City Council

Mayor: Roger Elkins
Mayor Pro-Tem: Sandy Szeliga
Council: Tina Young
Mike Fulton
Ralph Carlson
City Manager: Pepper Lockhart
City Clerk: Andrea Grupido

City of Evart
200 S. Main St.
Evart, MI 49631
(231) 734-2181

www.evart.org

CITY OF EVART
REGULAR COUNCIL MEETING AGENDA
Monday, October 19, 2026 @ 6:30PM

The Regular Council Meeting will be held in the Community Room at the Depot located at 200 S. Main St. Evart, MI 49631

Before each regular council meeting there will be a standing pre-council work session from 6:00PM to 6:30PM.

1. **Call to Order: 6:30PM**
2. **Pledge of Allegiance**
3. **Roll Call**
4. ***Call Public Hearing to Order***
5. **PUBLIC HEARING: 226 Properties Brownfield Authority Approval**
6. ***Close Public Hearing***
7. ***Citizen's Comments*** *– limited to 3-4 minutes per individual*
8. **Approval of Agenda**
9. **Consent Agenda ***
   - **A.** Pre-Council Minutes – *September 8, 2026*
   - **B.** Regular Council Minutes – *September 8, 2026*
   - **C.** Vendor's List $1,239,843.76
   - **D.** Summary of Funs – *September 2026*
10. **Unfinished Business**
11. **New Business**
    - **E.** Fleis & Vandenbrink – Project Updates
    - **F.** Local Brownfield Redevelopment Fund (LBRF)
    - **G.** Local Brownfield Authority ByLaws
    - **H.** LSL Ordinance- Discussion Only per attorney
    - **I.** Sewer Credit 206 E. 7th St
    - **J.** Park Improvement Design & Grant Submission
    - **K.** 226 LLC Properties Brownfield Authority Approval – Resolution 2026-14
    - **L.** **Closed session- Property Acquisition MCL 15.268(1)(d):**

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(1) Except as otherwise provided in subsection (2), a public body may meet in a closed session only for the following purposes:

(d) To consider the purchase or lease of real property up to the time an option to purchase or lease that real property is obtained.

12. Department/Informational Reports *(No Action Needed)*
- **M.** Accounts Payable Report *(10/6/2026 – 10/19/2026)*
- **N.** Revenue and Expense Report

13. City Attorney Report/Comment

14. City Clerk Report/Comment

15. Finance Director Report/Comment
- **O.** Monthly Report

16. Department of Public Works Report/Comment
- **P.** Monthly Report

17. Police Department Report/Comment
- **Q.** Monthly Report

18. Fire Department Report/Comment

19. Housing Commission Report/Comment

20. Downtown Development Authority Report/Comment

21. Evart Public Library

22. City Manager Report/Comment
- **R.** Monthly Report

23. Citizens' Comments – *limited to 3-4 minutes per individual*

24. Adjournment

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***The purpose of the Consent Agenda is to expedite business by grouping non-controversial items together to be dealt with by one Board motion without discussion. Any person, whether Board Member, staff or public may ask that item be removed from the Consent Agenda to be placed elsewhere on the regular agenda for discussion. All such requests will be granted.*

CITY OF EVART – OSCEOLA COUNTY, MI
NOTICE OF PUBLIC HEARING ON THE ADOPTION OF A PROPOSED RESOLUTION APPROVING THE BROWNFIELD PLAN FOR 226 N. MAIN STREET PURSUANT TO AND IN ACCORDANCE WITH ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN 1996, AS AMENDED

PLEASE TAKE NOTICE THAT a Public Hearing shall be held before the City of Evart City Council on the 19th day of October, 2026 at 6:30 p.m. at the Depot Community Room, 200 S. Main Street, Evart, MI on the adoption of a proposed resolution approving the Brownfield Plan for the proposed development at 226 N. Main Street, in the City of Evart, within the municipal limits of which the City of Evart Brownfield Redevelopment Authority shall exercise its powers, all pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended.

A copy of the complete property description, property map and description of Brownfield Plan is available for public review at the Clerk's office of the City of Evart, 200 S. Main Street.

Brownfield Plan applies to the property located at 226 N. Main Street (Parcel Identification 51-750-324-00), City of Evart, Michigan.

All aspects of the proposed Brownfield Plan are open for discussion.

Andrea Grupido, City Clerk

CITY OF EVART
WORK SESSION
October 5, 2026 @ 6:00PM
Community Room at the Depot, 200 S. Main Street

Mayor Elkins called the work session to order at 6:00pm.

Present Council Members: Mayor Elkins, Sandy Szeliga, Ralph Carlson, Tina Young, Mike Fulton

Present Staff: City Manager Pepper Lockhart, City Clerk Andrea Grupido, City Attorney Eric Williams, Finance Director Jennie Sims, Director of Public Works Chad Thompson

Guests: Gary Terrill, Doug Isanhart

Old Business

Assessing

At the previous council meeting, the City Assessor contract was on the agenda for discussion. It was suggested by Council that Jennie work with David to get her field experience and knowledge until his contract ends on March 31, 2027. Council is presented with a proposal for what that would include. Fulton questions why the City is discussing ending David's contract 6 months before it ends when he has not heard of any problems. Lockhart addresses Council with issues the City has been having with David's performance and his lack of communication lately. Fulton asks the City Attorney whether the Council needs to approve giving David a 30-day termination notice and Williams instructs that it should be their decision. Fulton feels more comfortable making this decision if there was a committee to meet with David and review his performance first. The committee should include two council members and the City Manager. Fulton and Szeliga agree to sit on the committee. This will be added to the agenda item for the regular meeting.

Resolution 2026-13

At the April 6, 2026 regular council meeting, the Brownfield Plan for 101 S. Main St. was approved, but it has been requested to be approved by resolution. This is the purpose of approving this resolution tonight.

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Andrea Grupido, City Clerk

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CITY OF EVART
REGULAR COUNCIL MEETING
October 5, 2026 @ 6:30PM
Community Room at the Depot, 200 S. Main Street

Mayor Elkins called the meeting to order at 6:30pm, then led the assembly in the Pledge of Allegiance.

***Present Council Members (via roll call)*:** Mayor Elkins, Sandy Szeliga, Ralph Carlson, Tina Young, Mike Fulton

Present (staff): City Manager Pepper Lockhart, Finance Director Jennie Sims, City Clerk Andrea Grupido, City Attorney Eric Williams, Department of Public Works Chad Thompson

***Guests*:** Gary Terrill, Doug Isanhart

Citizen's Comments: *Doug Isanhart* – Updates Council on his project at 226 N. Main St.

***Approval of Agenda*:** Motion by Szeliga to approve agenda with the addition to item F. Appointment of a committee. Second by Carlson. Motion passed with all in favor.

***Approval of Consent Agenda*:**
A. Pre-Council Minutes – *September 21, 2026*
B. Regular Council Minutes – *September 21, 2026*
C. Regular Council Minutes – *April 6, 2026*
D. Evart Fire Board Minutes – *September 15, 2026*
E. Vendor's List $884,617.98
Motion by Carlson to approve the consent agenda as presented. Second by Szeliga. Motion passed with all in favor.

Unfinished Business
F. ***Assessing: Appointment of Committee***
Motion by Szeliga to approve the appointment of Fulton and Szeliga to a committee, which includes the City Manager, to meet with the City Assessor, David Kirwin, for the purpose of reviewing his performance. Second by Mayor Elkins. Motion passed with all in favor.
G. ***Resolution 2026-13***
Motion by Fulton to approve Resolution 2026-13 which approves the Brownfield Plan for 101 S. Main St. Second by Carlson. Roll call vote as follows: Szeliga – yes, Carlson – yes, Fulton – yes, Mayor Elkins – yes, Young – yes. Motion passed with all in favor.
H. ***RFP Sexton Services***
Since our contract with RCB Contracting is near the end, the City would like to start the process of bids early in preparation for next Spring. Our City Attorney has already reviewed the attached RFP. Motion by Mayor Elkins to authorize the RFP for Sexton Services. Second by Young. Motion passed with all in favor.

***Department/Informational Reports*:**
I. *Accounts Payable Report (9/22/2026 – 10/5/2026)*
J. *Revenue and Expense Report*

***City Attorney Report/Comment*:**
***City Clerk Report/Comment*:**
***Finance Director Report/Comment*:**
***Department of Public Works Report/Comment*:**
K. *Monthly Report; Presentation*
***Police Department Report/Comment*:**
Fire Department Report/Comment:

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L. *Fire Department Revenue and Expense Report – Aug. 2026*
Millage Renewal Poster – FYI
The Fire Department is having an open house on Wednesday, October17th from 6-8pm. The open house is intended to inform the public of the necessary upgrades needed at the Fire Department and the purpose of the proposed millage on the upcoming November ballot.
Evart Housing Commission:
M. *2025 Annual Report*
***Downtown Development Authority Report/Comment*:**
Evart Public Library:
N. *Library Board Minutes – Aug. 2026*
City Manager Report/Comment:
The DDA and BRA will be meeting next week to work on creating the revolving fund. The City has a new DPW employee, Joe, and is now fully staffed.

Citizen's Comments: *Doug Isanhart* – Requests to know the contact person for information on the US10 project. He is instructed to call the MDOT office in Cadillac.

Motion by Mayor Elkins to adjourn. Second by Fulton. Motion passed with all in favor. The meeting was adjourned at 7:05pm.

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Andrea Grupido, City Clerk

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CHECK REGISTER FOR CITY OF EVART

CHECK DATE 10/06/2026 - 10/19/2026

BANK CODE: 751 - VENDOR

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank 751 VENDOR					
10/06/2026	751	3469(A)	0229	OSCEOLA COUNTY TREASURER	215.00
10/07/2026	751	3470(E)	1043	LINGO	429.35
10/07/2026	751	3471(A)	0229	OSCEOLA COUNTY TREASURER	2,366.76
10/07/2026	751	41111	0028	CITY OF EVART	3,402.63
10/07/2026	751	41112	0051	EVART FIRE DEPARTMENT	3.72
10/07/2026	751	41113	0653	EVART PUBLIC LIBRARY	185.64
10/13/2026	751	3472(A)	86	F&V CONSTRUCTION	608,043.00
10/13/2026	751	3473(A)	86	F&V CONSTRUCTION	527,090.00
10/13/2026	751	41114	0722	ELLEN'S EQUIPMENT, INC	67,902.99
10/19/2026	751	3474(E)	316	CAMPSPOT	108.84
10/19/2026	751	3475(E)	0024	CONSUMERS ENERGY	2,381.79
10/19/2026	751	3476(E)	1043	LINGO	653.63
10/19/2026	751	3477(E)	810	O'REILLY AUTO PARTS	78.87
10/19/2026	751	3478(A)	328	CHARTER COMMUNICATIONS	14.63
10/19/2026	751	3479(A)	301	COYNE OIL CORPORATION	863.28
10/19/2026	751	3480(A)	0935	CROSSROADS TESTING SERVICES	90.00
10/19/2026	751	3481(A)	921	DRUG SCREEN PLUS	132.00
10/19/2026	751	3482(A)	1137	DUBOIS-COOPER	438.00
10/19/2026	751	3483(A)	700	EMILY PANTERA CONSULTING	1,850.00
10/19/2026	751	3484(A)	1025	FILE SAFE, INC	67.75
10/19/2026	751	3485(A)	0585	MWEA	115.00
10/19/2026	751	3486(A)	60	MY MICHIGAN HEALTH	55.00
10/19/2026	751	3487(A)	1806	REPUBLIC SERVICES #239	13,093.58
10/19/2026	751	3488(A)	1730	SCOTLAND OIL COMPANY, INC.	3,283.28
10/19/2026	751	3489(A)	0129	SMITH LUMBER CO	513.42
10/19/2026	751	3490(A)	2300	TELNET WORLDWIDE	203.19
10/19/2026	751	3491(A)	2300	TELNET WORLDWIDE	218.47
10/19/2026	751	3492(A)	649	THE POLICE AND SHERIFFS PRESS	20.00
10/19/2026	751	3493(A)	1600	TRACE ANALYTICAL LABORATORIES	934.44
10/19/2026	751	3494(A)	1145	TUPPER, VICTORIA	23.94
10/19/2026	751	3495(A)	677	UNIFIRST CORPORATION	168.80
10/19/2026	751	3496(A)	659	VIRTUAL ACADEMY	300.00
10/19/2026	751	3497(A)	2303	WILLIAMS, ERIC D.	620.00
10/19/2026	751	41115	1182	BARNETT'S AUTO REPAIR	63.00
10/19/2026	751	41116	670	CORE TECHNOLOGY CORPORATION	174.24
10/19/2026	751	41117	0576	DTE ENERGY	261.97
10/19/2026	751	41118	0312	ETNA SUPPLY	687.00
10/19/2026	751	41119	1637	MMTA - MICHIGAN MUNICIPAL	99.00
10/19/2026	751	41120	19	OSCEOLA COUNTY BUILDING DEPT	700.00
10/19/2026	751	41121	1101	PIVOT POINT PARTNERS, LLC	307.30
10/19/2026	751	41122	1616	SMALL BUSINESS ASSOC. OF MICH	429.00
10/19/2026	751	41123	0478	STATE OF MI	50.00
10/19/2026	751	41124	620	STATE OF MICHIGAN	160.00
10/19/2026	751	41125	48	STONE HILL VETERINARY CLINIC	1,045.25
751 TOTALS:					
Total of 44 Checks:					1,239,843.76
Less 0 Void Checks:					0.00
Total of 44 Disbursements:					1,239,843.76

Summary of Funds for September 30, 2026

				CD	CD	CD	MSA	CD	CD				
			MI Class	MFCU	LOSB	Northland CU	Isabella Bank	First National	Independent				
		Huntington		exp.01/04/2029	exp.09/22/2026	exp. 1/30/2028	Munic. Savings	exp. 2/20/2027	exp. 3/20/2027				
		Checking		3.50%	3.60%	4.06%	4.41%	4.67%	3.20%	Totals			
GENERAL	101	$ 2,950,746.77	$ 119,871.73	$ 109,732.16	$ 94,643.48					$ 3,274,994.14			
MFCU Savings Account	2.100	$ 6.75								$ 6.75			
Police Equipment	101.301	$ 50.00								$ 50.00			
Cash Equipment Donations	101.200'	$ 3,500.01								$ 3,500.01			
Recreation-Timber Sale	101.20	$ 2,786.00								$ 2,786.00			
Recreation-Youth Bake Sale	101.40	$ 338.52								$ 338.52			
Recreation-Pop Warner	101.50	$ 5,453.51								$ 5,453.51			
Tree Donations	101.204	$ (1,375.00)								$ (1,375.00)			
Canine Donations	101.303	$ 2,734.60								$ 2,734.60			
Community Policing Fund	101.304	$ 2,225.00								$ 2,225.00			
APPprrest Fund	101.306	$ 1,007.50								$ 1,007.50			
PA 302 FUND	101.308	$ 3,824.41								$ 3,824.41			
Economic Dev Ent Fund	101.310	$ 7,036.91								$ 7,036.91			
For Sidewalks	101.313	$ 2,846.50								$ 2,846.50			
Oil and Gas Lease	101.316	$ 6,276.00								$ 6,276.00	$ 2,987,450.73	****	101 Bank bal. does not include CDs
Petty Cash (In cash draw)	101	$ 245.05								$ 245.05	$ 3,311,949.90	101	GENERAL FUND
~~Other Parks and Rec~~	~~207~~									$ -	$ -		~~Other Parks/Recreation~~
~~Riverside Campground/Parks & Re~~	~~208~~									$ -	$ -	~~208~~	~~Riverside Campground~~
~~Cemetery~~	~~209~~									$ -	$ -	~~209~~	~~Cemetery~~
MAJOR STREETS	202	$ 762,322.51	$ 4,331.20	$ 3,522.71	$ 2.01					$ 770,178.43	$ 770,178.43	202	MAJOR STREETS FUND
LOCAL STREETS	203	$ 235,568.28	$ 3,693.05	$ 3,374.98	$ 2,872.03					$ 245,508.34	$ 245,508.34	203	LOCAL STREETS FUND
SEWER	590	$ 1,049,839.44	$ 44,193.21	$ 5,241.86	$ 4,738.89	$125,000.01	$128,669.52	$140,375.97	$125,000.00	$ 1,623,058.90	$ 1,623,061.40	590	SEWER FUND
Northland CU Savings Acct.	590.20	$ 2.50								$ 2.50			
WATER	591	$ 2,972,136.74	$ 166,776.02	$ 119,747.01	$ 119,244.07	$124,999.99	$128,669.40	$140,375.91	$125,000.00	$ 3,896,949.14	$ 3,896,951.64	591	WATER FUND
Northland CU Savings Acct.	591.20	$ 2.50								$ 2.50			
FIRE VEHICLE	663	$ -		$ -	$ -					$ -	$ -	663	FIRE VEHICLE FUND
EQUIPMENT POOL	661	$ 66,161.61		$ -	$ -					$ 66,161.61	$ 66,161.61	661	EQUIPMENT POOL FUND
TRUST & AGENCY	701	$ -		$ -	$ -					$ -	$ -	701	TRUST AND AGENCY
SUMMER TAX FUND	703	$ 12,628.75								$ 12,628.75	$ 12,628.75	703	SUMMER TAX FUND
WINTER TAX FUND	702	$ 15.90								$ 15.90	$ 15.90	702	WINTER TAX FUND
CEM TRUST FUND	151	$ 63,141.06	$ 36,693.85	$ 33,529.08	$ 28,499.52					$ 161,863.51	$ 161,863.51	151	CEMETERY TRUST FUND
PAYROLL FUND	704	$ 1,381.31								$ 1,381.31	$ 1,381.31	704	PAYROLL FUND
VENDOR FUND	705	$ 7,384.81								$ 7,384.81	$ 7,384.81	705	VENDOR FUND
TOTALS		$ 8,158,287.94	$ 375,559.06	$ 275,147.80	$ 250,000.00	$250,000.00	$257,338.92	$280,751.88	$250,000.00	$ 10,097,085.60	$ 10,097,085.60		
			MI Class	MFCU	LOSB	Northland CU	Isabella Bank	FNBO	Independent				

