



GLADSTONE CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
October 12, 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.](#) City Commission Regular Meeting Minutes September 28, 2026
- [5.](#) Planning Commission Regular Meeting Minutes of August 19, 2026
- [6.](#) Payment of Bills
- [7.](#) Compass Minerals - Invoice #1706039 - 2026 Fall Salt
- [8.](#) Hawkins, Inc. Invoice #7575193 Water Treatment Chemicals
- [9.](#) Delta County Invoice CORMN0003315 - Gladstone Portion Records Management Services

UNFINISHED BUSINESS

- [10.](#) Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

CITY MANAGER'S REPORT

NEW BUSINESS

- [11.](#) Planning Commission Appointment | Roger Aho
- [12.](#) Planning Commission Reappointments | John DeFiore & Jennifer Harding
- [13.](#) CEDAM Contract & Invoice Payment
- [14.](#) Letter of Intent for Round 5 of MSHDA CDBG Funding

CITY COMMISSION & COMMITTEE REPORTS

- [15.](#) City Investing Update/History

BOARDS & COMMISSIONS REPORTS

CITY COMMISSIONER COMMENTS

CLOSED SESSION

- [16.](#) Gladstone Housing Commission ESA Phase 1

CITY CLERK COMMENTS

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: 10-07-2026

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 CITY COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
September 28, 2026
6:00 PM

MINUTES

Mayor Thompson called the meeting to order, gave the Invocation and led the Pledge of Allegiance.

Clerk Berry called the roll:

PRESENT

Mayor Joe Thompson

Commissioner Judy Akkala

Mayor Pro-Tem Brad Mantela

Commissioner Steve O'Driscoll

Commissioner Whitney Maloney

No public comment.

Mayor Thompson added to the agenda under New Business #21 Request for Letter of Support from the Delta County Parks and Recreation for their grant application to the Upper Peninsula Sustainable Forest & Wildlife Fund for the Delta County Parks Purple Martin Conservation & Education Project.

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

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Maloney to table the Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58 to Monday, October 12, 2026 regular meeting as the attorney review has not been received yet.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Thompson, Seconded by Commissioner O'Driscoll to reappoint Mrs. Paula Waeghe to the Gladstone Housing Commission with a term expiration of October 1, 2031.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Akkala to authorize City Clerk Kim Berry to appoint the necessary election inspectors as needed for the November 3, 2026 State General Election for Early Voting Precinct, Gladstone Precincts 1 & 2, Absent Voter Counting Board for Precincts 1 & 2, Receiving Board and Public Accuracy Testing.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Mayor Thompson to approve Change Order No. 2 as recommended by C2AE Engineering for a net increase to the contract price of \$87,739.28 for the Wastewater Collection System Improvements Project.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve the request for disbursement of funds #4 totaling \$330,015.97 corrected amount presented at meeting for the Wastewater Collection System Improvements Project.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Mayor Pro-Tem Mantela to approve the request for disbursement of funds draw #39 totaling \$46,650.00 for the Wastewater Upgrades Project.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Commissioner Maloney to approve the updated Gladstone Downtown Development Authority Facade Grant Program Guidelines as presented with an effective date of October 1, 2026.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Mayor Thompson to approve Flotation Docking Systems, Inc. bid of \$231,200.00 for the dockage scope of the Gladstone Marina Renovation Phase II Project.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner O'Driscoll, Seconded by Mayor Pro-Tem Mantela to approve Master Electric Inc. bid of \$97,495.00 for the electrical scope of the Gladstone Marina Renovation Phase II Project.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Commissioner O'Driscoll to approve the contract as presented for IBEW 876 and authorize Mayor Joe Thompson and City Manager Robert Spreitzer to sign.

MOTION CARRIED UNANIMOUSLY

Motion made by Commissioner Akkala, Seconded by Mayor Thompson to approve the MERS Defined Contribution Plan Adoption Agreement for City Manager and authorize City Clerk Kimberly Berry to sign the agreement.

MOTION CARRIED UNANIMOUSLY

Motion made by Mayor Pro-Tem Mantela, Seconded by Commissioner Maloney to approve Mr. Eric Buckman, resident to the DATA Board as the City of Gladstone representative.

MOTION CARRIED UNANIMOUSLY

City Manager Robert Spreitzer reported on the following:

The past 2 weeks have been busy. Our DPW did the road prep work for paving on 11th street, 5th Avenue North and Cliffs Drive and portions of North 7th and 8th and Minnesota Avenue. Also, several roads throughout the town have been sealed. Thank you to everyone in the community for their patience during all the road work. Barry informs me that all the road construction and sealing are done for this year.

Sewer and paving have been completed by Barley on N.17th Street, and our water department will be replacing a stick of watermain on N. 17th tomorrow morning.

Two breaks occurred during and after paving.

Our Electric Department was able to pick up 6 new customers on 29th Street that were previously UPPCO customers.

I would like to recognize the staff members who were able to make downtown day a success, Patricia West of Community Development, Samantha Goudino, for all her time spent organizing the event and Bubba Finch from Parks and Rec for all his help setting up on Saturday.

The City of Gladstone has been selected as a host site for the inaugural CED Corps program through the Community Economic Development Association of Michigan (CEDAM). The 11-month AmeriCorps service opportunity will place a CED Corps member with the City beginning in October 2026 to work directly with Patricia West to offer capacity building within the Community Development Department. The application deadline has been extended to October 2, 2026. Interested candidates are encouraged to review the City of Gladstone host site information and position description and apply directly through CEDAM, which is linked on the news section of our website.

Also, today is the first day of Brad Nault being the Interim Public Safety Director. Brad will be working directly with Chief Robinson until Ron leaves for vacation at the end of October. When Ron returns from vacation he will work with Brad until he retires at the end of this calendar year.

Clerk Berry reported the Absent Voter Ballots have not arrived for the City of Gladstone yet; they are expected to arrive by UPS Thursday. Staff and I will work to have the ballots mailed out by end of day Friday 10/2. The state deadline that Absent Voter Ballots are to be available to voters was Thursday, September 24th. The delay was beyond our control.

There being no further business before the Commission, Mayor Thompson adjourned the meeting at 6:38 PM.

Mayor Joe Thompson

City Clerk Kimberly Berry



GLADSTONE PLANNING COMMISSION REGULAR MEETING

City Hall Chambers – 1100 Delta Avenue
August 11, 2026
5:15 PM

Item 5.

MINUTES

CALL TO ORDER

Vice-chairperson, John DeFiore, called the meeting to order at 5:15 PM.

ROLL CALL

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

Staff Present: Patricia West & Rob Spreitzer

APPROVAL AND/OR CORRECTIONS OF:

1. Planning Commission Regular Meeting Minutes - July 10, 2026

Motion made by Hewitt, seconded by Harding to approve the Planning Commission Regular Meeting Minutes of July 7, 2026.

ADDITIONS TO AGENDA

None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

2. Rezoning of 915 Blackwell Ave

West provided an overview of the rezoning request. The property owner was not in attendance.

Commissioner DeFiore opened the public hearing at 5:25 PM. There being no public in attendance, the public hearing was closed at 5:25 PM.

Motion made by Hewitt, seconded by Leonard 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.

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

MOTION CARRIED.

UNFINISHED BUSINESS

None.

NEW BUSINESS

3. Resignation of Planning Commissioner | Howard Haulotte

Motion made by Hewitt, seconded by Kennedy to accept the resignation of Howard Haulotte from the Gladstone Planning Commission, effective August 11, 2026, and direct staff to advertise the resulting vacancy in accordance with the City's standard appointment process.

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

MOTION CARRIED.

4. Appointment of Vice-chairperson

Motion made by Leonard, seconded by Nastoff to acknowledge the succession of Vice-Chairperson/Secretary John DeFiore, to the office of Chairperson, pursuant to the Planning Commission Rules of Procedure, and to appoint Sam Hewitt as Vice-Chairperson/Secretary of the Gladstone Planning Commission.

ROLL CALL VOTE:

John DeFiore	Yea
Sam Hewitt	Abstained
Mike Kennedy	Yea
Jason Leonard	Yea
Nick Nastoff	Yea
Jennifer Harding	Yea
Howard Haulotte	Excused

INFORMATION SHARING

West shared updates on the following items.

5. City of Escanaba Master Plan Adoption

The City of Escanaba has adopted their Master Plan and the City of Gladstone received a memo from their consultant with the notification.

6. Efficiency Unite Rebate & Incentive Program

An efficiency united rebate program is available to property owners within the City of Gladstone to recycle appliances in working order.

7. Gladstone's Downtown Day | September 26th

Promotion has begun for the third Downtown Day, which will take place on Delta Avenue on September 26th from 12-4 PM.

8. Sign Ordinance Update

The draft sign ordinance is in a legal review.

9. Training Resource | Short-Term Rental Policy Options

A training opportunity for short-term rental policy options through MSU Extension is available to any Planning Commissioners who may be interested.

10. TV6 Around Town Gladstone

The TV6 Around Town episode aired in July and is available for viewing on our TV6's website.

COMMISSIONER COMMENTS

Commissioner Leonard acknowledged the years of service Howard Haulotte served to the Planning Commission.

Commissioner DeFiore inquired about the length of service, and the commission was interested in recognizing him with a certificate of achievement.

ADJOURNMENT

The meeting adjourned at 6:06 PM ET.

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 09/01/2026 to 09/30/2026

Item 6.

Fund	Item	Amount
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Totals For Fund: 101

Gross Payment:	172,759.30
Net Payment:	116,966.92
Total Payroll:	205,395.27

-- Deductions --

AFLAC_AFTER	243.00
AFLAC_PRE	258.09
CRCL_TST	3,296.88
DC LOAN REPAY	1,933.38
DC LOAN REPAY2	516.25
DEFINED COMP 4%	3,566.96
DEFINED_COMP_3	1,505.28
FITW	13,070.94
FOC	243.56
FOP	477.00
HEALTHINSCONT	8,857.11
MATRIX457LOAN	797.33
MEDICARE_EE	2,342.09
MERS 457 ROTH	209.02
MERS 457 ROTH %	247.21
MERS457	399.06
MERS457%	621.04
MSA EE FAM SUPE	263.75
PSUPRPHONE	10.07
PUBSAFPHONE	14.87
SITW_MI	6,285.21
SOCSEC_EE	10,014.37
SUPSUNIONDUES	184.88
TEAMSTERS	411.01
USCM2284	24.02

Total Deductions:	55,792.38
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-- Expenses --

DEFINED_COMP_11	5,518.61
DEFINED_COMP_12	10,700.85
MEDICARE_ER	2,342.09
MSA ER EX SUPER	400.00
MSA ER EXP 100	527.50
MSA ER EXP- PS	2,000.00
MSA ER EXPENSE	1,125.50
SOCSEC_ER	10,014.37
SUI	7.05

Total Expenses:	32,635.97
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Totals For Fund: 202

Gross Payment:	5,554.49
Net Payment:	3,596.62
Total Payroll:	6,806.07

-- Deductions --

AFLAC_AFTER	0.40
AFLAC_PRE	1.99
DC LOAN REPAY	13.49
DC LOAN REPAY2	25.45
DEFINED COMP 4%	215.31
DEFINED_COMP_3	0.60
FITW	412.27
FOC	24.53
HEALTHINSCONT	420.07
MEDICARE_EE	74.41
MERS 457 ROTH	172.62
MERS457%	37.64
SITW_MI	195.26
SOCSEC_EE	318.27
SUPSUNIONDUES	0.12
TEAMSTERS	45.44

Total Deductions:	1,957.87
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-- Expenses --

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 09/01/2026 to 09/30/2026

Item 6.

