMENTS IN MI CLASS	135,810.23
705-000-055.000	ACCRUED INCOME	305.17
Total Assets		284,455.68
*** Fund Equity ***		
705-000-389.000	CURRENT SURPLUS - RESERVE	217,928.95
705-000-390.000	CURRENT SURPLUS - UNRESERVED	59,975.08
Total Fund Equity		277,904.03
Total Fund 705:		
TOTAL ASSETS		284,455.68
BEG. FUND BALANCE - 25-26		277,904.03
+ NET OF REVENUES/EXPENDITURES - 25-26		3,524.15
+ NET OF REVENUES & EXPENDITURES		3,027.50
= ENDING FUND BALANCE		284,455.68
+ LIABILITIES		0.00
= TOTAL LIABILITIES AND FUND BALANCE		284,455.68

BALANCE SHEET REPORT FOR CITY OF GLADSTONE
Balance As of 06/30/2026

Item 18.

YTD Balance
06/30/2026

GL Number	Description	Normal	(Abnormal)
Fund: 731 RETIREMENT SYSTEM FUND			
*** Assets ***			
731-000-001.000	CASH	275,668.82	
731-000-017.001	INVESTMENTS IN MI CLASS	318,402.66	
731-000-055.000	ACCRUED INCOME	443.43	
Total Assets		594,514.91	
*** Fund Equity ***			
731-000-390.000	FUND BALANCE	387,136.65	
Total Fund Equity		387,136.65	
Total Fund 731:			
TOTAL ASSETS		594,514.91	
BEG. FUND BALANCE - 25-26		387,136.65	
+ NET OF REVENUES/EXPENDITURES - 25-26		126,908.85	
+ NET OF REVENUES & EXPENDITURES		80,469.41	
= ENDING FUND BALANCE		594,514.91	
+ LIABILITIES		0.00	
= TOTAL LIABILITIES AND FUND BALANCE		594,514.91	