ACCOUNT BALANCE REPORT FOR CITY OF EVART

Balance As Of 09/30/2026

GL Number	Description	YTD Balance 08/31/2026 Normal (Abnormal)	Period Balance DR (CR) 09/30/2026 Normal (Abnormal)
Fund: 101 GENERAL FUND			
Account Category: Assets			
Department: 000 728			
101-000-001.000	CASH	2,487,160.52	2,950,746.77
101-000-001.200	CASH EQUIPMENT DONATIONS	3,500.01	3,500.01
101-000-001.203	TIMBER SALE PROCEEDS	2,786.00	2,786.00
101-000-001.204	TREE DONATIONS	(1,375.00)	(1,375.00)
101-000-001.301	POLICE EQUIP (ATV) FUND	50.00	50.00
101-000-001.303	CANINE DONATIONS	2,734.60	2,734.60
101-000-001.304	COMMUNITY POL FUN	2,225.00	2,225.00
101-000-001.306	APPARREST FUND	1,007.50	1,007.50
101-000-001.308	PA 302 FUND	3,824.41	3,824.41
101-000-001.310	ECONOMIC DEVELOPMENT	7,036.91	7,036.91
101-000-001.313	FOR SIDEWALKS (TO STREETS)	2,846.50	2,846.50
101-000-001.316	OIL AND GAS LEASE	6,276.00	6,276.00
101-000-001.400	YOUTH BAKE SALE FUND	338.52	338.52
101-000-001.500	POP WARNER FOOTBALL DONATIONS	5,453.51	5,453.51
101-000-002.100	MFCU SAVINGS ACCOUNT	6.75	6.75
101-000-003.002	CD - MEMBERS FIRST CREDIT UNION	108,284.27	109,732.16
101-000-003.004	CD - LAKE OSCEOLA STATE BANK	97,348.17	94,643.48
101-000-003.012	GENERAL MI CLASS	114,485.75	119,871.73
101-000-004.000	PETTY CASH	245.05	245.05
Total Department 000:		2,844,234.47	3,311,949.90
Assets		2,844,234.47	3,311,949.90
Fund: 151 CEMETERY TRUST FUND			
Account Category: Assets			
Department: 000 728			
151-000-001.000	CASH	63,128.12	63,141.06
151-000-003.002	CD - MEMBERS FIRST CREDIT UNION	33,046.44	33,529.08
151-000-003.004	CD - LAKE OSCEOLA STATE BANK	29,401.07	28,499.52
151-000-003.017	CEMETERY TRUST MI CLASS	34,908.91	36,693.85
Total Department 000:		160,484.54	161,863.51
Assets		160,484.54	161,863.51
Fund: 202 MAJOR STREET			
Account Category: Assets			
Department: 000 728			
202-000-001.000	CASH	721,754.94	762,322.51
202-000-003.002	CD - MEMBERS FIRST CREDIT UNION	3,184.87	3,522.71
202-000-003.004	CD - LAKE OSCEOLA STATE BANK	633.10	2.01
202-000-003.015	MAJOR MI CLASS	3,149.65	4,331.20
Total Department 000:		728,722.56	770,178.43
Assets		728,722.56	770,178.43
Fund: 203 LOCAL STREET			
Account Category: Assets			
Department: 000 728			
203-000-001.000	CASH	226,580.57	235,568.28
203-000-003.002	CD - MEMBERS FIRST CREDIT UNION	3,326.72	3,374.98
203-000-003.004	CD - LAKE OSCEOLA STATE BANK	2,962.19	2,872.03
203-000-003.016	LOCAL MI CLASS	3,514.47	3,693.05
Total Department 000:		236,383.95	245,508.34
Assets		236,383.95	245,508.34
Fund: 590 SEWER FUND			
Account Category: Assets			
Department: 000 728			
590-000-001.000	CASH	747,952.45	1,049,839.44
590-000-003.002	CD - MEMBERS FIRST CREDIT UNION	5,193.60	5,241.86
590-000-003.004	CD - LAKE OSCEOLA STATE BANK	4,829.05	4,738.89
590-000-003.007	CD - NORTHLAND CREDIT UNION	125,000.01	125,000.01
590-000-003.008	ISABELLA BANK-MUNICIPAL SAVINGS ACCT	128,669.52	128,669.52
590-000-003.009	CD - INDEPENDENT BANK	125,000.00	125,000.00
590-000-003.011	CD - FIRST NATIONAL BANK OF AMERICA	138,742.83	140,375.97
590-000-003.013	SEWER MI CLASS	43,885.84	44,193.21
Total Department 000:		1,319,273.30	1,623,058.90
Assets		1,319,273.30	1,623,058.90

ACCOUNT BALANCE REPORT FOR CITY OF EVART

Balance As Of 09/30/2026

GL Number	Description	YTD Balance 08/31/2026 Normal (Abnormal)	Period Balance DR (CR) 09/30/2026 Normal (Abnormal)
Fund: 591 WATER FUND			
Account Category: Assets			
Department: 000 728			
591-000-001.000	CASH	3,940,262.55	2,972,136.74
591-000-003.002	CD - MEMBERS FIRST CREDIT UNION	119,698.75	119,747.01
591-000-003.004	CD - LAKE OSCEOLA STATE BANK	119,334.23	119,244.07
591-000-003.007	CD - NORTHLAND CREDIT UNION	124,999.99	124,999.99
591-000-003.008	ISABELLA BANK-MUNICIPAL SAVINGS ACCT	128,669.40	128,669.40
591-000-003.009	CD - INDEPENDENT BANK	125,000.00	125,000.00
591-000-003.011	CD - FIRST NATIONAL BANK OF AMERICA	138,742.78	140,375.91
591-000-003.014	WATER MI CLASS	166,078.78	166,776.02
	Total Department 000:	4,862,786.48	3,896,949.14
	Assets	4,862,786.48	3,896,949.14
Fund: 661 EQUIPMENT POOL FUND			
Account Category: Assets			
Department: 000 728			
661-000-001.000	CASH	59,747.13	66,161.61
	Total Department 000:	59,747.13	66,161.61
	Assets	59,747.13	66,161.61
Fund: 701 TRUST AND AGENCY			
Account Category: Assets			
Department: 000 728			
701-000-001.000	CASH	175.00	0.00
	Total Department 000:	175.00	0.00
	Assets	175.00	0.00
Fund: 702 WINTER TAX			
Account Category: Assets			
Department: 000 728			
702-000-001.000	CASH	12.18	15.90
	Total Department 000:	12.18	15.90
	Assets	12.18	15.90
Fund: 703 SUMMER TAX			
Account Category: Assets			
Department: 000 728			
703-000-001.000	CASH	253,903.54	12,628.75
	Total Department 000:	253,903.54	12,628.75
	Assets	253,903.54	12,628.75
Fund: 704 PAYROLL ACCOUNT			
Account Category: Assets			
Department: 000 728			
704-000-001.000	CASH	1,015.83	1,381.31
	Total Department 000:	1,015.83	1,381.31
	Assets	1,015.83	1,381.31
Fund: 705 VENDOR ACCOUNT			
Account Category: Assets			
Department: 000 728			
705-000-001.000	CASH	7,040.14	7,384.81
	Total Department 000:	7,040.14	7,384.81
	Assets	7,040.14	7,384.81

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

City of Evart – Project Updates (10/15/2026)

Dear Ms. Lockhart:

The purpose of this memo is to provide a progress update on various F&V projects in the City of Evart.

SRF - Water Distribution and Wastewater System Improvements
- Progress Update: See presentation

US-10 Watermain Design by F&V - $44,900
- Complete

CMF - New Restroom & Campground Building – $575,000
- Complete

MEDC CDBG WRI 2025 – Cedar St Sewer Replacement - $1.81 million
- Sewer main and lateral connections have been replaced from south of 6th Street to 1st Street.
- Sewer installation continues on Cedar Street north of 1st Street
- Includes new connection along Washington St to serve the housing commission

MIO TAC PDAP – N Pine Street Sewer - $50,0000 (100% grant)
- AMP, WRS, and CIP Report updates are ongoing.
- Hydrant testing will be scheduled now that water main is complete.

MDOT Office of Aeronautics - $225,000 (100% grant for Construction) ($37k – F&V)
- Scope: Runway and taxiway restoration, lighting replacement.
- Project is out to bid

GIS System Updates - $10,200
- Staff have begun merging existing files to develop new map.

Sincerely,
Jason Chrumka
Project Manager
Fleis & VandenBrink

603 Bay Street, First Floor
Traverse City, MI 49684
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BROWNFIELD REDEVELOPMENT FINANCING ACT (EXCERPT)

Act 381 of 1996

125.2658 Local brownfield revolving fund.

Sec. 8.

(1) An authority may establish a local brownfield revolving fund. A local brownfield revolving fund may consist of funds deposited from the following sources:

(a) Funds appropriated or otherwise made available from public or private sources.

(b) Local tax and school operating tax increment revenue captured in excess of the amount authorized for eligible expenses under section 13(4) only if all of the following conditions are met:

(i) The excess capture occurs during the time of capture for the purpose of paying the costs permitted under section 13(4), or for not more than 5 years after the time that capture is required for the purpose of paying the costs permitted under section 13(4), or both.

(ii) The excess local tax capture does not exceed the total of the cost of eligible activities approved in the brownfield plan.

(iii) The excess capture of taxes for school operating purposes does not exceed the total of the cost of eligible department specific activities approved in the applicable brownfield plan, combined brownfield plan, or work plan, and the total excess tax capture does not exceed the total of the cost of eligible activities approved in the brownfield plan.

(iv) Excess tax increment revenues from taxes levied for school operating purposes for eligible activities authorized under section 13b(4) by the Michigan strategic fund or the Michigan state housing development authority are not captured for deposit in the local brownfield revolving fund.

(2) The capture of school operating tax increment revenue described in subsection (1)(b) is subject to the 50% capture specified in section 13b(14).

(3) The tax increment revenues from eligible property for deposit in the local brownfield revolving fund may include tax increment revenues attributable to taxes levied for school operating purposes in an amount not greater than the tax increment revenues levied for school operating purposes captured from the eligible property pursuant to section 13(4).

(4) The local brownfield revolving fund may be used only to pay the costs of eligible activities on property that is located within the municipality and meets at least 1 of the conditions under section 2(p), regardless of whether or not the property is included in a brownfield plan. However, activities outlined in section 13b(8) may be conducted and funded on prospective properties.

(5) An authority or a municipality on behalf of an authority may incur an obligation for the purpose of funding a local brownfield revolving fund.

History: 1996, Act 381, Eff. Sept. 16, 1996 ;-- Am. 2000, Act 145, Imd. Eff. June 6, 2000 ;-- Am. 2012, Act 502, Imd. Eff. Dec. 28, 2012 ;-- Am. 2016, Act 471, Eff. Apr. 5, 2017 ;-- Am. 2020, Act 259, Imd. Eff. Dec. 29, 2020 ;-- Am. 2023, Act 90, Imd. Eff. July 19, 2023

1.0 Background and Purpose

The City of Evart Brownfield Redevelopment Authority will establish a Local Brownfield Revolving Fund (LBRF), as authorized under Section 8 of the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of Michigan of 1996, as amended (Act 381), to assist with brownfield projects in the City of Evart. The LBRF can provide grants and loans to fund eligible activities as defined in Act 381.

Revenue for the LBRF comes primarily from tax increment revenues generated by completed Brownfield Plan projects after such projects have had certain eligible activities paid or reimbursed pursuant to a Reimbursement Agreement. The LBRF may also receive funds from any other source permitted under Act 381.

The City of Evart Brownfield Redevelopment Authority shall not approve an award exceeding 25% of the Authority's available fund balance at the time of consideration.
The City of Evart Brownfield Redevelopment Authority will implement its LBRF program consistent with this policy. This policy is hereby adopted to guide review of applications for LBRF grant and/or loan funds in support of brownfield activities

2.0 Policies

2.1 Eligible Applicants

2.1.1 LBRF Grants

2.1.1.1 Environmental Site Assessment Grant

Non-profit organizations, local units of government, and private developers can apply for assessment funding. Applicant must be in good standing with applicable governmental entities. Applicants currently under regulatory program compliance or enforcement actions are not eligible for funding.

2.1.1.2 Brownfield Grant

Non-profit organizations, state-sanctioned economic development organizations, land banks, and local units of government may apply for LBRF grant funds.

2.1.2 LBRF Loans

Non-profit organizations, local units of government, and private developers may apply for LBRF loan funds for brownfield projects located in City of Evart.

2.1.3 Brownfield Plan Development Funding

Non-profit organizations, local units of government, and private developers can apply for Brownfield Plan Development Funding. Applicant must be in good standing with applicable governmental entities. Applicants currently under regulatory program compliance or enforcement actions are not eligible for funding. Brownfield Plan Development Funds for the purpose of preparing a Brownfield Plan for an eligible property. The City of Evart Brownfield Redevelopment Authority, at its sole

discretion, may require that funding for Brownfield Plan Development be repaid to the Authority through the available generated tax increment revenues on the subject property.

2.2 Eligible Expense Activities

The LBRF will be used to further the purpose of the Program, which is to facilitate the redevelopment of previously developed sites classified as a "facility", historic resource, functionally obsolete, blighted, housing development, or as otherwise eligible, as defined by PA 381 of 1996, as amended (Act 381).

The LBRF may be used only to pay the costs of eligible activities on eligible property as defined by Act 381. The City of Evart Brownfield Redevelopment Authority may prioritize applications for available funds, is under no obligation to fund all or any projects and shall review each application on a case-by-case basis.

2.2.1 Environmental Site Assessment Activities

The LBRF program will provide Environmental Site Assessment (ESA) grant funding to pay for a portion of the costs of environmental site assessment required in connection with due diligence or financing/refinancing requirements.

2.2.2. Brownfield Plan Development Funding

The Brownfield Plan Development Funds are to support the cost for a qualified consultant to prepare a Brownfield Plan for the subject property. The Brownfield Redevelopment Authority may, at its sole discretion, elect to reimburse itself for grant funded activities with the available tax increment revenues (TIR) generated on the property for its support of the preparation of a Brownfield Plan. The entity receiving the funding shall enter into an agreement with the Authority that details the funding and reimbursement mechanisms required of the parties to the agreement.

3.0 Program Requirements

3.1 LBRF funds may be used to support redevelopment of brownfields in City of Evart in the form of grants to a non-profit organization, state-sanctioned economic development organizations, land banks, or local unit of government (LUG) or private developers.

3.2 LBRF funds may be used by the City of Evart Brownfield Redevelopment Authority to conduct eligible activities when such use is deemed necessary to encourage redevelopment of a brownfield site.

3.3 The awarding of loans or grants, and the amount of the award, shall solely be at the discretion of the City of Evart Brownfield Redevelopment Authority

3.4 Except for Environmental Site Assessment funds, and Brownfield Plan Development funds, grants may be awarded to an eligible entity only to finance Act 381 Eligible activities on sites that will be tax-exempt after redevelopment.

3.5 Grant and loan recipients must not be a liable party, as defined in Part 201 of the Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994, as amended).

3.6 Grants and loans will not exceed the current maximum amount established by the City of Evart Brownfield Redevelopment Authority from time to time, and will be prioritized to

fund environmental due diligence, BEA, due care assessment, due care, other environmental response activities, demolition, hazardous material abatement, infrastructure, site preparation, and housing development activities, in that order.

3.7 An application is required for any LBRF request and must provide a project description and how the funding is critical to the project and advances Program goals.

3.8 With the exception of Brownfield Plan Development funds, all awards of LBRF funds are contingent on successful adoption of a Brownfield Plan, which establishes site eligibility and includes all eligible activities and costs that will be funded by the LBRF grant or loan.

3.9 Additional Requirements Applicable to LBRF Loans

3.9.1 LBRF loans are intended to support development projects that are demonstrated to be economically viable as demonstrated to the satisfaction of the City of Evart Brownfield redevelopment Authority and create additional tax base for the host community and County. The City of Evart Brownfield Redevelopment Authority may request project financial information suitable for project and developer viability evaluations

3.9.2 Only one loan may be given to each project.

3.9.3 No loan for any project will be issued in an amount exceeding $1,000,000, or the amount available in the LBRF, whichever is less.

3.9.4 The tax increment capture from the project shall be pledged to loan repayment, and additional financial security may also be requested by the City of Evart Brownfield Redevelopment Authority.

3.9.5 The repayment period for each loan will be negotiated and generally will not exceed 15 years. The loan interest rate, amortized over the loan period from the date of first payment, shall be 50 percent of the Wall Street Journal Prime Rate on the date of loan closing. To accommodate project economics, the date of first payment may be deferred up to the date of first tax increment capture under the approved Brownfield plan, but deferral shall not exceed three (3) years after the loan closing date, with an option to request two, one-year extensions.

3.9.6 Any loan approval is contingent upon Brownfield Plan approval and execution of a Loan Agreement and Security Agreement between the applicant and the City of Evart Brownfield Redevelopment Authority that details all aspects of the loan.

4.0 LBRF Program Review Criteria

4.1 The project provides a benefit to the County or region by creating or improving recreational, tourism, or educational opportunities; supporting or improving governmental operations; removing blight; redeveloping brownfields; expanding housing opportunities in the County; or providing other social support and public services.

4.2 The extent to which the project effectively addresses or intervenes in an immediate real, or potential public health threat.

4.3 The extent to which the funds support stated affordable housing goals as published in the Region H Action Plan by the Michigan State Housing Development Authority.