Fund	Item	Amount
	DEFINED_COMP_11	2.40
	DEFINED_COMP_12	645.92
	MEDICARE_ER	74.41
	MSA ER EXPENSE	210.49
	SOCSEC_ER	318.27
	SUI	0.09
	Total Expenses:	1,251.58
Totals For Fund: 203		
	Gross Payment:	8,570.46
	Net Payment:	5,640.26
	Total Payroll:	10,533.60
	-- Deductions --	
	AFLAC_AFTER	0.64
	AFLAC_PRE	3.19
	DC LOAN REPAY	21.58
	DC LOAN REPAY2	40.72
	DEFINED COMP 4%	341.95
	DEFINED_COMP_3	0.60
	FITW	692.77
	FOC	39.25
	HEALTHINSCONT	657.48
	MEDICARE_EE	114.67
	MERS 457 ROTH	18.36
	MERS457	55.94
	MERS457%	54.87
	SITW_MI	308.99
	SOCSEC_EE	490.44
	SUPSUNIONDUES	0.12
	TEAMSTERS	88.63
	Total Deductions:	2,930.20
	-- Expenses --	
	DEFINED_COMP_11	2.40
	DEFINED_COMP_12	1,025.82
	MEDICARE_ER	114.67
	MSA ER EXPENSE	329.81
	SOCSEC_ER	490.44
	Total Expenses:	1,963.14
Totals For Fund: 248		
	Gross Payment:	4,688.74
	Net Payment:	3,674.13
	Total Payroll:	5,419.49
	-- Deductions --	
	DEFINED COMP 4%	19.78
	DEFINED_COMP_3	65.07
	FITW	102.11
	HEALTHINSCONT	180.34
	MEDICARE_EE	64.86
	MERS 457 ROTH %	65.07
	MERS457	3.75
	MERS457%	9.57
	MSA EE FAM SUPE	35.63
	SITW_MI	171.28
	SOCSEC_EE	277.31
	SUPSUNIONDUES	13.75
	TEAMSTERS	6.09
	Total Deductions:	1,014.61
	-- Expenses --	
	DEFINED_COMP_11	238.62
	DEFINED_COMP_12	59.34
	MEDICARE_ER	64.86
	MSA ER EXP 100	71.25
	MSA ER EXPENSE	19.37
	SOCSEC_ER	277.31
	Total Expenses:	730.75

Totals For Fund: 540

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 09/01/2026 to 09/30/2026

Item 6.

Fund	Item	Amount
	Gross Payment:	9,578.43
	Net Payment:	6,812.27
	Total Payroll:	11,423.21
	-- Deductions --	
	AFLAC_AFTER	4.96
	AFLAC_PRE	8.63
	CRCL_TST	1.25
	DC LOAN REPAY	25.15
	DC LOAN REPAY2	47.47
	DEFINED_COMP_4%	319.89
	DEFINED_COMP_3	0.52
	FITW	709.17
	FOC	40.12
	HEALTHINSCONT	607.86
	MEDICARE_EE	107.67
	MERS457	31.00
	MERS457%	6.38
	MSA_EEFAM_P&D	9.92
	SITW_MI	279.16
	SOCSEC_EE	460.35
	SUPSUNIONDUES	0.10
	TEAMSTERS	106.56
	Total Deductions:	2,766.16
	-- Expenses --	
	DEFINED_COMP_11	2.00
	DEFINED_COMP_12	959.65
	MEDICARE_ER	107.67
	MSA_ER_EXPENSE	304.95
	MSA_ER_PATTI-DA	9.92
	SOCSEC_ER	460.35
	SUI	0.24
	Total Expenses:	1,844.78
Totals For Fund: 582		
	Gross Payment:	52,429.94
	Net Payment:	33,510.68
	Total Payroll:	63,371.10
	-- Deductions --	
	AFLAC_AFTER	51.52
	AFLAC_PRE	228.20
	DEFINED_COMP_4%	103.15
	DEFINED_COMP_3	1,454.14
	ELECPHONE	34.41
	FITW	4,894.34
	HEALTHINSCONT	1,990.00
	IBEW876DEATH	45.00
	IBEW876FLAT	322.50
	IBEW876UNION%	598.63
	MEDICARE_EE	720.09
	MERS457	1,152.52
	MERS457%	1,835.14
	MSA_EE_FAM_IBEW	100.00
	MSA_EEFAM_P&D	300.84
	SITW_MI	1,927.55
	SOCSEC_EE	3,079.05
	SUPSUNIONDUES	47.70
	TEAMSTERS	34.48
	Total Deductions:	18,919.26
	-- Expenses --	
	DEFINED_COMP_11	5,331.76
	DEFINED_COMP_12	309.42
	MEDICARE_ER	720.09
	MSA_ER_EX_SUPER	400.00
	MSA_ER_EXP_IBEW	800.00
	MSA_ER_PATTI-DA	300.84
	SOCSEC_ER	3,079.05
	Total Expenses:	10,941.16

JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 09/01/2026 to 09/30/2026

Item 6.

Fund	Item	Amount
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Totals For Fund: 590

Gross Payment:	27,591.60
Net Payment:	17,701.73
Total Payroll:	33,490.26

-- Deductions --

AFLAC_AFTER	18.96
AFLAC_PRE	22.05
CRCL_TST	987.66
DEFINED_COMP 4%	750.30
DEFINED_COMP_3	298.30
FITW	2,345.85
HEALTHINSCONT	1,673.63
MEDICARE_EE	373.38
MERS457	213.86
MERS457%	59.94
MSA EE FAM WW-T	99.39
MSA EEFAM P&D	44.62
SITW_MI	940.81
SOCSEC_EE	1,596.61
SUPSUNIONDUES	42.24
TEAMSTERS	422.27

Total Deductions:	9,889.87
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-- Expenses --

DEFINED_COMP_11	1,093.81
DEFINED_COMP_12	2,149.43
MEDICARE_ER	373.38
MSA ER EXP WW T	397.53
MSA ER EXPENSE	243.28
MSA ER PATTI-DA	44.62
SOCSEC_ER	1,596.61

Total Expenses:	5,898.66
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Totals For Fund: 591

Gross Payment:	24,839.55
Net Payment:	16,551.91
Total Payroll:	30,584.05

-- Deductions --

AFLAC_AFTER	19.06
AFLAC_PRE	22.47
CRCL_TST	12.34
DC LOAN REPAY	2.74
DC LOAN REPAY2	5.17
DEFINED_COMP 4%	986.00
DEFINED_COMP_3	0.20
FITW	1,790.63
FOC	3.80
HEALTHINSCONT	1,530.82
MEDICARE_EE	336.29
MERS 457 ROTH	195.00
MERS457	133.87
MERS457%	780.07
MSA EE FAM WW-T	0.61
MSA EEFAM P&D	44.62
SITW_MI	844.41
SOCSEC_EE	1,437.80
SUPSUNIONDUES	42.22
TEAMSTERS	99.52

Total Deductions:	8,287.64
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-- Expenses --

DEFINED_COMP_11	0.80
DEFINED_COMP_12	2,955.92
MEDICARE_ER	336.29
MSA ER EX SUPER	400.00
MSA ER EXP WW T	2.47
MSA ER EXPENSE	566.60
MSA ER PATTI-DA	44.62
SOCSEC_ER	1,437.80

Total Expenses:	5,744.50
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JOURNAL TOTALS BY FUND REPORT FOR CITY OF GLADSTONE

For Check Dates 09/01/2026 to 09/30/2026

Item 6.

Fund	Item	Amount
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Totals For Fund: 594

Gross Payment:	4,026.71
Net Payment:	3,477.63
Total Payroll:	4,317.19

-- Deductions --

CRCL_TST	1.87
DEFINED_COMP_3	1.13
FITW	119.01
HEALTHINSCONT	2.69
MATRIX457LOAN	1.55
MEDICARE_EE	53.79
MSA EE FAM SUPE	0.62
SITW_MI	138.15
SOCSEC_EE	230.02
SUPSUNIONDUES	0.25
Total Deductions:	549.08

-- Expenses --

DEFINED_COMP_11	4.17
MEDICARE_ER	53.79
MSA ER EXP 100	1.25
SOCSEC_ER	230.02
SUI	1.25
Total Expenses:	290.48