4.4 The host community government provides a resolution of support.

4.5 Funding or funding commitments sufficient to complete the project are available.

4.6 Additional Criteria for LBRF Loan

- **4.6.1** Additional financial security may also be requested by the City of Evart Brownfield Redevelopment Authority for loans.
- **4.6.2** Location of the site is within traditional downtowns and existing commercial and industrial areas.
- **4.6.3** The number of local temporary and permanent jobs created because of the redevelopment must be estimated for the project by the applicant.

5.0 Contact Information

Persons interested in the City of Evart Brownfield Redevelopment Authority Program are encouraged to contact the Evart City Manager, Pepper Lockhart, at 231-734-2181. The office mailing address is 200 S Main St., Evart, MI 49631.

Adopted by Brownfield Redevelopment Authority: _____

BYLAWS OF THE CITY OF EVART BROWNFIELD REDEVELOPMENT AUTHORITY

Adopted: September 21,2026

ARTICLE I: Name and Address

Name and Address. The name of the Authority is the City of Evart Brownfield Redevelopment Authority (hereinafter referred to as the "Authority"). The address of the Authority is 200 S Main St, Evart, Michigan 49631.

ARTICLE II: Directors

Section 1. **General Powers**. The business and affairs of the Authority shall be managed by its Board and as the Brownfield Redevelopment Authority Plan as adopted by the Council, except as otherwise provided by statute or by these Bylaws.

Section 2. **Authority Board**. The Authority Board (hereinafter referred to as the "Board") shall consist of the Evart DDA Board. Non-voting, advisory member is the City Manager. The Authority Board shall have the powers provided by statute (MCL 125.2651 et seq) and these By-laws.

Section 3. **Terms, Replacement and Vacancies.** Members of the Evart DDA Board shall serve as members of the Authority.

Section 4. **Removal.** A board member may be removed from office for inefficiency, neglect of duty, or misconduct or malfeasance, undisclosed conflict of interest, financial or familial, by a majority vote of the Evart City Council.

Section 5. **Conflict of Interest**. A Board member who has a direct interest in any matter before the Authority shall disclose his/her interest prior to any discussion of that matter by the Authority, which disclosure shall become a part of the record of the Authority's official proceedings. The interested Board member or the Evart City Manager shall further refrain from participation in the Authority's action relating to the matter.

Section 6. **Meetings**. Meetings of the Board may be called by or at the request of the Chairperson of the Board or any two Board members. The meetings of the Board shall be public, and the appropriate notice of such meeting shall be provided to the public. The Board shall hold an annual meeting in the first quarter of each year at which time officers of the Board shall be elected as provided in Article Ill, Section 2.

Section 7. **Notice**. Notice of any meetings shall be given in accordance with the Open Meetings Act (Act No. 267 of the Public Acts of 1976).

Section 8. **Quorum**. A majority of the members of the Board members then in office constitutes a quorum for the transaction of business at any meeting of the Board, provided,

that a majority of the Board present may adjourn the meeting from time to time without further notice. The vote of the majority of the Board members present at a meeting at which a quorum is present constitutes the action of the Board, unless the vote of a larger number is required by statute or by these Bylaws. Amendment of the Bylaws by the Board requires the vote of not less than a 2/3 of the members of the Board then in office.

Section 9. **Committees**. The Board may, by resolution passed by a majority of the Board, designate one or more committees, each committee to consist of one or more of the Board members of the Authority. The Board may designate one or more Board members as alternate members of a committee, who may replace an absent or disqualified member at a meeting of the committee. In the absence or disqualification of a member of a committee, the members thereof present at a meeting and not disqualified from voting, whether or not they constitute a quorum, may unanimously appoint another member of the Board to act at the meeting in place of such an absent or disqualified member. A committee, and each member thereof, shall serve at the pleasure of the Board. A committee so designated by the Board, to the extent provided in the resolution by the Board, may exercise all powers and authority of the Board in the management of the business and affairs of the Authority, except that such committee shall not have the power or authority to: (a) recommend to members a dissolution of the Authority, or a revocation of dissolution, (b) amend the Bylaws of the Authority, or (c) fill vacancies in the Board.

ARTICLE III: Officers

Section 1. **Officers**. The officers of the Authority Shall be elected by the Board and shall consist of a Chairperson, Vice Chairperson, and Secretary/Treasurer. The Board may also appoint a Recording Secretary who need not be a member of the Board. Two or more offices may be held by the same person, but an Officer shall not execute, acknowledge, or verify an instrument in more than one capacity if the instrument is required by law or Bylaws to be executed, acknowledged, or verified by two Or more officers.

Section 2. **Nomination, Election and Term of Office**. The officers of the Authority shall be elected by the Board at an annual meeting held during the first calendar quarter of each year. The term of each office shall be for one (1) year. Each officer shall hold office until his/her successor is appointed. No person shall hold the same office for more than three successive terms.

Section 3. **Vacancies.** A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled at any meeting Of the Board for the unexpired portion of the terms of such office.

Section 4. **Chairperson and Vice Chairperson**. The Chairperson shall be the chief executive officer of the Authority, but he or she may from time-to-time delegate all or any part of his/her duties to the Vice Chairperson. He or she, or in his/her absence, the Vice Chairperson, shall preside at all meetings of the Board, he or she shall have general and

active management or the business of the Authority and shall perform all the duties of the office as provided by law or these Bylaws. He or she shall be ex-officio a member of all standing committees and shall have the general powers and duties of supervision and management of the Authority.

Section 5. **Secretary and Assistant Secretary**. The Secretary and Assistant Secretary shall attend all the meetings of the Board and see to the recording of all votes and the minutes of all proceedings and shall further perform all the duties of their respective offices as provided by law of these Bylaws. The Secretary and Assistant Secretary shall see that a copy of all minutes of the Board is promptly provided to the City Council.

Section 6. **Treasurer**. The Treasurer shall ensure that procedures are in place for custody of the Authority funds and securities. All monies and other valuable effects in the name and to the credit of the Authority shall be deposited in such depositories as may be designated by the Brownfield Board pursuant to the adopted Investment Policy. He/she shall authorize such disbursements of the funds of the Authority as may be ordered by the Board. The Treasurer shall report to the Board at its regular meetings the financial condition Of the Authority.

Section 7. **Delegation of Duties of Offices**. In the absence of any officer of the Authority, or for any other reason that the Board may deem sufficient, the Board may delegate, from time to time and for such time as it may deem appropriate, the powers or duties, or any of them, of such officer to any other officer, or to any Board member, provided a majority of the Board then in office concurs therein.

Section 8. **Executive Committee**. The Chairperson, Vice Chairperson and Secretary/Treasurer shall comprise the Executive Committee. The Executive Committee may, upon a majority vote, authorize the expenditure of up to $1,000.00 for any expense listed as an eligible item for expenditure under the approved Authority funding guidelines. The Executive Committee must report any such expenditure to the Board at the next regularly scheduled Board meeting.

ARTICLE IV: Contracts, Loans, Checks and Deposits

Section 1. **Contracts**. The Evart City Council may authorize contracts or any instruments in the name of the Authority, subject to the policies and procedures established by the City Council, and with a request or resolution of concurrence of the Authority Board.

Section 2. **Loans/Grants**. No grant or loan shall be contracted on behalf of the Authority, and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the Board and approved by the Evart City Council.

Section 3. **Checks, Drafts, etc**. All payments of money shall be approved by the Authority and subsequently processed by the City in accordance with existing City accounts payable policies.

Section 4. **Deposits**. All funds of the Authority shall be deposited with the City Treasurer, to the credit of the Authority, in accounts designated by the City Treasurer for the Authority, including but not limited to the Revolving Fund, according to existing policy with the Treasurer and City Council, and subject to conditions that may be required by a funding agency.

ARTICLE V: Fiscal Year

The fiscal year of the Authority shall correspond at all times to the fiscal year of the City of Evart.

ARTICLE VI: Miscellaneous

Section 1. **Adoption of Budget**. The Board shall annually adopt a general fund budget and budgets for all other funds that may be under its control. The Board shall undertake an annual audit of the funds of the Authority by a Certified Public Accountant. All financial records of the Authority shall be open to the public under the Freedom of Information Act (MCL 15.1231 et seq).

Section 2. **Waiver of Notice**. When the Board or any committee thereof may take action after notice to any person or after lapse of a prescribed period of time, the action may be taken without notice and without lapse of the period of time, if at any time before or after the action is completed the person entitled to notice or to participation in the action to be taken submits a signed waiver of notice.

ARTICLE VII: Amendments

These Bylaws may be altered, amended or repealed by the affirmative vote of 2/3 of the Board then in office at any regular or special meeting called for that purpose with final approval by the Evart City Council.

Approved by: Resolution #_____ of the Evart City Council.

_____

_____

Roger Elkins, Mayor Date

_____

_____

Andrea Grupido, City Clerk Date

CITY OF EVART
OSCEOLA COUNTY
STATE OF MICHIGAN

ORDINANCE NO. _____

AN ORDINANCE MANDATING THE REPLACEMENT OF LEAD SERVICE LINES

The City of Evart Ordains:

Section 1. Findings.

The Evart City Council finds that lead service lines used in the transmission of drinking water present health risks to the general public as determined by the U.S. Environmental Protection Agency (EPA) and as reflected in EPA standards by which lead contamination in public drinking water should be reduced to zero.

The Evart City Council finds that it is in the public interest to recognize and comply with Michigan requirements for local government to comply with federal and state rules on lead and copper in public water systems, and lead service lines should be removed from the City of Evart's public water distribution system.

The Evart City Council acknowledges and finds that the City of Evart obtained grant funding for the replacement of galvanized and lead water service lines in the City of Evart at no cost to the private property owners and water utility customers, and through September of 2026, _____ lead service lines were replaced in the City of Evart at no cost to the water utility customers, but approximately _____ lead service lines that were identified for replacement at no cost to the customers have been not scheduled for replacement because no consent or permission for the lead service line replacement has been received from the property owners or water utility customers.

The Evart City Council finds that property owners and water utility customers must be required to replace their galvanized and/or lead water service lines at their own expense if they do not do so through the City of Evart at the City's expense while the City of Evart is replacing lead service lines at the direction of the federal and state government.

Section 2. Purpose.

The primary purpose of this Ordinance is to encourage property owners on the City of Evart water utility system to request replacement of their galvanized

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and/or lead service lines by the City of Evart at no cost to the property owner while funding is provided for the City of Evart to replace the lead service lines.

The regulatory purpose of this Ordinance is to require property owners on the City of Evart public water utility service to replace their galvanized and/or lead water service lines at their own expense within 180 days of adoption of this Ordinance, in the interest of protecting the public health in and around the City of Evart.

Section 3. Definitions.

For the purposes of this Ordinance,

(1) Contractor shall mean a licensed vendor that contracts with the City of Evart for the replacement of galvanized and/or lead water service lines connected to the City of Evart water utility system.

(2) Water utility service site shall mean a building, structure, or dwelling unit connected to the City of Evart public water utility system to receive public water, whether or not the water utility service is active or shut off.

(3) Lead service line shall mean a water service line connected to the City of Evart public water utility system that is a lead service line as defined by the state and federal regulations, consisting of lead pipe or fittings, and/or galvanized pipe connected to lead pipe or lead fittings.

(4) The effective date of this Ordinance shall be the date of publication.

(5) Owner shall mean the property owner or lessee of a water utility service site who is responsible for the maintenance of the water service line connected to the public water utility of the City of Evart.

Section 4. Lead Service Lines.

Lead service lines as defined by state and federal regulations consisting of lead pipe or fittings, and/or galvanized pipe that is or was connected to lead pipe or fittings, are prohibited in the City of Evart and outside the City of Evart when connected to the City's public water utility system.

(a) The owner of any water utility service site (building, structure, dwelling unit) connected to the City of Evart public water utility system by a lead

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service line (lead pipe or lead pipe fittings and galvanized pipe that is, or was, connected to lead pipe or lead fittings) as defined by state and federal regulations shall replace the lead service line within 180 days of the effective date of this Ordinance.

(b) The owner of a water utility service site with a lead service line (as defined by state and federal regulations) connected to the City of Evart public water utility system can replace the lead service line through a licensed contractor at the owner's expense with a permit and inspection by the City verifying removal of lead service lines.

(c) The owner of a water utility service site with a lead service line (as defined by state and federal regulations) connected to the City of Evart public water utility system can replace the lead service line through a licensed vendor contracted by the City at the City's expense by contacting the City and consenting in writing to the replacement of the lead service line and allowing access and entry to the property by the vendor contracted by the City within 180 days of the effective date of this Ordinance.

(d) The owner of a water utility service site with a lead service line (as defined by state and federal regulations) connected to the City of Evart public water utility system that was replaced by a licensed contractor and inspected and approved as compliant with 2026 standards for eliminating lead service lines can submit documentary proof of the lead service line replacement, permit, inspection, and approval to the Evart City Manager for verification that no lead service line exists and no lead service line needs to be replaced at that water utility service site.

(e) Civil Infraction. The failure or refusal of an owner to replace a lead service line connected to the City of Evart public water utility system within 180 days of the effective date of this Ordinance shall be subject to a citation for a municipal civil infraction with a maximum penalty of a fine of up to $1,000 for every day the violation continues, and court costs plus the City of Evart's attorney fee expenses in prosecuting the civil infraction, and a correction order to replace the lead service line at the owner's expense.

Section 5. Publication and Effective Date.

The Clerk is directed to publish this Ordinance in the local newspaper within 15 days of enactment, and this Ordinance shall be effective upon publication.

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AGENDA REPORT

To: Honorable Mayor Elkins & Council Members
From: Pepper Lockhart, City Manager
Date: October 12, 2026
Re: Water/Sewer Credit Request – 206 E Seventh St

For the Agenda of October 19, 2026

Background. On August 29-30, 2026, a pipe located in the ceiling of the new Biggby Coffee burst and caused a large leak before the business officially opened. The owner of the property was not notified of the significant water loss until after receiving the September utility bill. As a result, the owner did not have the opportunity to address the issue before high water usage reflected on the bill. The leak resulted in 174,520 gallons of water loss. Due to the accidental nature and the fact that the incident occurred before the business opened, the property owner is requesting a sewer credit to account for the excess usage associated with the leak.

SEWER – 174,520/1000 X 12.17 = $2,123
TOTAL CREDIT: $2,123

Issues & Questions Specified. Council approved Policy No. 2019-06 Sewer Credit Policy, which states; “The City of Evart city manager shall have the authority to approve sewer credits for the utility billing up to five hundred dollars ($500). All sewer credit requests that exceed five hundred dollars ($500) must be approved by city council.”

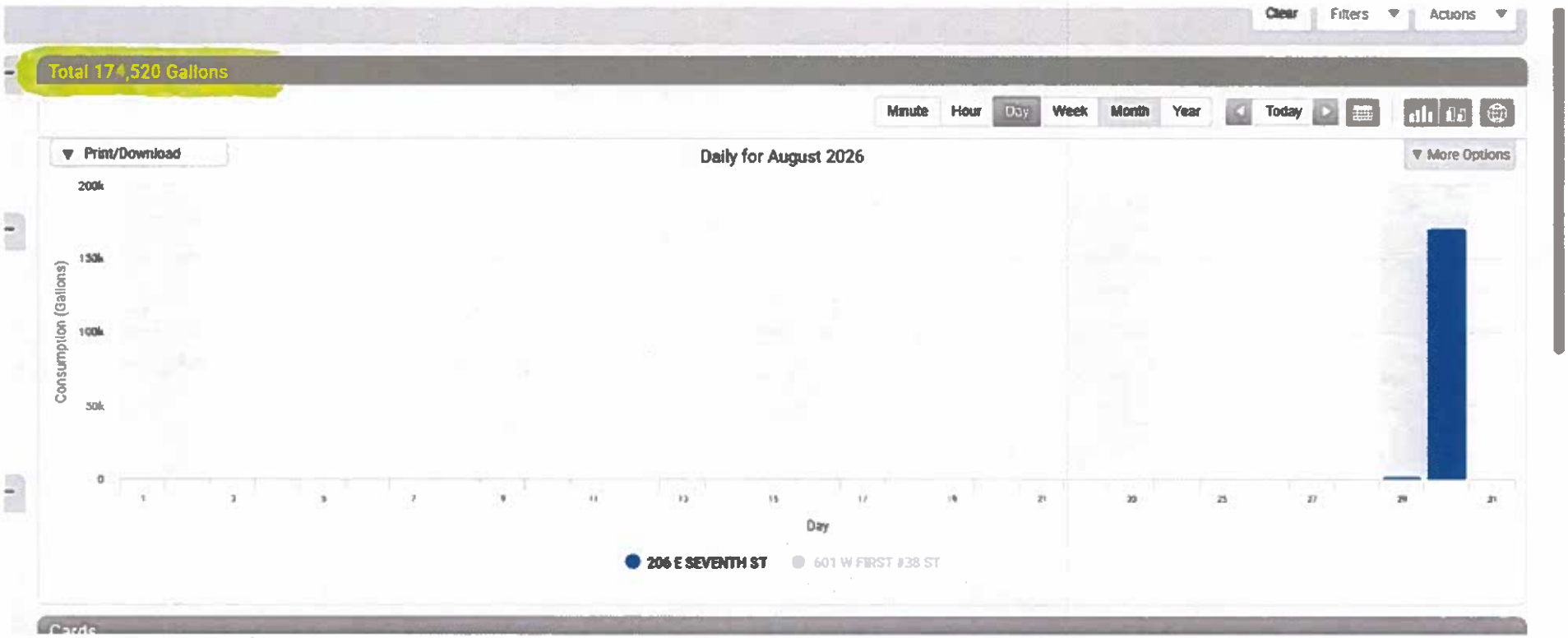
Alternatives.
1. Approve credit for $2,123
2. Deny request.

Financial Impact. Crediting $2,123 to the utility bill for 206 E. Seventh St. will impact the sewer fund.

Recommendation. I am requesting approval for the sewer credit in the amount of $2,123.

Attachments.
1. Policy No. 2019-06/ Sewer Credit Policy

Locate File: G >City Council >Letters to Council


Clear
Filters
Actions
Total 174,520 Gallons
Minute
Hour
Day
Week
Month
Year
Today
Print/Download
Daily for August 2026
More Options
200k
150k
100k
50k
0
Consumption (Gallons)
Day
206 E SEVENTH ST
601 W FIRST #38 ST

AGENDA REPORT

To: Honorable Mayor Elkins & Council Members
From: Pepper Lockhart, City Manager
Date: October 14, 2026
Re: Park Improvements Design & Grant Submission

For the Agenda of October 19, 2026

Background. The last few years while working on the new bathhouse/office for Riverside West with Fleis & Vandenbrink we have been talking about the next phase of park improvements. With the cost of the splashpad we have been discussing recirculation to help with the legacy costs. I have met with the engineers to discuss the possible projects that could be explored.

Issues & Questions Specified. To keep positioning ourselves for park improvements we should look at all aspects to be ready when funding opportunities come. I would also like to apply for the spring round of grants to try and move some of the projects forward. Depending on the final costs of each item will determine what we put in our application.

Recommendation. Authorize me to sign the proposal for design and grant application for Spring 2027.

Financial Impact. The cost would come from the General Fund from monies received for our extension.

Attachments.
1. Park Proposal

Locate File: G >City Council >Letters to Council

FLEIS&VANDENBRINK
DESIGN. BUILD. OPERATE.

September 11, 2026

Via email: citymanager@evart.org

Pepper Lockhart
City of Evart
200 S Main Street
Evart, MI 49631

RE: Park Improvements Concept Diagrams (Riverside Park West, Skate Park, & Tennis Courts)

Dear Pepper:

We are excited about the opportunity to continue our collaboration with the City and begin work on developing multiple parks' improvements. To assist the City with the park improvements concept diagrams, we're proposing the following scope of services and budget.

PROJECT UNDERSTANDING



This stage of planning for parks' improvements would include multiple areas of Riverside Park West, the Nicolaus Martin Skate Park, and the tennis courts and ballpark near Evart Elementary. It would provide a long-term vision to guide each park's improvements in the context of the City park system as a whole. The diagrams should consider the types of uses throughout the parks and seek to create dynamic recreation that support community well-being for generations to come.

Based on our conversation walking the parks in August and listening to your goals for these parks, we understand the parks' improvements should consider the following:

Riverside Park West

- Incorporate elements from previous conceptual plan and update associated costs
    - Additional campsites
    - Dumpster enclosure with vinyl fencing
    - ADA parking spaces
- Explore ways to define existing campsites
- Assess conditions of existing pavilion structures and extents of replacement to the concrete pads
- Incorporate splash pad recirculation implementation
- Explore options for adding split rail fencing along parking areas and drives to direct users throughout the site with the goal of removing boulders
- Improvements to existing basketball court pavement and hoops
- Assess volleyball court conditions and propose improvements if necessary
- Explore costs and space needed for transforming shuffleboard court area to pickleball courts
    - Assess fencing conditions and where fence can be reused for pickleball courts
- Incorporate trash receptacles throughout park and opportunities for new benches and grills
- Assess condition of boat and kayak launch, propose enhancements, if necessary

2960 Lucerne Dr SE
Grand Rapids, MI 49546
P: 616.977.1000
F: 616.977.1005
www.fveng.com

- Explore options for a single unisex restroom near the splashpad
- Identify upgrades for T-Ball field, examples include:
    - New bleachers
    - New dugout benches
    - Layer of aggregate infield fill
    - New backstop

Nicolaus Martin Skate Park

- Explore options for new skate park equipment
- Explore options for multiple uses within the skate park including but not limited to:
    - Modular pump track
    - Fitness or adventure course
    - Bike skills course
    - BMX / Bike Park

Tennis Court & Ballpark

- Assess court conditions and suitability for pickleball courts
- Explore options for repair and resurfacing for a combination of tennis and pickleball, if space allows
- Compile options for new pitching mound and bases for ballpark

SCOPE OF SERVICES

Park Improvements Diagrams & Consulting

- We will hold an initial in-person kick-off meeting with the City and key stakeholders to identify the project team. We will review needs or new elements that have been discussed since the development of the 5-Year Parks and Recreation Plan.
- We will use this feedback to prepare draft diagrams for each park to serve as a tool to verify the relationships between the potential uses.
- We will work with the project team to refine the diagrams and identify priorities of park and connectivity improvements.
- Utilizing the identified park priorities, we will refine diagrams and cost opinions for City review.
- Incorporate the feedback received from the City and finalize diagrams and cost opinions.
- Provide final color diagrams:
    - Supplement the diagrams with color, texture, and photo examples of proposed amenities.
    - Scope includes two rounds of minor revisions.
    - Collaborate with you to adapt imagery for use in project marketing materials.



OPTIONAL SERVICES

MDNR Grant Application

MDNR grants are due April 1st, 2027. Once diagramming of the parks is complete, we will work with you and identify which improvements will be put into a grant application. We will refine the preliminary cost opinion and take the primary role in completion of the application. We will rely on assistance from the City on contacting stakeholders and local agencies for input, information, and letters of support for the improvements. The following outlines the submission requirements for an MDNR grant:

- Completion of a MDNR Grant Application Form via the MDNR MiGrants online portal.

- Application narrative prepared by F&V with information and input from community staff.
- Revise site concept diagram as needed based on City comments and labeling proposed elements identified as part of this grant application.
- Project location map will be prepared by F&V.
- Boundary map – provided by community and must delineate the legal boundaries of the property identified for park use. F&V will assist in map delineation.
- Documentation of Site Control Form (PR1956-1). Completed by community and community's legal counsel.
- Certified resolution from the governing body committing to the application. This resolution should be adopted at a public hearing with an advertisement 7 days prior to meeting. F&V will provide a sample ad and resolution. City to provide a copy of the affidavit of publication from local paper or method of advertisement.
- Documentation of local match sources – letters of commitment for match sources.
- City will be tasked with gathering any letters of support from local stakeholders and groups.

Once preliminary application scoring has been received, we will prepare any supplemental information requested, if necessary, at no additional charge.

PROFESSIONAL FEES

We propose to deliver the services outlined above for the following lump sum fees:

SCOPE ITEM	Lump Sum Fee
Park Improvements Concept Diagrams & Consulting	$9,600
OPTIONAL SERVICES	**Lump Sum Fee**
MDNR Grant Application	$5,900

SCHEDULE

We can begin our services immediately upon receiving a signed authorization to proceed. Authorization to proceed with this work can be given by returning a copy of this proposal signed where indicated.

We appreciate the opportunity to continue to be of service to the City of Evart. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

FLEIS & VANDENBRINK

Marlena O'Connell, PLA
Landscape O'Connell

Don DeVries, PE
Principal

WORK AUTHORIZATION

The above scope of work is authorized as an amendment under our general Professional Services Agreement dated August 1, 2024, based on the work scope outlined above.

_____ _____

Pepper Lockhart, City Manager Date

CITY OF EVART
County of Osceola, Michigan

RESOLUTION NO. 2026-14

Resolution to Approve 226 N. Main Brownfield Plan

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historic or housing property through tax increment financing of eligible environmental, non-environmental and/or housing development activities; and

WHEREAS, The Evart City Council has established the City of Evart Brownfield Redevelopment Authority; and

WHEREAS, A Brownfield/ Plan for the redevelopment of the former Evart Jewelers at 226 N. Main Street into commercial uses and residential apartments for income qualified households at or below 120% of Osceola County's Area Median Income that outlines the qualifications, costs, impacts, and incentives has been prepared has been submitted to authorize the capture of future tax increment revenues to reimburse Brownfield Eligible Activities under Act 381 with the adoption of the Brownfield Plan;

WHEREAS, the City of Evart Brownfield Redevelopment Authority reviewed the 226 N. Main Brownfield Plan at their September 23, 2026 meeting and determined that the 226 N. Main Brownfield Plan meets the requirements of Act 381 and constitutes a public purpose to meet a critical community need for affordable and workforce housing, increase tax base and redevelop vacant downtown property and recommends approval by Evart City Council; and

WHEREAS, a public hearing on the Brownfield Plan was held on _____, 2026, and notice of the public hearing and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381; and

NOW THEREFORE BE IT RESOLVED

That the Evart City Council has reviewed the 226 N. Main Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

(a) The Brownfield Plan constitutes a public purpose of providing workforce housing, redevelopment of underutilized property, increased private investment and property tax value;
(b) The Brownfield Plan meets the requirements of Section 13 and Section 13b of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with the format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of eligible activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property;
(c) The proposed method of financing the costs of eligible activities, private financing arranged by 226 Properties II is feasible and no financing by the Authority is proposed; and
(d) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381; and

(e) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding eligible activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Roscommon County Brownfield Redevelopment Authority; and

BE IT FURTHER RESOLVED**,** that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq,* the Evart City Council hereby approves the 226 N. Main Brownfield Plan.

Motion made by _____, seconded by _____ to adopt this Resolution 2026-__

YEAS:_____

NAYS:_____

ABSENT:_____

ABSTAIN:_____

RESOLUTION DECLARED ADOPTED
Accepted this __st day of _____ 2026

_____
Andrea Grupido, City Clerk

ACT 381 BROWNFIELD PLAN

226 N. MAIN REDEVELOPMENT
226 N. MAIN STREET
EVART, MICHIGAN 49855

City of Evart Brownfield Redevelopment Authority

September 2026

Prepared by:

Mac McClelland
Mac Consulting Service LLC
mactc@charter.net
231.633.6303

Approved by City of Evart Brownfield Redevelopment Authority: ***September 23, 2026***

Public Hearing: _____

Approved by Evart City Council: _____

Brownfield Plan
226 N. Main Redevelopment
City of Evart Brownfield Redevelopment Authority
City of Evart, Osceola County, Michigan

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Table 2.2 Tax Increment Revenue Reimbursement Allocation Table

Table 3 MSHDA Potential Rent Loss Calculations

ATTACHMENTS

Attachment A – Brownfield Plan Resolution
Attachment B – Interlocal Agreement: Evart DDA

Project Summary

226 Properties II LLC, led by Doug Isanhart, is proposing to redevelop the long vacant building at 226 N. Main Street into a mixed use development that will include commercial use on the first floor and four workforce housing apartments to serve qualified households with incomes at or below 120% Area Median Income. Brownfield TIF revenues are requested to close the gap between development costs and revenues.

This Brownfield Plan will provide incremental tax revenues to repay certain Eligible Activities, including demolition, infrastructure, site preparation, and the housing financing gap between development and revenues. Reimbursement of these Brownfield Eligible Activity expenses is critical to the economic viability of the redevelopment and providing workforce housing.

The property qualifies as Brownfield Eligible Property under the definition of Housing Property in Act 381.

Project Name: 226 N. Main Redevelopment

Project Location: The Eligible Property is comprised of one parcel in Evart, 226 N. Main Street, Parcel Identification Number 51-750-324-00.

Type of Eligible Property: Housing Property

Eligible Activities: Housing Development Activities – Financing Gap

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	**$574,701**	**$574,701**
Brownfield Plan Development and Approval	**$25,000**	**$25,000**
Brownfield Plan Implementation	**$50,000**	**$50,000**
TOTAL ELIGIBLE ACTIVITY	***$649,701***	***$649,701***

Years to Complete Eligible Activities Payback: *25 years*

Estimated Investment: $1,938,000

Estimated Annual Tax Revenue in First Year After Brownfield Obligation: $43,108

BROWNFIELD PLAN

226 N. MAIN REDEVELOPMENT
EVART, OSCEOLA COUNTY, MICHIGAN

CITY OF EVART BROWNFIELD REDEVELOPMENT AUTHORITY

1.0 INTRODUCTION

Act 381, P.A. 1996, as amended, was enacted to promote the revitalization, redevelopment and reuse of contaminated, tax reverted, blighted, functionally obsolete, historically designated or housing property through incentives adopted as part of a Brownfield Plan. The Brownfield Plan outlines the qualifications, costs, impacts, and incentives for the project.

The Brownfield Plan must be approved by the brownfield redevelopment authority established under Act 381 and the governing body of the authority's municipality in order to take effect. State tax capture requires approval of an Act 381 Work Plan by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental ("Department Specific") Eligible Activities, and the Michigan State Housing Development Authority (MSHDA) for Housing Development Activities, with exemptions for certain Eligible Activities, including Baseline Environmental Assessment, Due Care Investigation and Planning, and Pre-Demolition Surveys, as well as Asbestos Abatement and Demolition not to exceed $250,000.

The City of Evart established the City of Evart Brownfield Redevelopment Authority under the procedures required under Act 381 and filed with the Secretary of State.

This Brownfield Plan is for the redevelopment of the property at 226 N. Main Street in Evart, Michigan, consistent with Act 381. The Brownfield Plan describes the public purpose and qualifying factors for determining the site as an Eligible Property, the Eligible Activities and estimated costs, the impacts on taxing jurisdictions of tax increment financing, and other project factors.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment will renovate the existing building into commercial use and two apartments on the first floor and two apartments on the second floor with rental rates targeted at 120% of the Area Median Income (AMI) based on the Missing Middle Income and Rent Limits, published by MSHDA and adjusted on an annual basis.

The property is zoned C-1 Central Business and is governed by the Zoning Code of the City of Evart.

The estimated private investment is anticipated at $1,938,000. Selective demolition is anticipated to begin in Winter 2027 with the completion in Spring 2028. The project is located in the City of Evart, which is not a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
51-750-324-00	226 W. Main Street	C-EV-312 S 33 FT OF LOT 324 EVART CITY	0.1	Housing Property Part 201 Facility

1.3 Public Purpose *MCL 125.2664(5):*

The redevelopment of vacant building at 226 N. Main Street for mixed use commercial on the first floor and workforce housing on the second floor will meet a critical community need for workforce housing as well as increased private investment, reuse of a long vacant building and increase taxable value. When completed, property taxes are estimated at **$43,108** per year (following the retirement of Brownfield obligations).

1.4 Housing Needs and Job Growth Data *MCL 125.2652(o)(ii)*

Housing Need

According to the Housing Forecast, Osceola County requires approximately 676 new housing units over a five-year period to meet growing demand. The county has a median household income of $65,146 with a typical home value near $202,325.

A 2024 Community Needs Assessment, conducted by the Mid-Michigan Community Action Agency, based on feedback from over 1,000 local survey responses and 8 community focus groups, along with data from the U.S. Census Bureau and the KIDS COUNT Data Center, identified Housing Instability as a critical challenge: 31% of survey respondents struggle to afford or maintain stable housing, and 42% of renters spend more than 30% of their income on rent. Youth homelessness is higher than state and national averages, affecting 2% of students.

A survey of community leaders conducted by the University of Michigan Center for Local, State and Urban Policy noted that Statewide, 46% of local governments say their residents have some or significant unmet needs for affordable housing. By comparison, 46% say the same in the West Central Lower Peninsula region, while 55% say this among Osceola County jurisdictions.

Job Growth Data

According to the University of Michigan Department of Economics, Osceola County is projected to see population gains of 0.6% but employment gains of -1.5 percent by 2050.

Source: The Economic and Demographic Outlook for Michigan through 2050, Jacob T. Burton, Gabriel M. Ehrlich, Donald R. Grimes, Kyle W. Henson, Daniil Manaenkov, and Michael R. McWilliams University of Michigan

2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE

2.1 Description of Project and Plan Costs *MCL 125.2663(2)(a):*

226 Properties II LLC, led by Doug Isanhart, is proposing to redevelop the long vacant building at 226 N. Main Street into a mixed use development that will include commercial use and two workforce housing apartments on the first floor and two workforce housing apartments on the second floor to serve qualified households with incomes at or below 120% Area Median Income. In order to close the gap between development costs and revenues, Brownfield TIF revenues are being requested for up to 25 years, with five additional years capture for the Local Brownfield Revolving Fund. The Brownfield Plan includes Housing Development Eligible Activities:

Housing Development Eligible Activities include:

- Housing Financing Gap

Other Eligible Activities include:

- Brownfield Plan development and approval;
- Brownfield Plan implementation; and
- Administrative and operating costs of the CEBRA with local tax capture only.

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	**$574,701**	**$574,701**
Brownfield Plan Development and Approval	**$25,000**	**$25,000**
Brownfield Plan Implementation	**$50,000**	**$50,000**
TOTAL ELIGIBLE ACTIVITY	***$649,701***	***$649,701***

The cost of Eligible Activities included in and authorized by this Brownfield Plan will be reimbursed with incremental applicable local and state tax revenue generated by the increased private investment on the Eligible Property and captured by the CEBRA, subject to any limitation and conditions described in this Brownfield Plan and the terms of a Reimbursement Agreement between the Developer and the CEBRA. State tax capture requires approval of an Act 381 Work Plan by MSHDA for Housing Development Activities, with exemptions for

certain Eligible Activities, including Baseline Environmental Assessment, Due Care Investigation and Planning, and Pre-Demolition Surveys, as well as Asbestos Abatement and Demolition not to exceed $250,000.

The Eligible Activity costs included in this Brownfield Plan are estimated and may increase or decrease depending on the nature and extent of unknown conditions encountered on the Eligible Property or other circumstances. Reimbursement will be based on the actual cost of Eligible Activities approved under this Brownfield Plan and an Act 381 Work Plan from Brownfield Tax Increment Financing (TIF) revenues captured by the Authority and shall be governed by the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381 of 1996, as amended (MCL 125.2652). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost. Line-item Eligible Activity may be adjusted after the adoption of this Brownfield Plan with the approval of the Authority, as long as the total maximum Eligible Activity cost is not exceeded.