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 09/01/2026 - 09/30/2026

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
09/01/2026	2149(E)	DEARBORN LIFE INSURANCE CO.	934.72
09/01/2026	2150(E)	JCB FINANCE	1,326.04
09/01/2026	83995	CITY OF GLADSTONE	48.00
09/01/2026	83996	JANICE ANN FRIZZELL	3,841.67
09/02/2026	2151(E)	MICHIGAN DEPT OF TREASURY	12,874.42
09/02/2026	2152(E)	STATE OF MICHIGAN	19,433.05
09/03/2026	84022	CAPITAL REAL ESTATE TAX SERVI	2,128.70
09/04/2026	2153(E)	FICA, MEDICARE, FEDERAL	33,571.18
09/04/2026	2154(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
09/04/2026	2155(E)	DTE ENERGY	405.76
09/04/2026	84023	IBEW LOCAL 876	300.75
09/04/2026	84024	MATRIX TRUST COMPANY	2,549.44
09/04/2026	84025	MICHIGAN STATE DISBURSEMENT U	199.31
09/04/2026	84026	POLICE OFFICERS LABOR COUNCIL	238.50
09/08/2026	2156(E)	DTE ENERGY	551.07
09/08/2026	84027	CITY OF GLADSTONE	200.00
09/09/2026	84028	CORELOGIC	11,187.57
09/10/2026	2176(E)	QUADIENT FINANCE USA, INC.	800.00
09/11/2026	84030	A1 SPORT & WELD SUPPLY	240.00
09/11/2026	84031	ALL-LIFT SYSTEMS, LLC - CHECK	880.00
09/11/2026	84032	ANIXTER INC.	2,096.81
09/11/2026	84033	APEX SOFTWARE	385.00
09/11/2026	84034	ASHLEY VIZINEAU	375.00
09/11/2026	84035	BILLY ELECTRIC	351.70
09/11/2026	84036	BRITTANY BRUEHL	40.00
09/11/2026	84037	CHATFIELD MACHINE	244.12
09/11/2026	84038	CLOVERLAND DISTRIBUTING, LLC	505.13
09/11/2026	84039	CORE & MAIN LP	264.26
09/11/2026	84040	CRANE ENGINEERING	353.11
09/11/2026	84041	DAVID HANSEN	1,120.00
09/11/2026	84042	DELTA COUNTY CHAMBER OF COMME	3,000.00
09/11/2026	84043	DELTA COUNTY ROAD COMMISSION	3,923.92
09/11/2026	84044	DELTA DISPOSAL	922.55
09/11/2026	84045	DELTA SOLID WASTE MGMT AUTHOR	8,378.77
09/11/2026	84046	DORNER COMPANY	17,349.00
09/11/2026	84047	FOUR SEASON'S SMALL ENGINE	854.99
09/11/2026	84048	GMSLA, INC.	61.73
09/11/2026	84049	GORDON FOOD SERVICE, INC.	246.92
09/11/2026	84050	HYDROCLEAN EQUIPMENT INC.	238.95
09/11/2026	84051	HYDROCORP LLC	917.70
09/11/2026	84052	KATHY PEPIN	174.89
09/11/2026	84053	KEYNECTA INC.	2,800.00
09/11/2026	84054	KIM BUCKMAN	375.00
09/11/2026	84055	LARA-MPSC	3,711.92
09/11/2026	84056	LITTLE BAY CONCRETE PRODUCTS	5,124.00
09/11/2026	84057	LOREN KOSITZKY	50.00
09/11/2026	84058	M&M SERVICE STATION	418.13
09/11/2026	84059	MALERIE ALLARD	40.00
09/11/2026	84060	MASONVILLE TOWNSHIP TREASURER	2,218.70
09/11/2026	84061	MCCOY CONSTRUCTION & FORESTRY	114.82
09/11/2026	84062	MEL'S LAWN, GARDEN & FEED	422.00
09/11/2026	84063	MENARDS - ESCANABA	1,645.85
09/11/2026	84064	MICHIGAN COMMUNITY ACTION	8,004.34
09/11/2026	84065	MICHIGAN DOWNTOWN ASSN	350.00
09/11/2026	84066	MICHIGAN MUNICIPAL RISK MNGMN	28,616.75
09/11/2026	84067	NORTHERN LIGHTS YMCA, INC	12,114.90
09/11/2026	84068	NORTHGATE EQUIPMENT & SALES	1,292.16
09/11/2026	84069	OSF MEDICAL GROUP-OCCUPATIONA	365.00
09/11/2026	84070	PARAGON LABORATORIES, INC.	247.10
09/11/2026	84071	PATTY GEIKEN	210.00
09/11/2026	84072	PAYNE & DOLAN INC	1,866.20
09/11/2026	84073	PEG BRAY	117.83
09/11/2026	84074	PHDM	239.00
09/11/2026	84075	PHILIP CROASDELL	250.00
09/11/2026	84076	POMP'S TIRE SERVICE, INC.	1,015.42
09/11/2026	84077	RESCO	493.64
09/11/2026	84078	RICHARDS PRINTING INC.	60.43
09/11/2026	84079	SIGN UP GRAPHICS, LLC	60.00
09/11/2026	84080	STANDARD ELECTRIC COMPANY	83.50
09/11/2026	84081	STATE OF MICHIGAN	30.00
09/11/2026	84082	STUART C IRBY CO	4,579.18

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 09/01/2026 - 09/30/2026

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
09/11/2026	84083	TILBERT'S BRAKE & ALIGNMENT	102.50
09/11/2026	84084	USA BLUE BOOK	306.76
09/11/2026	84085	WALKER PROCESS EQUIPMENT	2,185.74
09/14/2026	84086	JACK NEUMANN	200.00
09/16/2026	2174(E)	EMPOWER	100,885.73
09/16/2026	84087	BAY DE NOC COMMUNITY COLLEGE	90,176.88
09/16/2026	84088	DELTA COUNTY TREASURER	642,615.48
09/16/2026	84089	DELTA-SCHOOLCRAFT I.S.D.	72,090.47
09/16/2026	84090	STEVE O'DRISCOLL	88.16
09/16/2026	84091	HARVEST ACRES FARM LLC	100.00
09/16/2026	84106	BARLEY TRUCKING & EXCAVATING	333,525.48
09/17/2026	2177(E)	US BANK TRUST COMPANY, N.A.	692,924.37
09/18/2026	2178(E)	EMPOWER	30,120.56
09/18/2026	2180(E)	FICA, MEDICARE, FEDERAL	34,748.85
09/18/2026	2181(E)	NATIONWIDE RETIREMENT SOLUTIO	12.01
09/18/2026	84107	IBEW LOCAL 876	665.38
09/18/2026	84108	IBEW LOCAL UNION 906	331.38
09/18/2026	84109	MATRIX TRUST COMPANY	2,549.44
09/18/2026	84110	MICHIGAN STATE DISBURSEMENT U	151.95
09/18/2026	84111	POLICE OFFICERS LABOR COUNCIL	238.50
09/18/2026	84113	BLACK IRIS STUDIO	200.00
09/21/2026	84114	CITY OF GLADSTONE	300.00
09/21/2026	84115	MICHIGAN COMMUNITY ACTION	8,004.34
09/23/2026	2182(E)	MICHIGAN CONFERENCE OF TEAMST	101,408.00
09/24/2026	84116	A-1 SEPTIC & DRAIN CLEANING,	200.00
09/24/2026	84117	ADVANCE AUTO PARTS (CARQUEST)	412.76
09/24/2026	84118	ANTHONY FORREST	213.91
09/24/2026	84119	BARLEY TRUCKING & EXCAVATING	344,323.08
09/24/2026	84120	BLACK IRIS STUDIO	400.00
09/24/2026	84121	BORDER STATES INDUSTRIES INC.	1,427.00
09/24/2026	84122	BRIAN WALLEN	500.00
09/24/2026	84123	C2AE	7,964.21
09/24/2026	84124	CAROLE GABRIELSON	122.04
09/24/2026	84125	CHERYL WILLIAMS	275.00
09/24/2026	84126	CHRISTIAN CARROLL	314.08
09/24/2026	84127	CHRISTOPHER SCHMIDT	40.00
09/24/2026	84128	CITY OF GLADSTONE	34,054.28
09/24/2026	84129	CLOVERLAND DISTRIBUTING, LLC	679.85
09/24/2026	84130	CODY WARREN	388.25
09/24/2026	84131	COLEMAN ENGINEERING COMPANY	16,225.34
09/24/2026	84132	COMPASS MINERALS AMERICA INC.	2,459.76
09/24/2026	84133	CORE & MAIN LP	4,950.00
09/24/2026	84134	CRANE ENGINEERING	235.59
09/24/2026	84135	DAVID SAUNDERS	200.00
09/24/2026	84136	DEGRAND CONSTRUCTION CO INC.	5,900.00
09/24/2026	84137	DELTA DOOR & DOCK	1,441.50
09/24/2026	84138	DYNAMIC DESIGN GROUP, INC.	1,095.00
09/24/2026	84139	FINANCIAL SYSTEMS CORP.	263.40
09/24/2026	84140	FLINN'S LAWN & LANDSCAPE LLC	180.00
09/24/2026	84141	FOUR SEASON'S SMALL ENGINE	202.88
09/24/2026	84142	GLADSTONE PUBLIC LIBRARY	7,100.00
09/24/2026	84143	HAWKINS, INC.	748.65
09/24/2026	84144	HEATHER ELLISON	25.00
09/24/2026	84145	JAMIE FRAZHO	31.50
09/24/2026	84146	JOHN FABICK TRACTOR COMPANY	369.57
09/24/2026	84147	JONES & BARTLETT LEARNING, LL	103.32
09/24/2026	84148	KLEE LOGGING & TREE SERVICE	4,650.00
09/24/2026	84149	L&M FLEET SUPPLY, INC.	1,175.86
09/24/2026	84150	MARK J. JASPER	255.00
09/24/2026	84151	MARK WILK	6,919.69
09/24/2026	84152	MARY AIRD	410.00
09/24/2026	84153	MENARDS - ESCANABA	530.33
09/24/2026	84154	MICHIGAN MUNICIPAL RISK MGMT	150.00
09/24/2026	84155	MILLER, CANFIELD, PADDOCK & S	10,246.50
09/24/2026	84156	PARAGON LABORATORIES, INC.	1,055.80
09/24/2026	84157	PAYMENTUS CORPORATION	3,007.40
09/24/2026	84158	PIVOT POINT PARTNERS, LLC	1,072.60
09/24/2026	84159	POMP'S TIRE SERVICE, INC.	632.06
09/24/2026	84160	POWER SYSTEM ENGINEERING	9,579.50
09/24/2026	84161	PRO ARC WELDING & FABRICATING	5,180.84
09/24/2026	84162	RESCO	829.14

CHECK REGISTER FOR CITY OF GLADSTONE

CHECK DATE 09/01/2026 - 09/30/2026

Item 6.