2.2 Summary of Eligible Activities *MCL 125.2663(2)(b):*

Act 381 provides for the costs of certain Housing Development Eligible Activities to be reimbursed through tax increment financing. The following is a summary of Housing Development Eligible Activities.

MSDHA Housing Development Eligible Activities

MSHDA Housing Development Eligible Activities are included under this Brownfield Plan under the auspices of Act 381. The MSHDA Housing Development Eligible Activities include Housing Financing Gap.

1. *Housing Financing Gap*: Act 381 provides for reimbursement from Brownfield TIF revenues of the financing gap between development costs and revenues for housing for qualified households with incomes not more than 120% of the Area Median Income (AMI).

   The 226 N Main Brownfield Plan includes the following costs related to the financing gap between development costs and revenues for the 4 residential units at rents of up to 120% AMI for qualified households of up to 120% AMI, as required under Act 381.

   The proposed Housing Financing Gap is less than calculated under the MSHDA Potential Rent Loss calculation, provided in the Appendix.

Housing Development Eligible Activities	Total
Financing Gap between Development and Qualified Income	$574,701
TOTAL	**$574,701**

Other Activities

Brownfield Plan and Work Plan Preparation: The preparation and approval of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities.

Brownfield Plan and Work Plan Implementation: The implementation of the Brownfield Plan and Act 381 Work Plans are included as Eligible Activities.

Administrative and Operating Costs: An estimate of reasonable and actual administrative and operating costs of the City of Evart Brownfield Redevelopment Authority (CEBRA) is included as Eligible Activities for Local Only capture.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues *MCL 125.2663(2)(c):*

Act 381 defines Initial Taxable Value as taxable value of an Eligible Property identified in and subject to a Brownfield Plan at the time the resolution adding that Eligible Property in the Brownfield Plan is adopted, as shown either by the most recent assessment roll for which equalization has been completed at the time the resolution is adopted or, if provided by the Brownfield Plan, by the next assessment roll for which equalization will be completed following the date the resolution adding that eligible property in the Brownfield Plan is adopted.

The taxable value as of December 31, 2025 is $15,800. As provided in this Brownfield Plan, the Initial Taxable Value will be established by the taxable value as of December 31, 2026.

The MSHDA Housing Eligible Activity costs total *$599,701.*

Other expenses for which Brownfield Tax Increment Revenues may be used include Administrative and Operating Costs of the CEBRA, Local Brownfield Revolving Fund, and the State Brownfield Redevelopment Fund.

Administrative and Operating Costs (Section 13b(7))

Act 381 provides for the capture of Brownfield Tax Increment Revenues for reasonable and actual administrative and operating expenses of the CEBRA with local taxes only, and the cost of development and implementation of Brownfield Plans and Act 381 Work Plans with both local and state taxes. The estimated amount of administrative and operating expenses allocated under this Brownfield Plan is $27,492 and for Brownfield Plan / Act 381 Work Plan Development and Implementation is $75,000.

Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))

The CEBRA will establish a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Brownfield Plan and any other plan of the CEBRA. The LBRF may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at $133,256. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The CEBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the CEBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Brownfield Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Brownfield Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381. The estimated allocation to the State Brownfield Redevelopment Fund is $37,230.

The overall investment for the Project is estimated at over *$1.9 million*.

Table 2 identifies taxable values for real and personal property, including tax increment revenues for the Eligible Property. In addition, 3 mils are captured and distributed to the State for the State Brownfield Redevelopment Fund. In accordance with Act 381, this share does not affect the State and local ratio. The overall contribution of local taxes is consistent with the ratio of captured local taxes (60.06%) to captured State taxes (39.94%). The cash flow analysis for the project indicates payoff of the obligation in *twenty-five (25) years* for Local and State capture from 2027, with an additional five years for the Local Brownfield Revolving Fund.

Redevelopment of the property is anticipated to be initiated in Winter 2027, with abatement and demolition activities. The actual tax increment captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions. The estimated tax increment captured by the Authority is detailed in Table 2.

2.4 Method of Financing and Description of Advances Made by the Municipality *MCL 125.2663(2)(d):*

The Eligible Activity Costs will be financed by the Developer. The CEBRA will reimburse the Developer for the cost of approved Eligible Activities, but only from tax increment revenues generated and captured from the Eligible Property. No advances have been or shall be made by the City or the CEBRA for the costs of Eligible Activities under this Brownfield Plan.

2.5 Maximum Amount of Note or Bond Indebtedness *MCL 125.2663(2)(e):*

The maximum amount of Eligible Activities is anticipated to be ***$599,701***.

2.6 Beginning Date and Duration of Capture *MCL 125.2663(2)(f):*

The anticipated beginning date of capture is 2028, estimated to be the first year tax increment revenues are available. The duration of Brownfield Plan capture will be the time to capture taxes in an amount equal to the Eligible Activity obligation, State Brownfield Fund, Local Brownfield Revolving Fund, and Administrative and Operation Costs. As shown on Table 2, total costs of all Eligible Activities on the property redevelopment are expected to be repaid through tax increment financing in *twenty-five (25) years* for Local and State capture from 2028.

2.7 Estimated Impact of Tax Increment Financing on Tax Revenues of Taxing Jurisdictions *MCL 125.2663(2)(g):*

Table 2.1 and 2.2 identify annual and total tax revenues projected for capture from the increase in property tax valuations. Individual tax levies within each taxing jurisdiction are also presented on Table 2.1. The taxing jurisdictions will continue to receive their tax allocation for the project once the Brownfield obligation is met and beyond the duration of the Brownfield Plan.

The total tax capture is estimated at *$574,701* for Eligible Activities, plus *$25,000* in Brownfield Plan development, approval and implementation, an estimated *$27,492* in CEBRA Administrative and Operating costs, an estimated *$37,230* for the State Brownfield Fund and an estimated *$27,492* for the Local Brownfield Revolving Fund for a total capture of *$133,256.* After the Brownfield obligation is met, tax revenues in an amount estimated at *$43,108* per year on into the future.

2.8 Legal Description, Location, and Determination of Eligibility ***MCL 125.2663(2)(h):***

Legal Description: The legal description of the Eligible Property follows:

Parcel Number	Address	Description	Acreage	Qualifying Status
51-750-324-00	226 W. Main Street	C-EV-312 S 33 FT OF LOT 324 EVART CITY	0.1	Housing Property Part 201 Facility

Location: The Eligible Property is located at 226 N. Main Street in Evart, Michigan. Figure 1 depicts the location of the Eligible Property and Figure 2 depicts the Eligible Property boundaries.

Eligibility Determination: The property qualifies under the definition of "Housing Property" in Act 381 as property on which 1 or more residential housing units are proposed to be constructed.

Personal Property: Personal Property is included as part of the Eligible Property.

2.9 Estimate of Number of Persons Residing on Eligible Property ***MCL 125.2663(2)(i):***

There are currently no residents that occupy the Eligible Property.

2.10 Plan for Residential Relocation ***MCL 125.2663(2)(j):***

There are currently no residents that occupy the Eligible Property; therefore, a plan for residential relocation is not applicable.

2.11 Provision of Costs of Relocation ***MCL 125.2663(2)(k):***

There are currently no residents that occupy the Eligible Property; therefore, a provision for residential relocation has not been allocated.

2.12 Strategy to Comply with Relocation Assistance Act, 1972 PA 227 ***MCL 125.2663(2)(l):***

There are currently no residents that occupy the Eligible Property; therefore, relocation is not necessary.

2.13 Other Material Required by the Authority or Governing Body ***MCL 125.2663(2)(m):***

None

EXHIBITS

FIGURES

Figure 1 Eligible Property Location Map

Figure 2 Eligible Property Boundaries

Figure 3 Site Photos

Figure 4 Elevation and Floor Plans

TABLES

Table 1 Housing Development Eligible Activities Costs

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – MSHDA Rent Loss Calculation

ATTACHMENTS

Attachment A – Brownfield Plan Resolution

Attachment B – Interlocal Agreement: Evart DDA

FIGURES



226 N. Main Redevelopment Brownfield Plan	Figure 1: Eligible Property Location Map
City of Evart Brownfield Redevelopment Authority	Date: September 2026



226 N. Main Redevelopment Brownfield Plan	Figure 2: Eligible Property Location Map
City of Evart Brownfield Redevelopment Authority	Date: September 2026



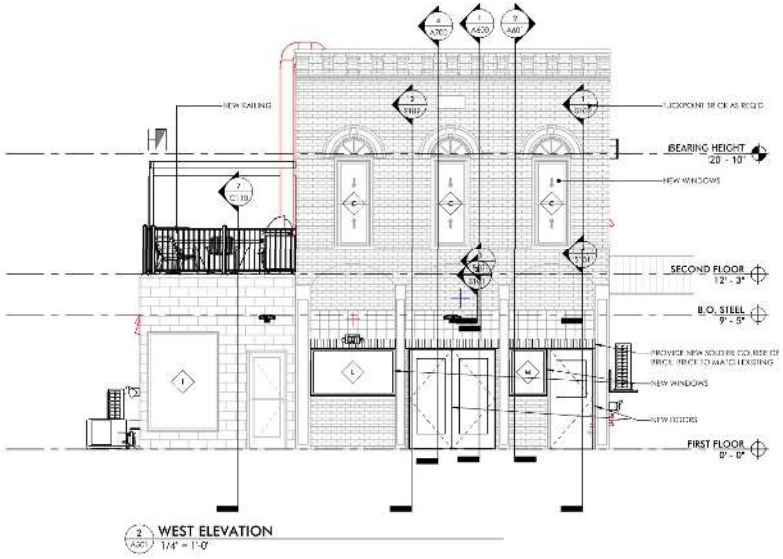


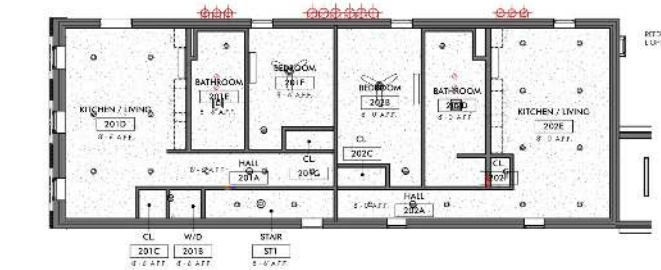






226 N. Main Redevelopment Brownfield Plan	**Figure 3: Color Site Photographs**
City of Evart Brownfield Redevelopment Authority	**Date: September 2026**







226 N. Main Redevelopment Brownfield Plan	**Figure 4: Elevation and Floor Plans**
City of Evart Brownfield Redevelopment Authority	**Date: September 2026**

TABLES

Table 1 Housing Development Eligible Activities Costs and Schedule

Table 2.1 – Annual Revenue and Brownfield Capture Estimates

Table 2.2 – Tax Increment Revenue Reimbursement Allocation Table

Table 3 – Potential Rent Loss Calculations

Table 1.1 MSHDA Housing Development Eligible Activities Costs 226 W.Main CITY OF EVART BROWNFIELD REDEVELOPMENT AUTHORITY	
MSHDA Housing Development Eligible Activities	**Cost**
Qualified Rehabilitation	
Subtotal	$0
Public Infrastructure Improvements	
Subtotal	$0
Demolition	
Asbestos Abatement *Site Demolition* *Building Demolition* *Engineering/Inspections/CM*	
Subtotal	$0
Financing Gap	
Financing Gap between Development and Qualified Income	$574,701
Subtotal	$574,701
Infrastructure Improvements	
Subtotal	$0
Site Preparation	
Subtotal	$0
Property Acquisition/Assistance	**$0**
Subtotal	$0
Private MSHDA Eligible Activities Subtotal	**$574,701**
Brownfield Plan/Act 381 Work Plan Preparation	**$25,000**
Brownfield Plan/Act 381 Work Plan Implementation	**$50,000**
Public Eligible Activities Total	**$75,000**
MSHDA Eligible Activities Total Costs	**$649,701**

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
226 W. Main Brownfield Plan
City of Evart Brownfield Redevelopment Authority

Percentage Non-Homestead	100.00%																							
Estimated Taxable Value (TV) Increase Rate:	2.00%																							
Plan Year			**1**		**2**		**3**		**4**		**5**		**6**		**7**		**8**		**9**		**10**		**11**		**12**
Capture Year							**1**		**2**		**3**		**4**		**5**		**6**		**7**		**8**		**9**		**10**
Revenue Year			2026		2027		2028		2029		2030		2031		2032		2033		2034		2035		2036		2037
*Base Taxable Value			$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800
Annual Value Additions	$ 800,000						$ 300,000		$ 500,000																
Cumulative Value Additions					$ -		$ 300,000		$ 806,000		$ 822,120		$ 838,562		$ 855,334		$ 872,440		$ 889,889		$ 907,687		$ 925,841		$ 944,357
Estimated New TV			$ 15,800		$ 15,800		$ 165,800		$ 418,800		$ 426,860		$ 435,081		$ 443,467		$ 452,020		$ 460,745		$ 469,643		$ 478,720		$ 487,979
Incremental Difference (New TV - Base TV)					$ -		$ 150,000		$ 403,000		$ 411,060		$ 419,281		$ 427,667		$ 436,220		$ 444,945		$ 453,843		$ 462,920		$ 472,179
Total School Revenue	Millage Rate																							
	39.94%	24.0000	$ 379		$ 379		$ 3,979		$ 10,051		$ 10,245		$ 10,442		$ 10,643		$ 10,848		$ 11,058		$ 11,271		$ 11,489		$ 11,711
Total Local Revenue	Millage Rate																							
	60.06%	36.0869	$ 570		$ 570		$ 5,983		$ 15,113		$ 15,404		$ 15,701		$ 16,003		$ 16,312		$ 16,627		$ 16,948		$ 17,276		$ 17,610
Total Revenue	Millage Rate																							
		60.0869	$ 949		$ 949		$ 9,962		$ 25,164		$ 25,649		$ 26,143		$ 26,647		$ 27,160		$ 27,685		$ 28,219		$ 28,765		$ 29,321
School Capture	Millage Rate		40.79%																					
State Education Tax (SET)	25.00%	6.0000	$ -		$ -		$ 900		$ 2,418		$ 2,466		$ 2,516		$ 2,566		$ 2,617		$ 2,670		$ 2,723		$ 2,778		$ 2,833
School Operating Tax	75.00%	18.0000	$ -		$ -		$ 2,700		$ 7,254		$ 7,399		$ 7,547		$ 7,698		$ 7,852		$ 8,009		$ 8,169		$ 8,333		$ 8,499
School Total		**24.0000**	**$ -**		**$ -**		**$ 3,600**		**$ 9,672**		**$ 9,865**		**$ 10,063**		**$ 10,264**		**$ 10,469**		**$ 10,679**		**$ 10,892**		**$ 11,110**		**$ 11,332**
Local Capture	Millage Rate		59.21%																					
City Operating	39.00%	13.5860	$ -		$ -		$ 2,038		$ 5,475		$ 5,585		$ 5,696		$ 5,810		$ 5,926		$ 6,045		$ 6,166		$ 6,289		$ 6,415
County Operating	17.99%	6.2667			$ -		$ 940		$ 2,525		$ 2,576		$ 2,628		$ 2,680		$ 2,734		$ 2,788		$ 2,844		$ 2,901		$ 2,959
Road Patrol	2.85%	0.9913			$ -		$ 149		$ 399		$ 407		$ 416		$ 424		$ 432		$ 441		$ 450		$ 459		$ 468
Aging	4.23%	1.4749	$ -		$ -		$ 221		$ 594		$ 606		$ 618		$ 631		$ 643		$ 656		$ 669		$ 683		$ 696
MOTA	1.42%	0.4932	$ -		$ -		$ 74		$ 199		$ 203		$ 207		$ 211		$ 215		$ 219		$ 224		$ 228		$ 233
EMS	3.74%	1.3024	$ -		$ -		$ 195		$ 525		$ 535		$ 546		$ 557		$ 568		$ 579		$ 591		$ 603		$ 615
Fire District	5.36%	1.8669	$ -		$ -		$ 280		$ 752		$ 767		$ 783		$ 798		$ 814		$ 831		$ 847		$ 864		$ 882
Public Safety	5.02%	1.7497	$ -		$ -		$ 262		$ 705		$ 719		$ 734		$ 748		$ 763		$ 779		$ 794		$ 810		$ 826
MSU Extension	0.71%	0.2478	$ -		$ -		$ 37		$ 100		$ 102		$ 104		$ 106		$ 108		$ 110		$ 112		$ 115		$ 117
Library	2.60%	0.9055	$ -		$ -		$ 136		$ 365		$ 372		$ 380		$ 387		$ 395		$ 403		$ 411		$ 419		$ 428
ISD	14.24%	4.9612	$ -		$ -		$ 744		$ 1,999		$ 2,039		$ 2,080		$ 2,122		$ 2,164		$ 2,207		$ 2,252		$ 2,297		$ 2,343
School Residential Officer	2.85%	0.9913	$ -		$ -		$ 149		$ 399		$ 407		$ 416		$ 424		$ 432		$ 441		$ 450		$ 459		$ 468
Local Total	**100.00%**	**34.8369**	**$ -**		**$ -**		**$ 5,226**		**$ 14,039**		**$ 14,320**		**$ 14,606**		**$ 14,899**		**$ 15,197**		**$ 15,500**		**$ 15,810**		**$ 16,127**		**$ 16,449**
Total Capture	Millage Rate		0.2394																					
TOTAL	**58.8369**		$ -		**$ -**		**$ 8,826**		**$ 23,711**		**$ 24,185**		**$ 24,669**		**$ 25,163**		**$ 25,666**		**$ 26,179**		**$ 26,703**		**$ 27,237**		**$ 27,782**
									94.23%																
Non-Capturable Millages	Millage Rate																							
Evart School Debt	1.2500		$ -		$ -		$ 188		$ 504		$ 514		$ 524		$ 535		$ 545		$ 556		$ 567		$ 579		$ 590
			$ -		**$ -**		**$ 188**		**$ 504**		**$ 514**		**$ 524**		**$ 535**		**$ 545**		**$ 556**		**$ 567**		**$ 579**		**$ 590**
	60.0869																							