Check Date	Check	Vendor Name	Amount
Bank BAY			
09/24/2026	84163	RICHARDS PRINTING INC.	60.25
09/24/2026	84164	STANDARD ELECTRIC COMPANY	30.41
09/24/2026	84165	STROPICH OIL CO.	2,751.75
09/24/2026	84166	THE SAFETY COMPANY, LLC	2,577.89
09/24/2026	84167	TRUCK COUNTRY OF WISCONSIN	1,160.60
09/24/2026	84168	USA BLUE BOOK	185.13
09/24/2026	84169	WILLIAM KOSONEN	30.00
09/24/2026	84170	WILLIAM PETTIT	160.00
09/25/2026	2183(E)	WEX BANK	9,167.48
09/25/2026	84171	THOMPSON, KIMBERLY	450.00
09/28/2026	2184(E)	WPPI ENERGY	309,233.29
09/28/2026	84172	NORTHERN SERVICE BUREAU INC	335.43
09/29/2026	2185(E)	U.S. BANK EQUIPMENT FINANCE	113.45
09/29/2026	84173	PARAGON LABORATORIES, INC.	1,833.00
09/29/2026	84174	BAY DE NOC COMMUNITY COLLEGE	2,088.71
09/29/2026	84175	DELTA COUNTY TREASURER	15,593.95
09/29/2026	84176	DELTA-SCHOOLCRAFT I.S.D.	1,804.77
09/30/2026	2186(E)	AFLAC	883.16
BAY TOTALS:			
Total of 160 Checks:			3,151,374.55
Less 0 Void Checks:			0.00
Total of 160 Disbursements:			3,151,374.55

INVOICE

Page - 1 of 1

PLEASE REMIT TO/SELLER: COMPASS MINERALS AMERICA INC. P O BOX 277043 ATLANTA,GA 30384-7043	FEDERAL ID#: 48-1047632	PAYMENT TERMS NET 30 DAYS	INVOICE DATE 09/11/2026	INVOICE NUMBER 1706039
--	--------------------------------	----------------------------------	--------------------------------	-------------------------------

SOLD TO : 55805 / CH703116
CITY OF GLADSTONE
1100 DELTA
GLADSTONE ,MI 49837

00025



SHIP TO: 415471 / CSH755558
CITY OF GLADSTONE-DELTA CO
30 MICHIGAN AVE
GLADSTONE ,MI 49837 UNITED STATES

SHIPPED FROM 20687 - ESCANABA	DATE SHIPPED SEE BELOW	CUSTOMER PO SEE BELOW	BILL OF LADING SEE BELOW	ORDER NUMBER SEE BELOW	ORDER TYPE SH
CARRIER SEE BELOW	RAIL / TRUCK SEE BELOW	EQUIPMENT TYPE SEE BELOW	F.O.B. SHIPPING POINT	FREIGHT TERMS SEE BELOW	TERRITORY SM9
TAX STATUS EXEMPT	TAX ID # EXEMPT 38- 6004686	SALES REP			

25110

PRODUCT	CUSTOMER ITEM	3 rd ITEM	DESCRIPTION	FHC	TAX	EQUIPMENT	QUANTITY	UOM	UNIT PRICE	EXTENDED PRICE
613544		6615	HWY DEICING ROCK SALT GM	PPD	Y	DMP	71.9800	TN	77.0600	5,546.78

SCALE TICKET #	QUANTITY	SHIPPED	ORDER #	CARRIER	TRUCK / RAIL #	CUSTOMER PO #	RELEASE #
9009757	35.8700	09/11/2026	3230168	60173981	BL5	EF	
9009758	36.1100	09/11/2026	3230168	60173981	BL5	EF	

SUMMARY :

PRODUCT	5,546.78
FREIGHT & FUEL	
SUBTOTAL	5,546.78
STATE TAX	
COUNTY TAX	
CITY TAX	

202-478-751.000
B2

MESSAGES:

FED ID # 48-1047632

TOTAL WEIGHT... 143,960.00 Gross Pounds
FOR BILLING INQUIRIES CALL 1-800-323-1641

THANK YOU FOR YOUR ORDER
WE APPRECIATE YOUR BUSINESS

PLEASE PAY >>>
IN US DOLLARS

5,546.78

CREDIT NOTE >>>
IN US DOLLARS

This Sale of Goods is subject to the Terms and Conditions of Sale on the reverse side of this Invoice. You may owe use tax on this purchase. The purchase is subject to state use tax unless it is specifically exempt from taxation. The purchase is not exempt from sales or use tax merely because it is made over the internet or by other remote means. Please refer to the applicable state requirements for sales and use tax at <https://www.taxadmin.org/state-tax-agencies> to determine if necessary to file and pay sales and use tax on purchases for which no tax was collected.

Original

Item 8.



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice **\$5,787.60**
Invoice Number 7575193
Invoice Date 9/22/26
Sales Order Number/Type 5294821 SL
Branch Plant 54
Shipment Number 6384645

Sold To: 266160
ACCOUNTS PAYABLE
CITY OF GLADSTONE
1100 Delta Ave
Gladstone MI 49837-1434

Ship To: 266161
CITY OF GLADSTONE WATER PLANT
22 Delta Ave
Gladstone MI 49837-1904

CC approved
10-11-26
12
591-549-764.000

Net Due Date Terms		FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
11/6/26 Net 45		PPD Origin	HWTG						065
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699916	330 G SQ Stackable Poly Tote	N	1.0000-	TO	\$0.0000	RT	275.0- LB	\$0.00
		Red Base #6610087B97202		1.0000-	RT			275.0- GW	

Related Order #: 5294821

Container Barcodes: 2207312846

2.000	33195	Aqua Hawk® 117	N	1.0000	TQ	\$1.6002	LB	3,616.8 LB	\$5,787.60
		330 GA Tote		3616.8000	LB			3,891.8 GW	

Lot/SN: 1005476

Demurrage charges may be invoiced if not returned timely.

Container Barcodes: 2306393223

2.001	699916	330 G SQ Stackable Poly Tote	N	1.0000	TO	\$0.0000	RT	275.0 LB	\$0.00
		Red Base #6610087B97202		1.0000	RT			275.0 GW	

Related Order #: 5294821

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com
or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate

Sales Tax

0 %

\$0.00

Invoice Total

\$5,787.60

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
US Bank
800 Nicollet Mall
Minneapolis, MN 55402

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §60.1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 343080

17

Delta

becksb
 chmurynskik
 davisonb
 dittrichc
 flagstadta
 gibbsj
 griebelp
 groleaum
 hockind
 iversonj
 kleiberj
 kositzkys
 kurzendoerferj
 lacarted
 marmalickc
 mcdonoughj
 newtonc
 normanj
 oneals
 pepinj
 seymourn
 simmonsj
 smithj
 syversonjp
 tardifft
 vallierj
 vandeilles
 vandresek
 vaneveras
 villeneuvez
 wilsonk

Escanaba

baldovskir
 barkwella
 bessonene
 brucen
 carrs
 challiert
 chouinardt
 coderet
 deneaud
 dishawj
 drazem
 ericksonj
 hunterj
 kenneallyk
 madalinksib
 marcheset
 mcguiren
 meyettej
 pellegrinin
 petersonm
 petersonr
 rosenlundt
 smithd
 soveyg
 spriksj
 stempkid
 sundlingl
 tadrat
 vandammej
 vandresej
 walkerj
 younga
 youngae

Gladstone

adamsd
 chmurynskia
 larsons
 levesqueb
 naultbp
 nelsenm
 potierc
 quinlana
 robinsonr
 samp
 sjoquistl

User totals by department

Delta:	31
Escanaba:	33
Gladstone:	10
Total Users:	74

Invoices

CORMN0003315	\$ 48,472.60
--------------	--------------

Invoice Total:	\$ 48,472.60
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Price per user:	\$ 655.04
-----------------	-----------

Totals by department

Delta	\$ 20,306.09
Escanaba	\$ 21,616.16
Gladstone	\$ 6,550.35
Total:	\$ 48,472.60

\$6,550.35

101-301-800.000

B.N.

10-7-2026 county wide records management services
 this was budgeted and explained at the budget hearings.



at the center of connectivity
Remit To: Core Technology Corporation
PO BOX 74008484,
Chicago,
IL 60674-8484

Invoice
Date
Page

CORMN0003315
7/29/2026
1 of 2

Item 9.

Bill To
Delta County Accts Payable / Brandon Couvillion 310 Ludington Street Escanaba, MI 49829 US

Ship To
Delta County Sheriff's Department 310 Ludington Street Escanaba, MI 49829 US

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
	DEL3000		LOCAL DELIVERY	MN OCT

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	NOTE	Annual CORE Technology Maintenance Did you know? Core Technology offers 24/7 support and a range of technical services to better support your agencies. To learn more, please contact our support team at support@coretechcorp.com or 800-338-2117. Important: Cancellations or changes must be submitted at least 30 days prior to the start of the maintenance term. Requests received after this period will be subject to a minimum 3 month term. For any inquiries, questions, or cancellation requests, please contact: ar@coretechcorp.com	US\$0.00	US\$0.00
1.00	CORE-RMS	Talon Incident Management System with Evidence - Gladstone DPS: 9/1/2026 to 8/31/2027	US\$3,431.56	US\$3,431.56
1.00	CORE-MOBILE	Talon Mixed use Client (10) - Gladstone Dept of Public Safety: 9/1/2026 to 8/31/2027	US\$2,207.04	US\$2,207.04
1.00	CORE-RMS	TIMS Workflow Module - Gladstone DPS/Delta Co Prosecutor: 9/1/2026 to 8/31/2027	US\$1,149.50	US\$1,149.50
1.00	CORE-MOBILE	MultiBridge Enterprise LEIN - Escanaba Dept of Public Safety: 10/1/2026 to 9/30/2027	US\$4,905.34	US\$4,905.34
1.00	CORE-MOBILE	Talon Mixed use Client (10) - Escanaba Dept of Public Safety: 10/1/2026 to 9/30/2027	US\$2,359.50	US\$2,359.50
1.00	CORE-RMS	TIMS CAD Import Module - Escanaba Dept of Public Safety: 10/1/2026 to 9/30/2027	US\$3,467.86	US\$3,467.86
1.00	CORE-RMS	TIMS E-Crash Import Module - Escanaba Dept of Public Safety: 10/1/2026 to 9/30/2027	US\$496.10	US\$496.10
1.00	CORE-RMS	TIMS Crime Mapping - Escanaba Dept of Public Safety: 10/1/2026 to 9/30/2027	US\$3,467.86	US\$3,467.86
1.00	CORE-RMS	Talon Incident Management System with Evidence - Escanaba DPS: 10/1/2026 to 9/30/2027	US\$3,472.70	US\$3,472.70
1.00	CORE-RMS	Talon Incident Management System with Evidence - Delta Co Sheriff's: 10/1/2026 to 9/30/2027	US\$11,741.84	US\$11,741.84
Annual Software Support Includes: Unlimited telephone support (M-F, 8:00am to 5:00pm EST, excluding holidays), Internet Support, FTP Support & Product Updates Phone 800-338-2117 ext. 0 Invoice Questions? Please call Accounts Receivable at or at our toll-free number +1 (888)847-7747 You can also email us at support@coretechcorp.com				US\$48,472.60
				US\$0.00
				US\$0.00
				US\$0.00
				US\$0.00
				US\$48,472.60



Remit To: Core Technology Corporation
PO BOX 74008484,
Chicago,
IL 60674-8484

Invoice
Date
Page

CORMN0003315
7/29/2026
2 of 2

Item 9.