Plan Year			**13**		**14**		**15**		**16**		**17**														
Capture Year			**11**		**12**		**13**		**14**		**15**														
Revenue Year			2038		2039		2040		2041		2042														
*Base Taxable Value			$ 15,800		$ 15,800		$ 15,800		$ 15,800		$ 15,800														
Annual Value Additions																									
Cumulative Value Additions			$ 963,245		$ 982,510		$ 1,002,160		$ 1,022,203		$ 1,042,647														
Estimated New TV			$ 497,422		$ 507,055		$ 516,880		$ 526,901		$ 537,123														
Incremental Difference (New TV - Base TV)			$ 481,622		$ 491,255		$ 501,080		$ 511,101		$ 521,323														
Total School Revenue	Millage Rate																								
	39.94%	24.0000	$ 11,938		$ 12,169		$ 12,405		$ 12,646		$ 12,891														
Total Local Revenue	Millage Rate																								
	60.06%	36.0869	$ 17,950		$ 18,298		$ 18,653		$ 19,014		$ 19,383														
Total Revenue	Millage Rate																								
		60.0869	$ 29,889		$ 30,467		$ 31,058		$ 31,660		$ 32,274														
School Capture	Millage Rate																								
State Education Tax (SET)	25.00%	6.0000	$ 2,890		$ 2,948		$ 3,006		$ 3,067		$ 3,128														
School Operating Tax	75.00%	18.0000	$ 8,669		$ 8,843		$ 9,019		$ 9,200		$ 9,384														
School Total		**24.0000**	**$ 11,559**		**$ 11,790**		**$ 12,026**		**$ 12,266**		**$ 12,512**														
Local Capture	Millage Rate																								
City Operating	39.00%	13.5860	$ 6,543		$ 6,674		$ 6,808		$ 6,944		$ 7,083														
County Operating	17.99%	6.2667	$ 3,018		$ 3,079		$ 3,140		$ 3,203		$ 3,267														
Road Patrol	2.85%	0.9913	$ 477		$ 487		$ 497		$ 507		$ 517														
Aging	4.23%	1.4749	$ 710		$ 725		$ 739		$ 754		$ 769														
MOTA	1.42%	0.4932	$ 238		$ 242		$ 247		$ 252		$ 257														
EMS	3.74%	1.3024	$ 627		$ 640		$ 653		$ 666		$ 679														
Fire District	5.36%	1.8669	$ 899		$ 917		$ 935		$ 954		$ 973														
Public Safety	5.02%	1.7497	$ 843		$ 860		$ 877		$ 894		$ 912														
MSU Extension	0.71%	0.2478	$ 119		$ 122		$ 124		$ 127		$ 129														
Library	2.60%	0.9055	$ 436		$ 445		$ 454		$ 463		$ 472														
ISD	14.24%	4.9612	$ 2,389		$ 2,437		$ 2,486		$ 2,536		$ 2,586														
School Residential Officer	2.85%	0.9913	$ 477		$ 487		$ 497		$ 507		$ 517														
Local Total	**100.00%**	**34.8369**	**$ 16,778**		**$ 17,114**		**$ 17,456**		**$ 17,805**		**$ 18,161**														
Total Capture	Millage Rate																								
TOTAL	**58.8369**		**$ 28,337**		**$ 28,904**		**$ 29,482**		**$ 30,072**		**$ 30,673**														
Non-Capturable Millages	Millage Rate																								
Evart School Debt	1.2500		$ 602		$ 614		$ 626		$ 639		$ 652														
			$ 602		**$ 614**		**$ 626**		**$ 639**		**$ 652**														
	60.0869																								

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
226 W. Main Brownfield Plan
City of Evart Brownfield Redevelopment Authority

Percentage Non-Homestead	100.00%																			
Estimated Taxable Value (TV) Increase Rate:	2.00%																			
Plan Year		**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**31**	**32**	**TOTALS**			
Capture Year		**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**				
Revenue Year		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057				
*Base Taxable Value		$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800	$ 15,800				
Annual Value Additions	$ 800,000																			
Cumulative Value Additions		$ 1,063,500	$ 1,084,770	$ 1,106,465	$ 1,128,595	$ 1,151,166	$ 1,174,190	$ 1,197,674	$ 1,221,627	$ 1,246,060	$ 1,270,981	$ 1,296,400	$ 1,322,328	$ 1,348,775	$ 1,375,751	$ 1,403,266				
Estimated New TV		$ 547,550	$ 558,185	$ 569,033	$ 580,097	$ 591,383	$ 602,895	$ 614,637	$ 626,614	$ 638,830	$ 651,290	$ 664,000	$ 676,964	$ 690,188	$ 703,675	$ 717,433				
Incremental Difference (New TV - Base TV)		$ 531,750	$ 542,385	$ 553,233	$ 564,297	$ 575,583	$ 587,095	$ 598,837	$ 610,814	$ 623,030	$ 635,490	$ 648,200	$ 661,164	$ 674,388	$ 687,875	$ 701,633				
Total School Revenue	Millage Rate																			
	39.94% 24.0000	$ 13,141	$ 13,396	$ 13,657	$ 13,922	$ 14,193	$ 14,469	$ 14,751	$ 15,039	$ 15,332	$ 15,631	$ 15,936	$ 16,247	$ 16,565	$ 16,888	$ 17,218	$ 390,933			
Total Local Revenue	Millage Rate																			
	60.06% 36.0869	$ 19,759	$ 20,143	$ 20,535	$ 20,934	$ 21,341	$ 21,757	$ 22,180	$ 22,613	$ 23,053	$ 23,503	$ 23,962	$ 24,430	$ 24,907	$ 25,393	$ 25,890	$ 587,815			
Total Revenue	Millage Rate																			
	60.0869	$ 32,901	$ 33,540	$ 34,191	$ 34,856	$ 35,534	$ 36,226	$ 36,932	$ 37,651	$ 38,385	$ 39,134	$ 39,898	$ 40,677	$ 41,471	$ 42,282	$ 43,108	$ 978,748			
School Capture	Millage Rate																			
State Education Tax (SET)	25.00% 6.0000	$ 3,190	$ 3,254	$ 3,319	$ 3,386	$ 3,453	$ 3,523	$ 3,593	$ 3,665	$ 3,738	$ 3,813	$ 3,889	$ 3,967	$ 4,046	$ 4,127	$ 4,210	$ 94,700			
School Operating Tax	75.00% 18.0000	$ 9,571	$ 9,763	$ 9,958	$ 10,157	$ 10,360	$ 10,568	$ 10,779	$ 10,995	$ 11,215	$ 11,439	$ 11,668	$ 11,901	$ 12,139	$ 12,382	$ 12,629	$ 284,099			
School Total	**24.0000**	**$ 12,762**	**$ 13,017**	**$ 13,278**	**$ 13,543**	**$ 13,814**	**$ 14,090**	**$ 14,372**	**$ 14,660**	**$ 14,953**	**$ 15,252**	**$ 15,557**	**$ 15,868**	**$ 16,185**	**$ 16,509**	**$ 16,839**	$ 378,798			
Local Capture	Millage Rate																			
City Operating	39.00% 13.5860	$ 7,224	$ 7,369	$ 7,516	$ 7,667	$ 7,820	$ 7,976	$ 8,136	$ 8,299	$ 8,464	$ 8,634	$ 8,806	$ 8,983	$ 9,162	$ 9,345	$ 9,532	$ 214,432			
County Operating	17.99% 6.2667	$ 3,332	$ 3,399	$ 3,467	$ 3,536	$ 3,607	$ 3,679	$ 3,753	$ 3,828	$ 3,904	$ 3,982	$ 4,062	$ 4,143	$ 4,226	$ 4,311	$ 4,397	$ 98,909			
Road Patrol	2.85% 0.9913	$ 527	$ 538	$ 548	$ 559	$ 571	$ 582	$ 594	$ 605	$ 618	$ 630	$ 643	$ 655	$ 669	$ 682	$ 696	$ 15,646			
Aging	4.23% 1.4749	$ 784	$ 800	$ 816	$ 832	$ 849	$ 866	$ 883	$ 901	$ 919	$ 937	$ 956	$ 975	$ 995	$ 1,015	$ 1,035	$ 23,279			
MOTA	1.42% 0.4932	$ 262	$ 268	$ 273	$ 278	$ 284	$ 290	$ 295	$ 301	$ 307	$ 313	$ 320	$ 326	$ 333	$ 339	$ 346	$ 7,784			
EMS	3.74% 1.3024	$ 693	$ 706	$ 721	$ 735	$ 750	$ 765	$ 780	$ 796	$ 811	$ 828	$ 844	$ 861	$ 878	$ 896	$ 914	$ 20,556			
Fire District	5.36% 1.8669	$ 993	$ 1,013	$ 1,033	$ 1,053	$ 1,075	$ 1,096	$ 1,118	$ 1,140	$ 1,163	$ 1,186	$ 1,210	$ 1,234	$ 1,259	$ 1,284	$ 1,310	$ 29,466			
Public Safety	5.02% 1.7497	$ 930	$ 949	$ 968	$ 987	$ 1,007	$ 1,027	$ 1,048	$ 1,069	$ 1,090	$ 1,112	$ 1,134	$ 1,157	$ 1,180	$ 1,204	$ 1,228	$ 27,616			
MSU Extension	0.71% 0.2478	$ 132	$ 134	$ 137	$ 140	$ 143	$ 145	$ 148	$ 151	$ 154	$ 157	$ 161	$ 164	$ 167	$ 170	$ 174	$ 3,911			
Library	2.60% 0.9055	$ 481	$ 491	$ 501	$ 511	$ 521	$ 532	$ 542	$ 553	$ 564	$ 575	$ 587	$ 599	$ 611	$ 623	$ 635	$ 14,292			
ISD	14.24% 4.9612	$ 2,638	$ 2,691	$ 2,745	$ 2,800	$ 2,856	$ 2,913	$ 2,971	$ 3,030	$ 3,091	$ 3,153	$ 3,216	$ 3,280	$ 3,346	$ 3,413	$ 3,481	$ 78,304			
School Residential Officer	2.85% 0.9913	$ 527	$ 538	$ 548	$ 559	$ 571	$ 582	$ 594	$ 605	$ 618	$ 630	$ 643	$ 655	$ 669	$ 682	$ 696	$ 15,646			
Local Total	**100.00% 34.8369**	**$ 18,525**	**$ 18,895**	**$ 19,273**	**$ 19,658**	**$ 20,052**	**$ 20,453**	**$ 20,862**	**$ 21,279**	**$ 21,704**	**$ 22,139**	**$ 22,581**	**$ 23,033**	**$ 23,494**	**$ 23,963**	**$ 24,443**	$ 549,840			
Total Capture	Millage Rate																			
TOTAL	**58.8369**	**$ 31,287**	**$ 31,912**	**$ 32,550**	**$ 33,202**	**$ 33,866**	**$ 34,543**	**$ 35,234**	**$ 35,938**	**$ 36,657**	**$ 37,390**	**$ 38,138**	**$ 38,901**	**$ 39,679**	**$ 40,472**	**$ 41,282**	$ 928,639			
Non-Capturable Millages	Millage Rate																			
Evart School Debt	1.2500	$ 665	$ 678	$ 692	$ 705	$ 719	$ 734	$ 749	$ 764	$ 779	$ 794	$ 810	$ 826	$ 843	$ 860	$ 877	$ 19,729			
		$ 665	**$ 678**	**$ 692**	**$ 705**	**$ 719**	**$ 734**	**$ 749**	**$ 764**	**$ 779**	**$ 794**	**$ 810**	**$ 826**	**$ 843**	**$ 860**	**$ 877**	$ 19,729			
	60.0869																			

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
226 W. Main Brownfield Plan
City of Evart Brownfield Redevelopment Authority

Maximum Reimbursement	Proportionality	School & Local Taxes	State Brownfield Fund	LBRF	Local-Only Taxes	Total
State	40.8%	**$ 265,018**	$ 37,230	$ -		$ 302,248
Local	59.2%	**$ 384,683**	$ -	$ 133,256	**$ 27,492**	$ 545,431
TOTAL	100.0%	**$ 649,701**	**$ 37,230**	**$ 133,256**		**$ 847,679**
EGLE Environmental		$ -				
MSF Non-Environmental		$ -				
MSHDA Housing		$ 649,701				
TOTAL		**$ 649,701**				

Estimated Total Years of Capture:	
Local Eligible Activities	25
State Eligible Activities	25
LBRF	30

Estimated Capture	$	649,701
Administrative Fees	$	27,492
State Revolving Fund	$	37,230
LBRF	$	133,256
TOTAL	$	847,679

Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Capture Year					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Calendar Year	notes		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Total State Incremental Revenue			$ -	$ -	$ 3,600	$ 9,672	$ 9,865	$ 10,063	$ 10,264	$ 10,469	$ 10,679	$ 10,892	$ 11,110	$ 11,332	$ 11,559	$ 11,790	$ 12,026	$ 12,266	$ 12,512
State Brownfield Revolving Fund (50% of SET)		$ 37,230	$ -	$ -	$ 450	$ 1,209	$ 1,233	$ 1,258	$ 1,283	$ 1,309	$ 1,335	$ 1,362	$ 1,389	$ 1,417	$ 1,445	$ 1,474	$ 1,503	$ 1,533	$ 1,564
LBRF Allocation	0.0%	$ -			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
State TIR Available for Reimbursement			**$ -**	**$ -**	**$ 3,150**	**$ 8,463**	**$ 8,632**	**$ 8,805**	**$ 8,981**	**$ 9,161**	**$ 9,344**	**$ 9,531**	**$ 9,721**	**$ 9,916**	**$ 10,114**	**$ 10,316**	**$ 10,523**	**$ 10,733**	**$ 10,948**
Total Local Incremental Revenue			$ -	$ -	$ 5,226	$ 14,039	$ 14,320	$ 14,606	$ 14,899	$ 15,197	$ 15,500	$ 15,810	$ 16,127	$ 16,449	$ 16,778	$ 17,114	$ 17,456	$ 17,805	$ 18,161
BRA Administrative Fee	5%	$ 27,492	$ -	$ -	$ 261	$ 702	$ 716	$ 730	$ 745	$ 760	$ 775	$ 791	$ 806	$ 822	$ 839	$ 856	$ 873	$ 890	$ 908
LBRF Allocation	5%	$ 133,255	$ -		$ 261	$ 702	$ 716	$ 730	$ 745	$ 760	$ 775	$ 791	$ 806	$ 822	$ 839	$ 856	$ 873	$ 890	$ 908
Local TIR Available for Reimbursement			**$ -**	**$ -**	**$ 4,703**	**$ 12,635**	**$ 12,888**	**$ 13,146**	**$ 13,409**	**$ 13,677**	**$ 13,950**	**$ 14,229**	**$ 14,514**	**$ 14,804**	**$ 15,100**	**$ 15,402**	**$ 15,710**	**$ 16,025**	**$ 16,345**
Total State & Local TIR Available			**$ -**	**$ -**	**$ 7,853**	**$ 21,098**	**$ 21,520**	**$ 21,951**	**$ 22,390**	**$ 22,838**	**$ 23,294**	**$ 23,760**	**$ 24,235**	**$ 24,720**	**$ 25,214**	**$ 25,719**	**$ 26,233**	**$ 26,758**	**$ 27,293**
REIMBURSEMENT	Beginning Balance		$ 599,701	**$ 599,701**															
	% Allocation			90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Reimbursement	Phase I			$ -	$ 7,068	$ 18,989	$ 19,368	$ 19,756	$ 20,151	$ 20,554	$ 20,965	$ 21,384	$ 21,812	$ 22,248	$ 22,693	$ 23,147	$ 23,610	$ 24,082	$ 24,564
Reimbursement Balance			***$ 599,701***	***$ 599,701***	***$ 592,634***	***$ 573,645***	***$ 554,277***	***$ 534,521***	***$ 514,370***	***$ 493,817***	***$ 472,852***	***$ 451,468***	***$ 429,656***	***$ 407,408***	***$ 384,715***	***$ 361,568***	***$ 337,958***	***$ 313,876***	***$ 289,312***
CEBRA	Beginning Balance		$ 50,000																
	% Allocation			10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
CEBRA Reimbursement				$ -	$ 785	$ 2,110	$ 2,152	$ 2,195	$ 2,239	$ 2,284	$ 2,329	$ 2,376	$ 2,424	$ 2,472	$ 2,521	$ 2,572	$ 2,623	$ 2,676	$ 2,729
CEBRA Reimbursement Balance			***$ 50,000***	***$ 50,000***	***$ 49,215***	***$ 47,105***	***$ 44,953***	***$ 42,758***	***$ 40,519***	***$ 38,235***	***$ 35,906***	***$ 33,530***	***$ 31,106***	***$ 28,634***	***$ 26,113***	***$ 23,541***	***$ 20,917***	***$ 18,242***	***$ 15,512***
MSHDA Housing Development Costs			*$ 649,701*	*$ -*	*$ 7,853*	*$ 21,098*	*$ 21,520*	*$ 21,951*	*$ 22,390*	*$ 22,838*	*$ 23,294*	*$ 23,760*	*$ 24,235*	*$ 24,720*	*$ 25,214*	*$ 25,719*	*$ 26,233*	*$ 26,758*	*$ 27,293*
State Tax Reimbursement	100.00%		$ 265,018	$ -	$ 3,150	$ 8,463	$ 8,632	$ 8,805	$ 8,981	$ 9,161	$ 9,344	$ 9,531	$ 9,721	$ 9,916	$ 10,114	$ 10,316	$ 10,523	$ 10,733	$ 10,948
Local Tax Reimbursement	100.00%		$ 384,683	$ -	$ 4,703	$ 12,635	$ 12,888	$ 13,146	$ 13,409	$ 13,677	$ 13,950	$ 14,229	$ 14,514	$ 14,804	$ 15,100	$ 15,402	$ 15,710	$ 16,025	$ 16,345
Total MSHDA Reimbursement Balance				*$ 649,701*	*$ 641,848*	*$ 620,750*	*$ 599,230*	*$ 577,279*	*$ 554,889*	*$ 532,052*	*$ 508,757*	*$ 484,997*	*$ 460,762*	*$ 436,042*	*$ 410,827*	*$ 385,109*	*$ 358,875*	*$ 332,118*	*$ 304,825*
State MSHDA Balance to Be Reimbursed				*$ 265,018*	*$ 261,868*	*$ 253,405*	*$ 244,773*	*$ 235,968*	*$ 226,987*	*$ 217,826*	*$ 208,482*	*$ 198,952*	*$ 189,230*	*$ 179,314*	*$ 169,200*	*$ 158,884*	*$ 148,361*	*$ 137,628*	*$ 126,680*
Local MSHDA Balance to Be Reimbursed				*$ 384,683*	*$ 379,980*	*$ 367,345*	*$ 354,457*	*$ 341,311*	*$ 327,903*	*$ 314,226*	*$ 300,275*	*$ 286,046*	*$ 271,532*	*$ 256,727*	*$ 241,627*	*$ 226,225*	*$ 210,514*	*$ 194,489*	*$ 178,144*
Local Only Costs	3%		$ -		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Local Tax Reimbursement																			
Total Local Only Reimbursement Balance				$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Annual Reimbursement				$ -	*$ 7,853*	*$ 21,098*	*$ 21,520*	*$ 21,951*	*$ 22,390*	*$ 22,838*	*$ 23,294*	*$ 23,760*	*$ 24,235*	*$ 24,720*	*$ 25,214*	*$ 25,719*	*$ 26,233*	*$ 26,758*	*$ 27,293*