Bill To

Delta County
Accts Payable / Brandon Couvillion
310 Ludington Street
Escanaba, MI 49829
US

Ship To

Delta County Sheriff's Department
310 Ludington Street
Escanaba, MI 49829
US

PO Number	Customer No.	Salesperson ID	Shipping Method	Payment Terms
	DEL3000		LOCAL DELIVERY	MN OCT

Ordered	Item Number	Description	Unit Price	Ext Price
1.00	CORE-MOBILE	Talon Mixed use Client (5) - Delta Co Sheriff's Dept: 10/1/2026 to 9/30/2027	US\$1,149.50	US\$1,149.50
1.00	CORE-RMS-DS	Talon Authentication Matrix; 26-50 users - Delta Co Sheriff's Dept: 10/1/2026 to 9/30/2027	US\$4,622.20	US\$4,622.20
1.00	CORE-RMS	TIMS Workflow Module - Escanaba DPS/Delta Co Prosecutor: 10/1/2026 to 9/30/2027	US\$1,149.50	US\$1,149.50
1.00	CORE-RMS	TIMS E-Crash Import Module - Delta Co Sheriff's Dept: 10/1/2026 to 9/30/2027	US\$476.74	US\$476.74
1.00	CORE-RMS	TIMS Workflow Module - Delta Co/Delta County Prosecutor: 10/1/2026 to 9/30/2027	US\$1,149.50	US\$1,149.50
1.00	CORE-MOBILE	Talon Mixed use Client (10) - Delta County Sheriff: 10/1/2026 to 9/30/2027	US\$2,306.26	US\$2,306.26
1.00	CORE-RMS	TIMS E-Crash Import Module - Gladstone Dept of Public Safety: 9/1/2026 to 8/31/2027	US\$454.96	US\$454.96
1.00	CORE-RMS	TIMS Ticket Import: 10/1/2026 to 9/30/2027	US\$464.64	US\$464.64
Annual Software Support Includes: Unlimited telephone support (M-F, 8:00am to 5:00pm EST, excluding holidays), Internet Support, FTP Support & Product Updates Phone 800-338-2117 ext. 0 Invoice Questions? Please call Accounts Receivable at or at our toll-free number +1 (888)847-7747 You can also email us at support@coretechcorp.com			Subtotal	US\$48,472.60
			Misc	US\$0.00
			Tax	US\$0.00
			Freight	US\$0.00
			Trade Discount	US\$0.00
			Total	US\$48,472.60



Board:	City Commission
Agenda	10/12/2026
Date:	
Department:	Gladstone Housing Commission
Presenter:	Manager Rob Spreitzer

Staff Report

Agenda Item Title:

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

Background:

A closed session is recommended to review the written attorney opinion regarding this matter.

It would be appropriate to set aside this agenda item until after the closed session.

Fiscal Effect:

None currently.

Supporting Documentation:

Recommendation:

Motion to set aside this agenda item until after the closed session agenda item for this meeting.



Board:
Agenda
Date:
Presenter:

City Commission

October 12, 2026

Patricia West

Item 11.

Staff Report

Agenda Item Title:

Planning Commission Appointment | Roger Aho

Background:

The Planning Commission has recommended appointment of Roger Aho to the board with a term expiration of October 2027. This vacancy is a result of the resignation of Howard Haulotte.

Fiscal Effect:

None

Supporting Documentation:

Planning Commission Application – Roger Aho

Recommendation:

Motion for the mayor to appoint Roger Aho to the City of Gladstone Planning Commission, subject to the approval by a majority vote of the members elect of the City Commission, with a term expiration of October 2027.



APPLICATION FORM

GLADSTONE CITY BOARDS AND COMMITTEES

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

Eligibility Requirements:

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

☒ Yes	No ☐
☒ Yes	No ☐
☒ Yes	No ☒
☒ Yes	No ☐

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

Are you currently in default to the City of Gladstone?

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

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

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

- 1) PLANNING Commission
- 2) _____
- 3) _____

Applicant Name as it Appears on License: ROGER ALLAN AHO

Driver's License Number: [REDACTED]

Home Address: 71 Tipperary Road Phone: 906-420-8224

Occupation: RETIRED Business: _____

Business Address: _____ Cell Phone: 906-396-7934

E-Mail Address: ROGERAA@CHARTERM.I.NET

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

PARKS & REC ~ PAST 2 YRS.

(over)

Education/Credentials: B.S. ENGINEERING MANAGEMENT
LAKE SUPERIOR STATE UNIVERSITY

Professional activities that relate to this board/committee: PAST WORK EXPERIENCE
PLANNING, DIRECTING, AND EXECUTING PROJECTS AND CONTINUOUS
IMPROVEMENT INITIATIVES.

Community activities that relate to this board/committee: CURRENT MEMBER OF
PARKS & RECREATION ADVISORY BOARD.

Why are you interested in serving on this board/committee? I HAVE INTEREST IN
HELPING THE CITY PLAN AND SHAPE THE FUTURE DEVELOPMENT OF
GLADSTONE

What talents or experience would you bring to the board/committee? MY PAST WORK
EXPERIENCE HAS PRIMARILY BEEN QUALITY AND CUSTOMER FOCUSED.

I BELIEVE THE RESIDENTS OF GLADSTONE ARE CUSTOMERS WHO DESERVE A
THRIVING COMMUNITY WITH A BALANCE OF RESIDENTIAL AND COMMERCIAL OPPORTUNITIES.
 Any other comments or information you wish to provide to the Mayor and City Commissioners?
MY BROTHER IN LAW IS THE CURRENT MAYOR OF GLADSTONE (JOE THOMPSON).

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

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

Rogin A. Alho 8/17/26
 Signature Date

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

Please return this form with any attachments to:
 kberry@gladstonemi.org; fax to: 906-428-3122; or mail to: City Clerk's
 Office, Gladstone City Hall, Gladstone, MI 49837.

Thank you for your interest in serving as a volunteer board or committee member. Your willingness to serve is greatly appreciated.



Board:
Agenda
Date:
Presenter:

City Commission

October 12, 2026

Patricia West

Item 12.

Staff Report

Agenda Item Title:

Planning Commission Reappointment | John DeFiore & Jennifer Harding

Background:

The Planning Commission has recommended reappointment of John DeFiore and Jennifer Harding with new term expirations of October 2029.

Fiscal Effect:

None

Supporting Documentation:

None

Recommendation:

Motion for the mayor to reappoint John DeFiore & Jennifer Harding to the City of Gladstone Planning Commission, subject to the approval by a majority vote of the members elect of the City Commission, with a term expiration of October 2029.



Board: City Commission

Agenda Date: October 6, 2026

Presenter: Patricia West

Item 13.

Staff Report

Agenda Item Title:

CEDAM Contract & Invoice Payment

Background:

In being selected as a host site for the CEDAM Corp position, the City has a \$13,000 host site commitment to assist in funding the temporary full-time position working under the Community Development Director.

City Staff are seeking approval for the City Manager to sign the enclosed agreement as well as initiate payment of the \$13,000 to come from the Community Development budget.

This funding will remain within budgeted expenses for 2026-2027.

Fiscal Effect:

\$13,000

Supporting Documentation:

Host Site Agreement

Invoice for Payment

Recommendation:

Motion to approve the City Manager to sign the contract for the CEDAM/AmeriCorps Host Site Agreement and make the associated payment of \$13,000 to CEDAM.



Appendix B – Host Site Agreement

Host Site Agreement

Introduction of Parties & Purpose of Agreement

The purpose of this Agreement is to establish the basic guidelines and expectations of AmeriCorps Volunteer Placement Sites (“Host Site”) and AmeriCorps support of the **CED Corps AmeriCorps program**, as administered by the Community Economic Development Association of Michigan (CEDAM). These guidelines and expectations are designed to ensure full coordination between Host Sites and the **CED Corps AmeriCorps program**.

Host Site Name: City of Gladstone

Host Site Address: 1100 Delta Ave Gladstone, MI 49837

Site Supervisor Name: Patricia West **Site Supervisor Job Title:** Community Development Director

This Agreement is effective from November 23, 2026 through October 29, 2027.

Project Description

CEDAM is a statewide coalition committed to community and economic development. We build members’ capacity, amplify their voices, and leverage resources to achieve lasting and systemic change for Michigan.

CED Corps AmeriCorps program will place AmeriCorps members at organizations across the state with a goal of engaging in activities that remove barriers to development, strengthen internal systems, and increase collaboration within communities.

Program Duties and Responsibilities

- Retain full responsibility for the management and fiscal control of the program.
- Collect and submit Host Site contributions as required for the continuation of the program.
- Provide ongoing opportunities for training and technical assistance to AmeriCorps Volunteers and their Host Site supervisors.
- Serve as the liaison with the Michigan Community Service Commission’s (MCSC) office and representatives and the Host Site’s supervisors during site visits, program reviews, etc.
- Research and provide information to the Host Site and MCSC AmeriCorps Volunteers regarding MCSC’s regulations, requirements, and expectations.
- Reimburse program-related travel expenses for AmeriCorps Volunteers for travel at the rate per mile approved by the State of Michigan. Reimbursement excludes AmeriCorps Volunteer’s commute between lodging and the Host Site.
- Meet the AmeriCorps Goals as set by the grantor (MCSC & the AmeriCorps Agency)
 - 100% enrollment rate for AmeriCorps Volunteer slots;
 - 85% retention rate for enrolled AmeriCorps Volunteers;
 - Meet Performance Measure targets as outlined in the AmeriCorps grant;
 - Employ an AmeriCorps Program Director to oversee the program and assist Host Site representatives and AmeriCorps Volunteers throughout the program year. (The Program Director will be the representative of the Sub-Grantee/Organization AmeriCorps Program with respect to all references to the Sub-Grantee/Organization AmeriCorps Program herein, unless otherwise specified).
- Coordinate all AmeriCorps trainings as required by the grant and publish a training schedule for the year;
- Training dates:
 - December 1; January 12; February 2; March 2; April 13; May 4; June 1; July 13; August 3; September 14
- Provide basic orientation and ongoing AmeriCorps Volunteer development opportunities;
- Oversee and assist the coordination of National Days of Service;
- Schedule host site visits with each Site Supervisor and AmeriCorps Volunteers;
- Provide mentoring and coaching for AmeriCorps Volunteers as needed;
- Be responsible for all grant reporting including tracking Service Logs, submitting Quarterly Reports and all other programmatic reporting required by MCSC;
- Be responsible for management of AmeriCorps Volunteers, as it relates to the overall AmeriCorps Program, maintain AmeriCorps Volunteers’ files as required by the grant and oversee any disciplinary actions that may be necessary;
- Provide AmeriCorps Volunteer Support and Management;



- In coordination with site, uphold disciplinary procedures outlined in AmeriCorps Volunteer contracts;
- Ensure Placement Site has required identification such as AmeriCorps Serving Here posters;
- Provide a Financial staff member (other than the AmeriCorps Program Director) to manage the fiscal aspects of the AmeriCorps grant. These aspects include:
 - Payment of AmeriCorps Volunteers' living allowances upon receipt of Service Logs that are approved/signed by the AmeriCorps Volunteer, the Host Site Supervisor, and AmeriCorps Program Director;
 - Payment of mileage reimbursements for AmeriCorps Volunteers' program-related authorized travel. All mileage reimbursements must be approved by the AmeriCorps Program Director;
 - Submit quarterly Budget Reports and all other fiscal reporting as required by the AmeriCorps grant.

Host Site Duties and Responsibilities

- Assist AmeriCorps program in meeting the program goals;
- Provide enough service opportunities for AmeriCorps Volunteer(s) to accumulate the minimum required service hours over the grant year;
- Ensure that AmeriCorps Volunteers are spending no more than 20% of their time on training activities and no more than 10% of their time on approved fundraising activities;
 - The number of hours spent on each activity should be clearly documented on service logs
- Provide adequate resources to fulfill the individual goals and program objectives of the AmeriCorps Volunteers, as well as the goals of the Host Site and AmeriCorps. These resources may include, but are not limited to: administrative support, the use of a computer, telephone, fax machine, supplies, postage, copier and office space;
- The Host Site will provide a Host Site contribution for each AmeriCorps Volunteer serving at their site;
- The Host Site is responsible for AmeriCorps Volunteer mileage reimbursement, for approved service- related travel, in amounts above those covered by the AmeriCorps program in the amount listed above. This is travel required by the Host Site to fulfill the duties of the position description;
- Identify a Site Supervisor to provide daily, direct supervision of the AmeriCorps Volunteer(s);
- **Participate in the recruitment and interview process with AmeriCorps Volunteer applicants and coordinating with the AmeriCorps Program Director in AmeriCorps Volunteer placement at the Host Site;**
- Participate in scheduled program visits to the Host Site;
- Provide site-specific training necessary for the AmeriCorps Volunteers to successfully provide service that is above and beyond the training provided by the AmeriCorps Program including, but not limited to, Host Site orientation for new AmeriCorps Volunteers and introductions to Host Site staff and explanation of Host Site policies;
- Approve AmeriCorps Volunteers' service logs each reporting period. By signing each service log, the site supervisor is certifying that the AmeriCorps Volunteer's hours are accurate. Service logs must reflect time spent on training, fundraising and program activities;
- Conduct and complete AmeriCorps Volunteer evaluations with an outline provided by the AmeriCorps program;
- Act as an informational relay between Sub Grantee/Organization AmeriCorps Program and the Host Site, and assuring that AmeriCorps Volunteers in violation of the terms of their AmeriCorps Volunteer Service Contract are disciplined in a manner consistent with that agreement. All disciplinary actions (verbal or written) must be handled in conjunction with the AmeriCorps Program Director, documented, with the documentation to be kept in the AmeriCorps Volunteer's file with Sub Grantee/Organization;
 - All disciplinary actions MUST involve the AmeriCorps Program Director;
 - Host Sites cannot terminate AmeriCorps Volunteers for any reason;
- Commit to open and regular communications between the site, AmeriCorps Volunteer, and AmeriCorps program staff. Agree to address partnership and performance concerns immediately and directly;
- Ensure all AmeriCorps Volunteers know who to contact prior to any unscheduled absence from their site;
- Post all required signage at the site (Prohibited Activities, Non-Discrimination Policy);
- Provide guidance, support, and development opportunities for AmeriCorps Volunteers;

Financial Commitment

- Provide the funds pledged below for support of host site contribution for the AmeriCorps Volunteer(s), to be paid no later than **October 23, 2026**:
 - \$13,000.00 for each AmeriCorps Volunteer serving 1,700 hours (full time)
- The Host Site agrees to pay a non-refundable participation fee of \$13,000 to the CEDAM per AmeriCorps position. The Host Site acknowledges that this fee constitutes Program Income under federal grant guidelines (2 CFR § 200.307). CEDAM affi



that 100% of these fees will be used exclusively to support allowable costs of the AmeriCorps program, such as matching member living allowances, background checks, program travel, and member professional development. These fees will not be diverted to general administrative profit or unallowable organizational expenses.

- Once an AmeriCorps member begins their service, the full match amount is non-refundable. If a candidate does not begin service, the Host Site is not responsible for the full match amount. The AmeriCorps grant is a matching grant, meaning the program must raise a portion of its funding from sources other than the federal grant. Host site fees are used to help meet this requirement and count toward the program's overall grant match. Because these funds are applied toward the grant's required match, once a member begins service fees are non-refundable.

Evaluation and Reporting

- Include dates of completion and format required for AmeriCorps Volunteer mid-term and final performance evaluations
 - May 2027 and October 2027
- Include dates of completion and format required for program's data collection, performance measurement, and evaluation activities
 - Members will submit monthly, midpoint, and final reports
 - Host sites will submit midpoint and final reports
- Complete a pre-and post-program capacity survey. Pre-survey will be completed prior to member start date and post-survey will be completed within 30 days of member end date.

Termination of Agreement

- Modifications This Memorandum of Understanding may be amended at any time by an agreement in writing executed by authorized representatives of the AmeriCorps program and the Host Site.
- This MOU may be amended in writing at any time with the concurrence of both parties.

Compliance with Legal Requirements

Nondiscrimination

Neither the Host Site nor any person with responsibilities in the operation of the AmeriCorps project shall discriminate against any AmeriCorps Volunteer, or AmeriCorps Volunteer of the Host Site's staff, or beneficiary of the project with respect to any aspect of the project on the basis of race, religion, color, national origin, sex, sexual orientation, age, disability, political affiliation, marital or parental status, or military service. In addition, the Host Site must comply with all terms and conditions referenced in Chapter 1 Michigan AmeriCorps Policies and Procedures Guide, Section II. Michigan's AmeriCorps Policies and Procedures, Subsection V Discrimination Prohibited, Title VI and VII of the Civil Rights Act (42 USC 2000d *et seq.*), Elliot-Larsen Civil Rights Act (MCL 37.2101 *et seq.*), The Americans with Disabilities Act of 1990 (42 USC 12101 *et seq.*), Michigan Persons with Disabilities Civil Rights Act (MCL 37.1101 *et seq.*), Section 504 of the Federal Rehabilitation Act of 1973 (29 USC 791 *et seq.*), and HIPAA regulations at 42 CFR Part 160 and Pmi 164.

Breach of this Section shall be a material breach of this Agreement.

Sexual Harassment

Sexual harassment is a form of discrimination based on sex, which is prohibited by law as addressed in Section III of this Agreement. The Host Site shall be responsible for violations of the prohibition against sexual harassment and for taking corrective action and/or disciplinary action if violations occur. The Host Site is responsible for:

- Acts of "quid pro quo" sexual harassment where a supervisor demands sexual favors for service benefits, regardless of whether the Host Site, its agents or supervisory employees should have known of the acts.
- Unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature which have the purpose or effect of creating an intimidating, hostile, or offensive service environment.
- Acts of sexual harassment toward fellow AmeriCorps Volunteers or nonemployees, where the Host Site, its agent, or its supervisory employees knew or should have known of the conduct, unless it took immediate and appropriate corrective action.

Accessibility and Reasonable Accommodation

The Host Site will maintain the programs and activities to which AmeriCorps Volunteers are assigned accessible to persons with disabilities (including mobility, hearing, vision, mental, and cognitive impairments or addictions and diseases) and/or limited English language proficiency and provide reasonable accommodation to allow persons with disabilities to participate in programs and activities.



Prohibited Activities

There are certain activities, including lobbying, political, religious or advocacy activities, that AmeriCorps Volunteers may not perform in the course of their duties, or at the request of program staff. Furthermore, AmeriCorps Volunteers may not engage in conduct in a manner that would associate the national service program or the Corporation for National and Community Service (CNCS) with the prohibited activities. Programs must become familiar with specific provisions described in the Corporation's formal regulation (45 C.F.R. 2520.65) and the grant provisions.

While charging time to the AmeriCorps program, accumulating service or training hours, or otherwise performing activities supported by the AmeriCorps program or the Corporation, staff and AmeriCorps Volunteers may not engage in the following activities:

- (1) Attempting to influence legislation;
- (2) Organizing or engaging in protests, petitions, boycotts, or strikes;
- (3) Assisting, promoting, or deterring union organizing;
- (4) Impairing existing contracts for services or collective bargaining agreements;
- (5) Engaging in partisan political activities, or other activities designed to influence the outcome of an election to any public office;
- (6) Participating in, or endorsing, events or activities that are likely to include advocacy for or against political parties, political platforms, political candidates, proposed legislation, or elected officials;
- (7) Engaging in religious instruction, conducting worship services, providing instruction as part of a program that includes mandatory religious instruction or worship, constructing or operating facilities devoted to religious instruction or worship, maintaining facilities primarily or inherently devoted to religious instruction or worship, or engaging in any form of religious proselytization;
- (8) Providing a direct benefit to—
 - (i) A business organized for profit;
 - (ii) A labor union;
 - (iii) A partisan political organization;
 - (iv) A nonprofit organization that fails to comply with the restrictions contained in section 501(c)(3) of the Internal Revenue Code of 1986 except that nothing in this section shall be construed to prevent participants from engaging in advocacy activities undertaken at their own initiative; and
 - (v) An organization engaged in the religious activities described in paragraph (g) of this section, unless Corporation assistance is not used to support those religious activities;
- (9) Conducting a voter registration drive or using Corporation funds to conduct a voter registration drive;
- (10) Providing abortion services or referrals for receipt of such services; and
- (11) Such other activities as the Corporation may prohibit. Additionally, the Washington Service Corps has the following prohibited activities:
 - Organizing a letter writing campaign to Congress;
 - Participating in activities that pose a significant safety risk to participants;
 - Preparing any part of a grant proposal or performing other fundraising functions to help the program achieve its match requirements, or to pay the program's general operating expenses;
 - Fundraising is allowable if it provides direct support to a specific service activity, falls within the program's approved objectives, is not the primary activity of the program, and does not exceed 10% of the total hours served for any AmeriCorps Volunteer. Individuals may exercise their rights as private citizens and may participate in the activities listed above on their initiative, on non-AmeriCorps time, and using non-Corporation funds. Individuals should not wear the AmeriCorps logo while doing so.

Failure to abide by these requirements will result in termination of the agreement.