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
226 W. Main Brownfield Plan
City of Evart Brownfield Redevelopment Authority

												Local and State Brownfield TIF Capture Ends					**LBRF Capture Ends**
Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32		
Capture Year	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30		
Calendar Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2055	2056		
Total State Incremental Revenue	$ 12,762	$ 13,017	$ 13,278	$ 13,543	$ 13,814	$ 14,090	$ 14,372	$ 14,660	$ 14,953	$ 15,252							
State Brownfield Revolving Fund (50% of SET)	$ 1,595	$ 1,627	$ 1,660	$ 1,693	$ 1,727	$ 1,761	$ 1,797	$ 1,832	$ 1,869	$ 1,906							
LBRF Allocation	$ -	$ -															
State TIR Available for Reimbursement	**$ 11,167**	**$ 11,390**	**$ 11,618**	**$ 11,850**	**$ 12,087**	**$ 12,329**	**$ 12,576**	**$ 12,827**	**$ 13,084**	**$ 13,345**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**		
Total Local Incremental Revenue	$ 18,525	$ 18,895	$ 19,273	$ 19,658	$ 20,052	$ 20,453	$ 20,862	$ 21,279	$ 21,704	$ 22,139	$ 22,581	$ 23,033	$ 23,494	$ 23,963	$ 24,443		
BRA Administrative Fee	$ 926	$ 945	$ 964	$ 983	$ 1,003	$ 1,023	$ 1,043	$ 1,064	$ 1,085	$ 1,107	$ 1,129	$ 1,152	$ 1,175	$ 1,198	$ 1,222		
LBRF Allocation	$ 926	$ 945	$ 964	$ 983	$ 1,003	$ 1,023	$ 1,043	$ 1,064	$ 1,085	$ 1,107	$ 21,452	$ 21,881	$ 22,319	$ 22,765	$ 23,221		
Local TIR Available for Reimbursement	**$ 16,672**	**$ 17,006**	**$ 17,346**	**$ 17,693**	**$ 18,046**	**$ 18,407**	**$ 18,775**	**$ 19,151**	**$ 19,534**	**$ 19,925**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**		
Total State & Local TIR Available	**$ 27,839**	**$ 28,396**	**$ 28,964**	**$ 29,543**	**$ 30,134**	**$ 30,736**	**$ 31,351**	**$ 31,978**	**$ 32,618**	**$ 33,270**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**		
REIMBURSEMENT	90%	90%	90%	90%	90%	96%	100%	100%	100%	100%	0%	0%	0%	0%	0%		
Reimbursement	$ 25,055	$ 25,556	$ 26,067	$ 26,588	$ 27,120	$ 29,709	$ 31,351	$ 31,978	$ 32,618	$ 33,270	$ -	$ -	$ -	$ -	$ -		
Reimbursement Balance	***$ 264,257***	***$ 238,701***	***$ 212,634***	***$ 186,046***	***$ 158,926***	***$ 129,217***	***$ 97,866***	***$ 65,888***	***$ 33,270***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***		
CEBRA	10%	10%	10%	10%	10%	4%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
CEBRA Reimbursement	$ 2,784	$ 2,840	$ 2,896	$ 2,954	$ 3,010	$ 1,027	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -		
CEBRA Reimbursement Balance	***$ 12,728***	***$ 9,889***	***$ 6,993***	***$ 4,038***	***$ 1,028***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***	***$ 0***		
MSHDA Housing Development Costs	*$ 27,839*	*$ 28,396*	*$ 28,964*	*$ 29,543*	*$ 30,134*	*$ 30,129*	*$ 31,351*	*$ 31,978*	*$ 32,618*	*$ 28,874*							
State Tax Reimbursement	$ 11,167	$ 11,390	$ 11,618	$ 11,850	$ 12,087	$ 17,984	$ 12,576	$ 12,827	$ 13,084	$ 10,058							
Local Tax Reimbursement	$ 16,672	$ 17,006	$ 17,346	$ 17,693	$ 18,046	$ 12,145	$ 18,775	$ 19,151	$ 19,534	$ 18,816							
Total MSHDA Reimbursement Balance	*$ 276,986*	*$ 248,590*	*$ 219,627*	*$ 190,084*	*$ 159,950*	*$ 129,821*	*$ 98,470*	*$ 66,492*	*$ 33,874*	*$ 5,000*							
State MSHDA Balance to Be Reimbursed	*$ 115,514*	*$ 104,124*	*$ 92,506*	*$ 80,656*	*$ 68,568*	*$ 50,584*	*$ 38,009*	*$ 25,182*	*$ 12,098*	*$ 2,040*							
Local MSHDA Balance to Be Reimbursed	*$ 161,472*	*$ 144,467*	*$ 127,121*	*$ 109,429*	*$ 91,382*	*$ 79,237*	*$ 60,461*	*$ 41,310*	*$ 21,776*	*$ 2,961*							
Local Only Costs	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*							
Local Tax Reimbursement																	
Total Local Only Reimbursement Balance	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*		
Total Annual Reimbursement	*$ 27,839*	*$ 28,396*	*$ 28,964*	*$ 29,543*	*$ 30,134*	*$ 30,129*	*$ 31,351*	*$ 31,978*	*$ 32,618*	*$ 28,874*	*$ -*	*$ -*	*$ -*	*$ -*	*$ -*		

Table 3

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: 226 N. Main

FORMULA	Location	Type	Control Rent	-	Project Rent	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit
FMR	Osceola	1 bedroom	$1,873	-	$1,000	=	$873	x	1	x	12	x	20	=	$209,400	$209,400
FMR	Osceola	1 bedroom	$1,873	-	$1,100	=	$773	x	1	x	12	x	20	=	$185,400	$185,400
FMR	Osceola	1 bedroom	$1,873	-	$900	=	$973	x	2	x	12	x	20	=	$466,800	$233,400
					TOTAL Housing Subsidy				3						$676,200	$225,400
					Other Housing Activities Allowed Under Public Act 90 of 2023											$0
					Developer will utilize the remainder of the TIF capture for the following items: 1 Site Preparation/Demolition 2 Infrastructure Development 3 Relocation Expenses 4 Plus Other TIF Related Expenses											
					Approved BRA TIF Request				3						$574,701	$191,567

The FY 2026 Osceola County, MI FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	$744	$749	$983	$1,182	$1,394
FY 2025 FMR	$707	$711	$933	$1,134	$1,328

ATTACHMENT A – BROWNFIELD PLAN RESOLUTION

CITY OF EVART
County of Osceola, Michigan

RESOLUTION NO. 2026-__

Resolution to Approve 226 N. Main Brownfield Plan

WHEREAS, The Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996 as amended, authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historic or housing property through tax increment financing of eligible environmental, non-environmental and/or housing development activities; and

WHEREAS, The Evart City Council has established the City of Evart Brownfield Redevelopment Authority; and

WHEREAS, A Brownfield/ Plan for the redevelopment of the former Evart Jewelers at 226 N. Main Street into commercial uses and residential apartments for income qualified households at or below 120% of Osceola County's Area Median Income that outlines the qualifications, costs, impacts, and incentives has been prepared has been submitted to authorize the capture of future tax increment revenues to reimburse Brownfield Eligible Activities under Act 381 with the adoption of the Brownfield Plan;

WHEREAS, the City of Evart Brownfield Redevelopment Authority reviewed the 226 N. Main Brownfield Plan at their September 23, 2026 meeting and determined that the 226 N. Main Brownfield Plan meets the requirements of Act 381 and constitutes a public purpose to meet a critical community need for affordable and workforce housing, increase tax base and redevelop vacant downtown property and recommends approval by Evart City Council; and

WHEREAS, a public hearing on the Brownfield Plan was held on October 5, 2026, and notice of the public hearing and notice to taxing jurisdictions has been provided in compliance with the requirements of Act 381; and

NOW THEREFORE BE IT RESOLVED

That the Evart City Council has reviewed the 226 N. Main Brownfield Plan and finds, in accordance with the requirements of Section 14 of Act 381 that:

(a) The Brownfield Plan constitutes a public purpose of providing workforce housing, redevelopment of underutilized property, increased private investment and property tax value;
(b) The Brownfield Plan meets the requirements of Section 13 and Section 13b of Act 381, Brownfield Plan Provisions as described in the Brownfield Plan, consistent with the format recommended by the State of Michigan, including a description of the costs intended to be paid with tax increment revenues, a brief summary of eligible activities, estimate of captured taxable value and tax increment revenues, method of financing, maximum amount of indebtedness, beginning date and duration of capture, estimate of impact on taxing jurisdictions, legal description of eligible property;
(c) The proposed method of financing the costs of eligible activities, private financing arranged by 226 Properties II is feasible and no financing by the Authority is proposed; and
(d) The costs of Eligible Activities proposed are reasonable and necessary to carry out the purposes of Act 381; and

(e) The amount of captured taxable value estimated from the adoption of the Brownfield Plan is reasonable, based on calculations of the tax revenues derived from taxable value increases and millage rates approved and authorized by the taxing jurisdictions on an annualized basis and balances against the outstanding eligible activity obligation approved as part of the Brownfield Plan and expenses reviewed and approved by the Roscommon County Brownfield Redevelopment Authority; and

BE IT FURTHER RESOLVED**,** that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, *et seq,* the Evart City Council hereby approves the 226 N. Main Brownfield Plan.

Motion made by _____, seconded by _____ to adopt this Resolution 2026-__

YEAS:_____

NAYS:_____

ABSENT:_____

ABSTAIN:_____

RESOLUTION DECLARED ADOPTED
Accepted this __st day of _____ 2026

_____
Roger Elkins, Mayor

INTERLOCAL AGREEMENT: CITY OF EVART BROWNFIELD REDEVELOPMENT AUTHORITY/CITY OF EVART DOWNTOWN DEVELOPMENT AUTHORITY

INTERLOCAL AGREEMENT TO USE DDA TAX INCREMENT REVENUES FOR THE 226 N. MAIN REDEVELOPMENT BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Urban Cooperation Act, PA 7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the City of Evart Downtown Development Authority ("DDA") was duly established pursuant to PA 57 of 2018 as amended (Act 57); and

WHEREAS, the City of Evart Brownfield Redevelopment Authority ("CEBRA") was duly established pursuant to PA 381, 1996, as amended (Act 381); and

WHEREAS, the CEBRA and DDA are each considered a "public agency" under Act 7; and

WHEREAS, the CEBRA has the authority to pay for "Eligible Activities" and capture tax increment revenues generated by the levy of certain taxes via approved Brownfield Plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay certain activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Evart Downtown Development Authority Tax Increment Financing Plan, as amended (the "DDA Plan"), and

WHEREAS, the DDA and the CEBRA now wish to enter into this Interlocal Agreement to transfer the DDA tax increment revenues generated by the redevelopment of property located at 226 N. Main Street in Evart, Michigan ("Eligible Property") to the CEBRA to reimburse certain Eligible Activities as defined in Act 381 ("Eligible Activities"), pursuant to the 226 N. Main Redevelopment Brownfield Plan ("Brownfield Plan"); and

THEREFORE, the DDA and CEBRA agree as follows:

1. **Transfer and Use of Tax Increment Revenues**. Only upon affirmative vote by CEBRA and the Evart City Council approving the Brownfield Plan, shall the tax increment revenues captured by the DDA generated by the Eligible Property be transferred to the CEBRA to reimburse approved Eligible Activities, CEBRA administration and operation cost, transfers to the State Brownfield Fund as required by Act 381, and deposits into the Local Brownfield Revolving Fund (LBRF). Tax Increment Revenues to be transferred will be based on the Initial Taxable Value identified in the Brownfield Plan as of December 31, 2025. The DDA shall retain all applicable tax increment revenue generated by the Eligible Property up to the Brownfield Initial Taxable Value.

2. **Limitation to Tax Increment Revenues from Eligible Property.** The DDA shall only transfer to the CEBRA the tax increment revenues generated by the Eligible Property to reimburse approved Eligible Activity and other costs in the approved Brownfield Plan, authorized by Act 381, and approved by the CEBRA and the Evart City Council.

Upon conclusion or dissolution of the Brownfield Plan, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.

3. **DDA Obligation Subordinate to Existing Bonds.** This DDA's obligation to transfer captured tax revenues to the CEBRA pursuant to this Agreement is subordinate to, and contingent upon the ability of the DDA to capture sufficient tax increment revenues from the captured assessed value of the property in its TIF District other than the Eligible Property to pay it annual debt service obligations on bonds and other obligations issued by the DDA pursuant to PA 57 of 2018. In the event that the DDA does not have sufficient funds from tax increment revenues from the captured assessed values of the property in its TIF District other than the Eligible Property to pay its annual debt service on such bonds or other obligations, then the DDA shall not be obligated to transfer tax increment revenues from the Eligible Property to the CEBRA in that year and so long as a shortfall exists, so that the DDA may use the tax increment revenues generated from the Eligible Property to pay its annual debt service obligations on such bonds. In such instances where the DDA uses tax increment revenues from the Eligible Property to pay its annual debt service on such bonds or other obligations, it is understood that once these obligations are met the transfer of tax increment revenues from the Eligible Property will continue until Eligible Activities are reimbursed.

4. **CEBRA as Agent under This Agreement.** The parties designate the CEBRA as the agent to receive and disburse all tax increment revenues generated by the Eligible Properties until such time as all obligations of the approved Brownfield Plan have been satisfied.

5. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the DDA and CEBRA and duly executed by their authorized representatives and filed with the Evart County Clerk and Secretary of State of the State of Michigan as required by Act 7.

6. **Severability.** To the extent that any provisions contained in this Agreement is deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

7. **Term.** The parties agree that the transfer of tax increment revenue from the Eligible Property to reimburse Eligible Activities, CEBRA administration and operating costs, transfers to the State Brownfield Fund as required by Act 381, and LBRF deposits shall begin once tax increment revenues are collected from the Eligible Property, which will occur after the official approval of the Brownfield Plan by the Evart City Council. This contract extends until all obligations under this contract are met.

The DDA and CEBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This agreement was approved by Evart Downtown Development Authority. The Chairperson and Secretary were authorized to sign this Agreement on the 23rd day of September, 2026 and was signed by the Chairperson and Secretary on the _____ day of _____, 2026.

Witnesses

CITY OF EVART DOWNTOWN DEVELOPMENT AUTHORITY

_____

_____
Chairperson,

_____

_____
Secretary

Subscribed and sworn to before me on this _____ day of _____, 2026.

_____

_____

Notary Public, Evart City Clerk
My commission expires

_____

This agreement was approved by the Evart Brownfield Redevelopment Authority. The Chairperson and Secretary were authorized to sign this agreement on the 23rd day of September, 2026 and was signed on the _____ day of _____, 2026.

Witnesses

CITY OF EVART BROWNFIELD REDEVELOPMENT AUTHORITY

_____

_____
Chairperson,

_____

_____
Secretary,

Subscribed and sworn to me this _____ day of _____, 2026.