Authorized Signatures

On Behalf of: City of Gladstone

By: _____
(Signature)

Date: _____

Name: Rob Spreitzer

Title: City Manager

On Behalf of: CEDAM

By: _____

Date: _____

Name: Ben Dowd

Title: _____



1118 S. Washington Ave.
Lansing, MI 48910 US

BILL TO
City of Gladstone 1100 Delta Ave Gladstone, MI 49837

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
CEDHF-003	10/02/2026	\$13,000.00	11/01/2026	Net 30	

DATE	DESCRIPTION	AMOUNT
10/02/2026	Host Site Fee paid to CEDAM to be a host site partner for the CED Corps	13,000.00

Ways to pay

BALANCE DUE

\$13,000.00



View and pay



Board: City Commission
Agenda Date: October 12, 2026
Presenter: Patricia West

Item 14.

Staff Report

Agenda Item Title:

Letter of Intent for Round 5 of MSHDA CDBG Funding

Background:

The Michigan State Housing Development Authority (MSHDA) has allocated \$30 million in Community Development Block Grant (CDBG) funding for Round 5 of the MI Neighborhood program, with homeowner rehabilitation identified as the eligible activity for this funding round. Eligible non-entitlement local governments may submit a Letter of Intent (LOI) requesting up to \$1.5 million to establish a homeowner rehabilitation program for qualifying low- and moderate-income households.

The Round 5 LOI window will be open October 15 through October 31, 2026. The LOI serves as the first step in the funding process and allows eligible communities to identify their proposed program and funding request prior to submission of a formal application. Formal applications are anticipated between December 1, 2026 and January 31, 2027, with grant agreements anticipated in April 2027. MSHDA CDBG Important Dates

Staff proposes establishing a City of Gladstone Homeowner Rehabilitation Program for qualifying owner-occupied households at or below 80% of Area Median Income. To keep the program focused and manageable, staff recommend limiting assistance to \$24,999 per property. Under the Round 5 program requirements, assistance below \$25,000 avoids the requirement for a lien on the property and allows lead-based paint to be presumed rather than requiring a lead risk assessment. The program would focus on critical housing needs such as accessibility improvements, insulation and energy-efficiency improvements, roof replacement, furnace replacement, hot water heater replacement, and other eligible health, safety, and code-related rehabilitation.

CDBG funding does not require a local match, and the grant term is 24 months. Up to 17% of the grant award may be utilized for program administration. Due to the federal compliance and administrative requirements associated with CDBG funding, staff recommend procuring a qualified third-party administrator to assist with program implementation, applicant eligibility, construction administration, compliance, and reporting. MSHDA specifically permits third-party administrators to perform most program responsibilities other than those reserved for the City's Authorized Official.

Fiscal Effect:

\$1.5 million

Supporting Documentation:

Round 5 CDBG Important Date
2026 Region B CDBG Presentation
Delta County's Area Median Income Index

Recommendation:

Motion to authorize staff to submit a Letter of Intent to the Michigan State Housing Development Authority (MSHDA) for up to \$1.5 million in Round 5 Community Development Block Grant (CDBG) funding to pursue establishing a homeowner rehabilitation program within the City of Gladstone.

CDBG IMPORTANT DATES

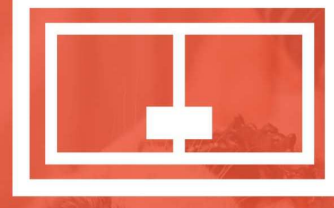
09/14/2026	Website Posting	1:00 pm
9/21/2026-9/25/2026	Third Party Admin List Opens	8:00 AM-11:59 PM
10/1/2026	Updated Programs Guidelines completion	
10/15/2026-10/31/2026	Letter of Intent Round 5 opens	8:00 AM -11:59 PM
12/1/2026-1/31/2027	Application Window	
Feb/March	Application Review	
April	Grant Agreement Execution	
Spring/ Summer	Construction Begins	

MI Neighborhood CDBG

Region B Training



MI Neighborhood Overview

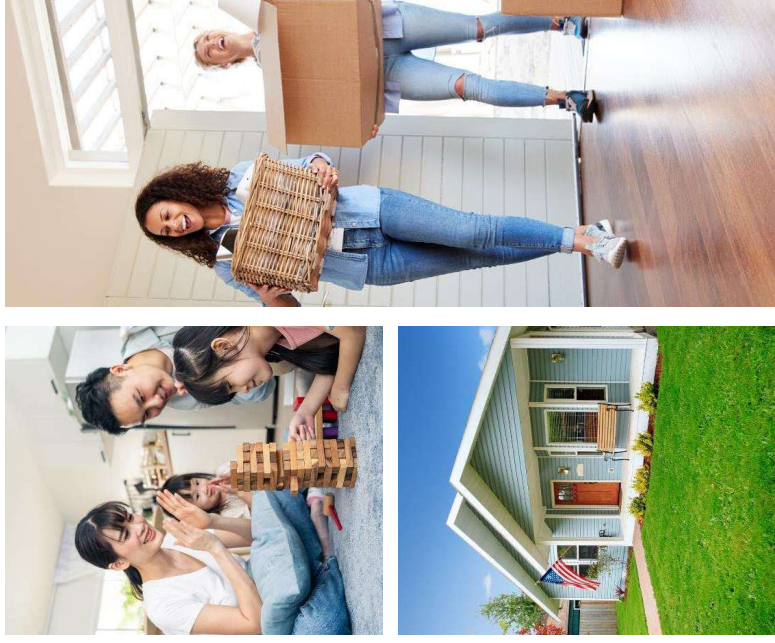


Funding Sources

• MI Neighborhood is a blend of state and federal funding made available in response to Statewide Housing Plan regional action plans.

- State Funding – Housing and Community Development Funds (HCDF)
- Federal Funding – Community Development Block Grant (CDBG)

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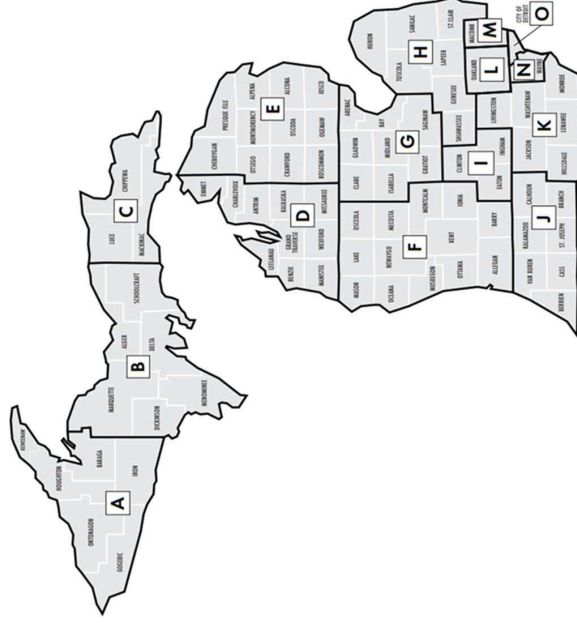
How does it work?

Purpose

- Funds activities that align with the Statewide Housing Plan
- Consolidates numerous legacy housing programs into one funding source for local governments, non-profits and developers
- Regional funding strategy

Application Process

- Applicants propose housing activities
- Federal CDBG funds are available to non-entitlement local government applicants
- Local government grantees may procure other partners to help them implement their projects, including nonprofits and developers





MI Neighborhood CDBG CDBG Letter of Intent Process

Letter of Intent Process (LOI) 5

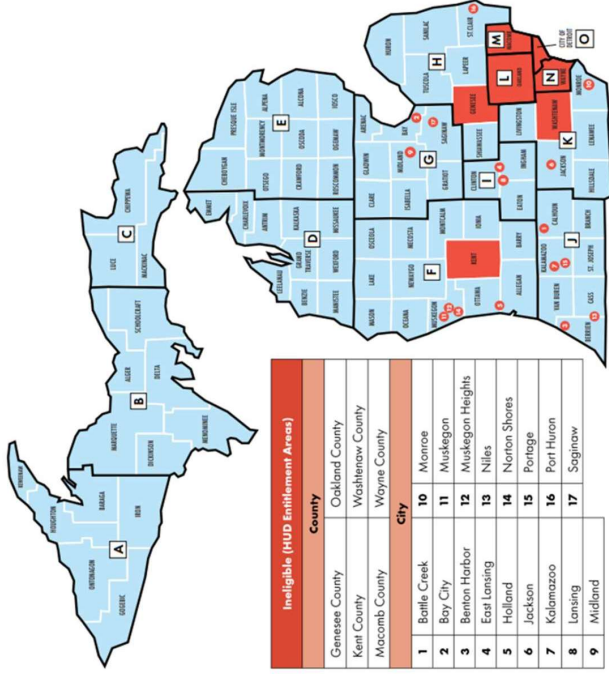
A ^{TB1}street-based process for eligible local governments to establish eligible projects and designate funds for their projects before completing their formal application.

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Eligibility for CDBG Funds

Map of Eligible Communities

- Only a Non-entitlement Unit of General Local Government (UGLG) is eligible to receive MI Neighborhood CDBG funds
- An UGLG is a city, county, township, village, or other general-purpose political subdivision of a state responsible for local governance and administration
- Entitlement Communities receive direct allocation from HUD



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TB1

CDBG Activities

Eligible Activities

Homeowner Rehab

Assists low-and moderate-income homeowners with needed repairs up to \$40,000

CDBG Activity: Homeowner Rehab

Eligible Properties

- • A single-family property which is zoned residential and is permanently owner-occupied by residents and their primary residence for a minimum of 12 months.
- Is current on mortgage(s) payments, if applicable.
- Has no tax delinquencies unless payment plan is in place and payments are current and is not subject to a foreclosure proceeding, court-ordered receivership, or nuisance abatement.
- • Has utilities services turned on.

Eligible Rehabilitation

- Interior and Exterior Improvements to meet applicable rehabilitation standards and code requirements.

Required Documentation

- • Proof of fee simple ownership back to Warranty Deed.
- Income verification required at time of application.
- Initial housing inspection to demonstrate rehabilitation need(s).
- Must use mortgage and note template provided by MSHDA.

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Benefits for Local Governments

Demonstrates Responsiveness

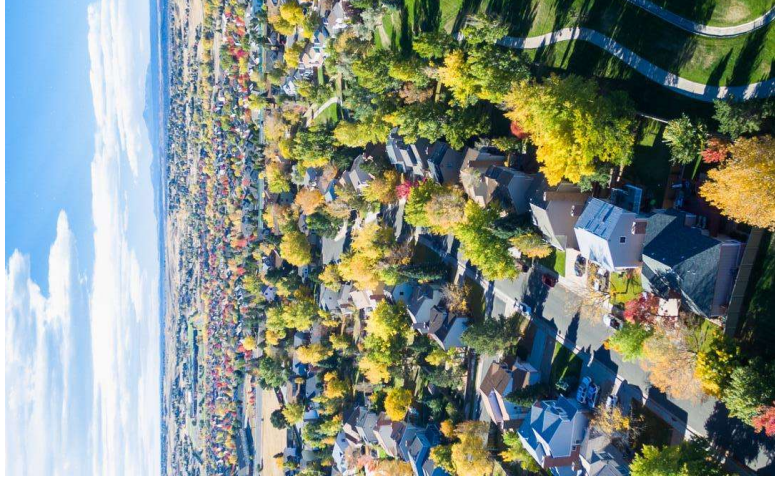
Shows commitment to helping community members in crisis

Cost Avoidance

Helps local families avoid the escalating costs associated with deferring maintenance

Energy Efficiency

Results in efficiencies that reduce ongoing expenses for cost-burdened households



Preserves Housing Stock

Reduces the loss of housing due to deferred maintenance

Integrated Housing Strategies

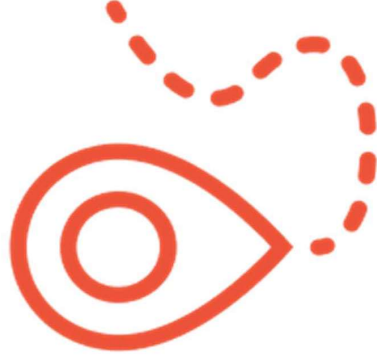
Pairs well with other housing strategies to improve neighborhoods

Wealth Building

Ensures low-income families can participate in wealth-building opportunities as housing markets heat up

Planning and Program Design

Targeting Resources



- > **Define your geography:** Resources can be offered community-wide or targeted to a specific neighborhood. Avoid overlap with other MI Neighborhood grantees
- > **Community-wide** is best in low density areas or when the highest priority is on addressing household needs
- > **Neighborhood or area targeting** is best when trying to have a larger impact, especially in areas that are more densely populated
- > **Align with your regional housing plan.** Site the specific goals in the regional housing partnership plan that your program will support
- > **Use geographic data to identify housing needs:** consider housing cost burden, age of housing, code violations and tax delinquency which highlight areas with cost struggles and deferred maintenance

Promoting Resources

Notify the Public

- **Public hearing:** Early in the process, grantees will hold a public hearing to gather public comments.
- **Applications** must be announced and made available to the general public
- **Prioritization:** Most grantees use a first-come, first-served basis. Other options include first-qualified, first-served, scoring based on need, and an application window with a lottery
- **A press release** can be issued upon a successful award

MSHDA Tools

- Public notice template
- Editable application



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Assemble Staff



- > **Authorized Official:** Approves program guidelines, submits reports and financial draws
- > **Program Manager:** Creates program guidelines using template, compiles reports, reviews and approves payment of invoice. Provides financial insight prepares lens and financial draws
- > **Intake Specialist:** Processes applications, determines household eligibility, verifies income
- > **Construction Specialist:** Performs property inspections, writes specifications. Prepares cost estimates, solicits contractor bids, supervises construction



Planning and Program Design

Hire Program Partners

Third Party Administrator (TPA)

- Can be hired to fulfill most responsibilities but for those of the Authorized Official
- Must be procured, usually through a Request for Proposal (RFP) or small purchase process- minimum two bids required
- Can be an experienced consultant or a local housing non-profit

MSHDA Tools

- Policy Manual Ch. 13 "TPA's & Developers"
- Grant Management Plan Template

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Planning and Program Design

Partners (Continued)

Environmental Consultants

- Can conduct parts or all the required environmental review
- MSHDA provides a list of pre-vetted consultants

Construction Contractors

- A variety of contractors are typically needed unless the program is limited to similar types of repairs
- Must have RRP or Lead Abatement Certification when disturbing painted surfaces in homes built before 1978
- Must be licensed and insured

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Checklists, Tools & Templates



- > **MSHDA CDBG Policy Manual:** Review online by subject area and download forms, templates, etc. as you need them. Available at www.Michigan.gov/MSHDACDBG **There will be an updated manual October 2026**
- > **Construction Management Forms:** model documents for all aspects of managing the construction process including inspection forms, bid tabulations, waivers, change orders, etc.
- > **Homeowner Project Workbook:** includes a comprehensive checklist for completing each project—with reference materials for each step
- > **Training Resources:** Webinars available online on key topics; monthly grantee training; peer sharing
- > **MSHDA Champion:** every grantee is assigned a MSHDA support staff upon award

MICHIGAN.GOV/MSHDA

	CDBG LIMITS 80% AMI - EFF 6/1/26							
COUNTY	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Alcona	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Alger	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Allegan	55,800	63,800	71,750	79,700	86,100	92,500	98,850	105,250
Alpena	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Antrim	52,050	59,450	66,900	74,300	80,250	86,200	92,150	98,100
Arenac	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Baraga	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Barry	56,600	64,650	72,750	80,800	87,300	93,750	100,200	106,700
Bay	50,350	57,550	64,750	71,900	77,700	83,450	89,200	94,950
Benzie	53,500	61,150	68,800	76,400	82,550	88,650	94,750	100,850
Berrien	51,650	59,000	66,400	73,750	79,650	85,550	91,450	97,350
Branch	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Calhoun	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Cass	50,300	57,500	64,700	71,850	77,600	83,350	89,100	94,850
Charlevoix	54,550	62,350	70,150	77,900	84,150	90,400	96,600	102,850
Cheboygan	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Chippewa	48,350	55,250	62,150	69,050	74,600	80,100	85,650	91,150
Clare	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Clinton	57,500	65,700	73,900	82,100	88,700	95,250	101,850	108,400
Crawford	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Delta	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Dickinson	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Eaton	57,500	65,700	73,900	82,100	88,700	95,250	101,850	108,400
Emmet	56,950	65,100	73,250	81,350	87,900	94,400	100,900	107,400
Genesee	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Gladwin	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Gogebic	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Grand Traverse	63,800	72,900	82,000	91,100	98,400	105,700	113,000	120,300
Gratiot	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Hillsdale	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Houghton	50,050	57,200	64,350	71,500	77,250	82,950	88,700	94,400
Huron	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Ingham	57,500	65,700	73,900	82,100	88,700	95,250	101,850	108,400
Ionia	51,350	58,650	66,000	73,300	79,200	85,050	90,900	96,800
Iosco	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Iron	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Isabella	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Jackson	51,950	59,350	66,750	74,150	80,100	86,050	91,950	97,900
Kalamazoo	59,000	67,400	75,850	84,250	91,000	97,750	104,500	111,250
Kalkaska	48,550	55,450	62,400	69,300	74,850	80,400	85,950	91,500
Kent	59,750	68,250	76,800	85,300	92,150	98,950	105,800	112,600
Keweenaw	48,000	54,850	61,700	68,500	74,050	79,500	85,000	90,450

Lake	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Lapeer	58,700	67,100	75,500	83,850	90,600	97,300	104,000	110,700
Leelanau	68,400	78,200	87,950	97,700	105,550	113,350	121,150	129,000
Lenawee	48,750	55,700	62,650	69,600	75,200	80,750	86,350	91,900
Livingston	72,250	82,600	92,900	103,200	111,500	119,750	128,000	136,250
Luce	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Mackinac	47,250	54,000	60,750	67,450	72,850	78,250	83,650	89,050
Macomb	58,700	67,100	75,500	83,850	90,600	97,300	104,000	110,700
Manistee	47,900	54,750	61,600	68,400	73,900	79,350	84,850	90,300
Marquette	53,700	61,350	69,050	76,700	82,850	89,000	95,150	101,250
Mason	49,850	57,000	64,100	71,200	76,900	82,600	88,300	94,000
Mecosta	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Menominee	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Midland	60,050	68,600	77,200	85,750	92,650	99,500	106,350	113,200
Missaukee	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Monroe	53,350	60,950	68,550	76,150	82,250	88,350	94,450	100,550
Montcalm	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Montmorency	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Muskegon	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Newaygo	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Oakland	58,700	67,100	75,500	83,850	90,600	97,300	104,000	110,700
Oceana	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Ogemaw	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Ontonagon	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Osceola	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Oscoda	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Otsego	50,750	58,000	65,250	72,500	78,300	84,100	89,900	95,700
Ottawa	63,700	72,800	81,900	90,950	98,250	105,550	112,800	120,100
Presque Isle	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Roscommon	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Saginaw	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
St. Clair	58,700	67,100	75,500	83,850	90,600	97,300	104,000	110,700
St. Joseph	48,100	55,000	61,850	68,700	74,200	79,700	85,200	90,700
Sanilac	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Schoolcraft	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Shiawassee	49,100	56,100	63,100	70,100	75,750	81,350	86,950	92,550
Tuscola	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350
Van Buren	52,850	60,400	67,950	75,500	81,550	87,600	93,650	99,700
Washtenaw	74,800	85,450	96,150	106,800	115,350	123,900	132,450	141,000
Wayne	58,700	67,100	75,500	83,850	90,600	97,300	104,000	110,700
Wexford	46,850	53,550	60,250	66,900	72,300	77,650	83,000	88,350



Board: City Commission
Agenda October 12, 2026
Date:
Department: Treasurer
Presenter: Vicki Schroeder

Staff Report

Agenda Item Title:

Investing Update/History

Background:

I wanted to update/discuss the City's Investments. Rob and I have been discussing our investment strategy based on the history and performance through August 31, 2026. With the large withdrawal to cover capital expenditures and our advisor's retirement, we closed the First Bank account. With this change, the city is currently invested in Michigan Class. I will review our other options with Upper Peninsula State Bank and First Bank.

Investing History

8/31/2026

	<u>Interest Earned</u>
First Bank 2021 to 2026	219,255.07
MI Class 2024 to 2026	413,160.66
Baybank 2021 to 2026	509,913.22
	<u>1,142,328.95</u>

Fiscal Effect:

\$1,142,328.95

Supporting Documentation:

Investment History

Recommendation:

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



Board:	City Commission
Agenda Date:	10-12-2026
Department:	City Commission
Presenter:	Mayor Thompson

Staff Report

Agenda Item Title:

Closed Session Written Attorney Opinion – Environmental Assessment Determinations & Compliance Findings for HUD Assisted Projects 24 CFR Part 58

Background:

Closed Session to consult with Miller Canfield Written Attorney Opinion regarding the Gladstone Housing Commission Environmental Assessment Determinations & Compliance Findings for HUD Assisted Projects 24 CFR Part 58

Fiscal Effect:

Attorney Fees

Supporting Documentation:

None

Recommendation:

The motion would be as follows:

Motion to enter closed session to consult with Miller Canfield written attorney opinion as allowable under the Open Meetings Act 267 of 1976 (15.268) Section 8 (h) to consider material exempt from discussion or disclosure by state or federal statute.

Requires 2/3 majority vote (4). Roll Call