_____

_____

Notary Public, Evart City Clerk
My commission expires:

_____

INTERLOCAL AGREEMENT TO USE DDA TAX INCREMENT REVENUES FOR THE 226 N. MAIN REDEVELOPMENT BROWNFIELD REDEVELOPMENT PROJECT

WHEREAS, the Urban Cooperation Act, PA 7 of 1967, Extra Session (Act 7), provides that a public agency may enter into interlocal agreements with other public agencies to exercise jointly any power, privilege, or authority that the agencies share to in common and that each might exercise separately; and

WHEREAS, the City of Evart Downtown Development Authority ("DDA") was duly established pursuant to PA 57 of 2018 as amended (Act 57); and

WHEREAS, the City of Evart Brownfield Redevelopment Authority ("CEBRA") was duly established pursuant to PA 381, 1996, as amended (Act 381); and

WHEREAS, the CEBRA and DDA are each considered a "public agency" under Act 7; and

WHEREAS, the CEBRA has the authority to pay for "Eligible Activities" and capture tax increment revenues generated by the levy of certain taxes via approved Brownfield Plans pursuant to and as described in Act 381; and

WHEREAS, the DDA has the authority to pay certain activities and capture tax increment revenues generated by the levy of certain taxes on the property pursuant to the Evart Downtown Development Authority Tax Increment Financing Plan, as amended (the "DDA Plan"), and

WHEREAS, the DDA and the CEBRA now wish to enter into this Interlocal Agreement to transfer the DDA tax increment revenues generated by the redevelopment of property located at 226 N. Main Street in Evart, Michigan ("Eligible Property") to the CEBRA to reimburse certain Eligible Activities as defined in Act 381 ("Eligible Activities"), pursuant to the 226 N. Main Redevelopment Brownfield Plan ("Brownfield Plan"); and

THEREFORE, the DDA and CEBRA agree as follows:

1. **Transfer and Use of Tax Increment Revenues**. Only upon affirmative vote by CEBRA and the Evart City Council approving the Brownfield Plan, shall the tax increment revenues captured by the DDA generated by the Eligible Property be transferred to the CEBRA to reimburse approved Eligible Activities, CEBRA administration and operation cost, transfers to the State Brownfield Fund as required by Act 381, and deposits into the Local Brownfield Revolving Fund (LBRF). Tax Increment Revenues to be transferred will be based on the Initial Taxable Value identified in the Brownfield Plan as of December 31, 2025. The DDA shall retain all applicable tax increment revenue generated by the Eligible Property up to the Brownfield Initial Taxable Value.

2. **Limitation to Tax Increment Revenues from Eligible Property.** The DDA shall only transfer to the CEBRA the tax increment revenues generated by the Eligible Property to reimburse approved Eligible Activity and other costs in the approved Brownfield Plan, authorized by Act 381, and approved by the CEBRA and the Evart City Council.

Upon conclusion or dissolution of the Brownfield Plan, all tax increment revenues generated by the eligible property shall be captured by the DDA as stated in the DDA Plan.

3. **DDA Obligation Subordinate to Existing Bonds.** This DDA's obligation to transfer captured tax revenues to the CEBRA pursuant to this Agreement is subordinate to, and contingent upon the ability of the DDA to capture sufficient tax increment revenues from the captured assessed value of the property in its TIF District other than the Eligible Property to pay it annual debt service obligations on bonds and other obligations issued by the DDA pursuant to PA 57 of 2018. In the event that the DDA does not have sufficient funds from tax increment revenues from the captured assessed values of the property in its TIF District other than the Eligible Property to pay its annual debt service on such bonds or other obligations, then the DDA shall not be obligated to transfer tax increment revenues from the Eligible Property to the CEBRA in that year and so long as a shortfall exists, so that the DDA may use the tax increment revenues generated from the Eligible Property to pay its annual debt service obligations on such bonds. In such instances where the DDA uses tax increment revenues from the Eligible Property to pay its annual debt service on such bonds or other obligations, it is understood that once these obligations are met the transfer of tax increment revenues from the Eligible Property will continue until Eligible Activities are reimbursed.

4. **CEBRA as Agent under This Agreement.** The parties designate the CEBRA as the agent to receive and disburse all tax increment revenues generated by the Eligible Properties until such time as all obligations of the approved Brownfield Plan have been satisfied.

5. **Effective Date.** The Agreement shall commence upon its approval by the legislative bodies of the DDA and CEBRA and duly executed by their authorized representatives and filed with the Evart County Clerk and Secretary of State of the State of Michigan as required by Act 7.

6. **Severability.** To the extent that any provisions contained in this Agreement is deemed unenforceable, to the extent possible, the remaining terms shall remain in effect.

7. **Term.** The parties agree that the transfer of tax increment revenue from the Eligible Property to reimburse Eligible Activities, CEBRA administration and operating costs, transfers to the State Brownfield Fund as required by Act 381, and LBRF deposits shall begin once tax increment revenues are collected from the Eligible Property, which will occur after the official approval of the Brownfield Plan by the Evart City Council. This contract extends until all obligations under this contract are met.

The DDA and CEBRA, by their authorized representatives, have executed this Agreement as indicated on the attached signature page:

This agreement was approved by Evart Downtown Development Authority. The Chairperson and Secretary were authorized to sign this Agreement on the 23rd day of September, 2026 and was signed by the Chairperson and Secretary on the _____ day of _____, 2026.

Witnesses

CITY OF EVART DOWNTOWN DEVELOPMENT AUTHORITY

_____

_____
Chairperson,

_____

_____
Secretary

Subscribed and sworn to before me on this _____ day of _____, 2026.

_____

_____

Notary Public, Evart City Clerk
My commission expires

_____

This agreement was approved by the Evart Brownfield Redevelopment Authority. The Chairperson and Secretary were authorized to sign this agreement on the 23rd day of September, 2026 and was signed on the _____ day of _____, 2026.

Witnesses

CITY OF EVART BROWNFIELD REDEVELOPMENT AUTHORITY

_____

_____
Chairperson,

_____

_____
Secretary,

Subscribed and sworn to me this _____ day of _____, 2026.

_____

_____

Notary Public, Evart City Clerk
My commission expires:

_____

CHECK DISBURSEMENT REPORT FOR CITY OF EVART

CHECK DATE 10/06/2026 - 10/19/2026

BANK CODE: 751 - VENDOR

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
10/19/2026	751	3474(E)	CAMPSPOT	PROFESSIONAL SERVICES	801.000	756	108.84
10/19/2026	751	3475(E)*#	CONSUMERS ENERGY	UTILITIES	921.000	448	2,289.21
				UTILITIES	921.000	567	35.09
	Check 751 3475(E) Total for Fund 101 GENERAL FUND						2,324.30
10/19/2026	751	3477(E)	O'REILLY AUTO PARTS	OPERATING SUPPLIES	740.000	441	78.87
10/19/2026	751	3478(A)	CHARTER COMMUNICATIONS	COMMUNICATIONS	850.000	756	14.63
10/19/2026	751	3480(A)	CROSSROADS TESTING SERVICES	PHYSICALS/DRUG TESTING	840.000	301	45.00
				PHYSICALS/DRUG TESTING	840.000	301	45.00
	Check 751 3480(A) Total for Fund 101 GENERAL FUND						90.00
10/19/2026	751	3481(A)*#	DRUG SCREEN PLUS	PHYSICALS/DRUG TESTING	840.000	301	47.00
				PHYSICALS/DRUG TESTING	840.000	441	28.33
	Check 751 3481(A) Total for Fund 101 GENERAL FUND						75.33
10/19/2026	751	3484(A)*#	FILE SAFE, INC	PROFESSIONAL SERVICES	801.000	265	22.58
10/19/2026	751	3487(A)*#	REPUBLIC SERVICES #239	PROFESSIONAL SERVICES	801.000	441	124.95
				PROFESSIONAL SERVICES	801.000	567	68.25
				PROFESSIONAL SERVICES	801.000	751	124.95
				PROFESSIONAL SERVICES	801.000	528	12,707.18
	Check 751 3487(A) Total for Fund 101 GENERAL FUND						13,025.33
10/19/2026	751	3488(A)*#	SCOTLAND OIL COMPANY, INC.	GAS AND OIL	861.000	301	252.63
10/19/2026	751	3489(A)*#	SMITH LUMBER CO	OPERATING SUPPLIES	740.000	440	14.79
				OPERATING SUPPLIES	740.000	441	17.99
				REPAIRS AND MAINTENANCE	930.000	440	12.49
				OPERATING SUPPLIES	740.000	441	10.98
				REPAIRS AND MAINTENANCE	930.000	265	65.46
				OPERATING SUPPLIES	740.000	440	25.97
				OPERATING SUPPLIES	740.000	441	3.42
				REPAIRS AND MAINTENANCE	930.000	440	49.99
	Check 751 3489(A) Total for Fund 101 GENERAL FUND						201.09
10/19/2026	751	3490(A)*#	TELNET WORLDWIDE	COMMUNICATIONS	850.000	265	67.73
10/19/2026	751	3491(A)	TELNET WORLDWIDE	COMMUNICATIONS	850.000	301	218.47
10/19/2026	751	3494(A)*#	TUPPER, VICTORIA	TRAVEL EXPENSES	860.000	441	5.99
				OPERATING SUPPLIES	740.000	265	5.97
	Check 751 3494(A) Total for Fund 101 GENERAL FUND						11.96
10/19/2026	751	3495(A)*#	UNIFIRST CORPORATION	PROFESSIONAL SERVICES	801.000	441	56.27
10/19/2026	751	3496(A)	VIRTUAL ACADEMY	PA 302 EXPENDITURES	610.302	301	300.00
10/19/2026	751	3497(A)*#	WILLIAMS, ERIC D.	PROFESSIONAL SERVICES	801.000	266	377.50
10/13/2026	751	41114	ELLEN'S EQUIPMENT, INC	CAPITAL OUTLAY-CAPITALIZED	970.100	441	67,902.99
10/19/2026	751	41115	BARNETT'S AUTO REPAIR	PROFESSIONAL SERVICES	801.000	301	63.00
10/19/2026	751	41116	CORE TECHNOLOGY CORPORATION	COMPUTERS/EQUIPMENT/IT	799.000	301	174.24

CHECK DISBURSEMENT REPORT FOR CITY OF EVART

CHECK DATE 10/06/2026 - 10/19/2026

BANK CODE: 751 - VENDOR

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 101 GENERAL FUND							
10/19/2026	751	41117*#	DTE ENERGY	UTILITIES	921.000	301	76.45
				UTILITIES	921.000	265	54.47
		Check 751 41117 Total for Fund 101 GENERAL FUND					130.92
10/19/2026	751	41119	MMTA - MICHIGAN MUNICIPAL	MEMBERSHIP AND DUES	960.000	253	99.00
10/19/2026	751	41120	OSCEOLA COUNTY BUILDING DEPT	RENTAL INSPECTIONS	801.003	701	700.00
10/19/2026	751	41121	PIVOT POINT PARTNERS, LLC	MEMBERSHIP AND DUES	960.000	257	307.30
10/19/2026	751	41122*#	SMALL BUSINESS ASSOC. OF MICHIGAN	MEMBERSHIP AND DUES	960.000	265	143.00
10/19/2026	751	41123	STATE OF MI STATE OF MI - MDOT	LICENSES - EXPENSE	808.000	595	50.00
10/19/2026	751	41124	STATE OF MICHIGAN	PERMITS AND FEES	729.000	756	160.00
10/19/2026	751	41125	STONE HILL VETERINARY CLINIC	K-9 RELATED EXPENSES	726.000	301	1,045.25
Total For Fund: 101							88,001.23
Fund: 202 MAJOR STREET							
10/19/2026	751	3489(A)*#	SMITH LUMBER CO	REPAIRS AND MAINTENANCE	930.000	444	40.74
Total For Fund: 202							40.74
Fund: 203 LOCAL STREET							
10/19/2026	751	3489(A)*#	SMITH LUMBER CO	REPAIRS AND MAINTENANCE	930.000	444	40.74
Total For Fund: 203							40.74
Fund: 590 SEWER FUND							
10/07/2026	751	3470(E)*#	LINGO	COMMUNICATIONS	850.000	537	214.68
10/13/2026	751	3473(A)	F&V CONSTRUCTION	PROFESSIONAL SERVICES	801.000	537	527,090.00
10/19/2026	751	3476(E)*#	LINGO	COMMUNICATIONS	850.000	537	326.82
10/19/2026	751	3481(A)*#	DRUG SCREEN PLUS	PHYSICALS/DRUG TESTING	840.000	537	28.33
10/19/2026	751	3482(A)	DUBOIS-COOPER	REPAIRS AND MAINTENANCE	930.000	539	438.00
10/19/2026	751	3483(A)	EMILY PANTERA CONSULTING	PROFESSIONAL SERVICES	801.000	537	1,850.00
10/19/2026	751	3484(A)*#	FILE SAFE, INC	PROFESSIONAL SERVICES	801.000	538	22.58
10/19/2026	751	3486(A)*#	MY MICHIGAN HEALTH	PHYSICALS/DRUG TESTING	840.000	537	27.50
10/19/2026	751	3487(A)*#	REPUBLIC SERVICES #239	PROFESSIONAL SERVICES	801.000	538	34.12
10/19/2026	751	3489(A)*#	SMITH LUMBER CO	REPAIRS AND MAINTENANCE	930.000	539	21.48
				OPERATING SUPPLIES	740.000	537	3.42
		Check 751 3489(A) Total for Fund 590 SEWER FUND					24.90
10/19/2026	751	3490(A)*#	TELNET WORLDWIDE	COMMUNICATIONS	850.000	537	67.73
10/19/2026	751	3492(A)*#	THE POLICE AND SHERIFFS PRESS	PUBLISHING/PRINTING	900.000	537	10.00
10/19/2026	751	3493(A)*#	TRACE ANALYTICAL LABORATORIES	OUTSOURCED TESTING	730.000	538	131.22

CHECK DISBURSEMENT REPORT FOR CITY OF EVART

CHECK DATE 10/06/2026 - 10/19/2026

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Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 590 SEWER FUND							
10/19/2026	751	3494(A)*#	TUPPER, VICTORIA	TRAVEL EXPENSES	860.000	537	5.99
10/19/2026	751	3495(A)*#	UNIFIRST CORPORATION	PROFESSIONAL SERVICES	801.000	538	56.27
10/19/2026	751	3497(A)*#	WILLIAMS, ERIC D.	PROFESSIONAL SERVICES	801.000	537	152.50
10/19/2026	751	41117*#	DTE ENERGY	UTILITIES	921.000	538	53.60
				UTILITIES	921.000	538	77.45
	Check 751 41117 Total for Fund 590 SEWER FUND						131.05
10/19/2026	751	41122*#	SMALL BUSINESS ASSOC. OF MICHIGAN	MEMBERSHIP AND DUES	960.000	537	143.00
Total For Fund: 590							530,754.69
Fund: 591 WATER FUND							
10/07/2026	751	3470(E)*#	LINGO	COMMUNICATIONS	850.000	545	214.67
10/13/2026	751	3472(A)	F&V CONSTRUCTION	PROFESSIONAL SERVICES	801.000	545	608,043.00
10/19/2026	751	3475(E)*#	CONSUMERS ENERGY	UTILITIES	921.000	546	57.49
10/19/2026	751	3476(E)*#	LINGO	COMMUNICATIONS	850.000	545	326.81
10/19/2026	751	3481(A)*#	DRUG SCREEN PLUS	PHYSICALS/DRUG TESTING	840.000	545	28.34
10/19/2026	751	3484(A)*#	FILE SAFE, INC	PROFESSIONAL SERVICES	801.000	545	22.59
10/19/2026	751	3485(A)	MWEA	MEMBERSHIP AND DUES	960.000	545	115.00
10/19/2026	751	3486(A)*#	MY MICHIGAN HEALTH	PHYSICALS/DRUG TESTING	840.000	545	27.50
10/19/2026	751	3487(A)*#	REPUBLIC SERVICES #239	PROFESSIONAL SERVICES	801.000	547	34.13
10/19/2026	751	3489(A)*#	SMITH LUMBER CO	REPAIRS AND MAINTENANCE	930.000	547	21.49
				REPAIRS AND MAINTENANCE	930.000	547	117.71
				OPERATING SUPPLIES	740.000	545	3.43
				REPAIRS AND MAINTENANCE	930.000	547	63.32
	Check 751 3489(A) Total for Fund 591 WATER FUND						205.95
10/19/2026	751	3490(A)*#	TELNET WORLDWIDE	COMMUNICATIONS	850.000	545	67.73
10/19/2026	751	3492(A)*#	THE POLICE AND SHERIFFS PRESS	PUBLISHING/PRINTING	900.000	545	10.00
10/19/2026	751	3493(A)*#	TRACE ANALYTICAL LABORATORIES	OUTSOURCED TESTING	730.000	546	672.00
				OUTSOURCED TESTING	730.000	546	131.22
	Check 751 3493(A) Total for Fund 591 WATER FUND						803.22
10/19/2026	751	3494(A)*#	TUPPER, VICTORIA	TRAVEL EXPENSES	860.000	545	5.99
10/19/2026	751	3495(A)*#	UNIFIRST CORPORATION	PROFESSIONAL SERVICES	801.000	545	56.26
10/19/2026	751	3497(A)*#	WILLIAMS, ERIC D.	PROFESSIONAL SERVICES	801.000	545	90.00
10/19/2026	751	41118	ETNA SUPPLY	OPERATING SUPPLIES	740.000	547	270.00
				OPERATING SUPPLIES	740.000	547	417.00
	Check 751 41118 Total for Fund 591 WATER FUND						687.00
10/19/2026	751	41122*#	SMALL BUSINESS ASSOC. OF MICHIGAN	MEMBERSHIP AND DUES	960.000	545	143.00

CHECK DISBURSEMENT REPORT FOR CITY OF EVART

CHECK DATE 10/06/2026 - 10/19/2026

BANK CODE: 751 - VENDOR

Check Date	Bank Account	Check #	Payee	Description	Account	Dept	Amount
Fund: 591 WATER FUND							
Total For Fund: 591							610,938.68
Fund: 661 EQUIPMENT POOL FUND							
10/19/2026	751	3479(A)	COYNE OIL CORPORATION	OPERATING SUPPLIES	740.000	594	863.28
10/19/2026	751	3488(A)*#	SCOTLAND OIL COMPANY, INC.	GAS AND OIL	861.000	594	2,384.15
				GAS AND OIL	861.000	594	646.50
	Check 751 3488(A) Total for Fund 661 EQUIPMENT POOL FUND						3,030.65
Total For Fund: 661							3,893.93
Fund: 701 TRUST AND AGENCY							
10/06/2026	751	3469(A)	OSCEOLA COUNTY TREASURER	DUE TO COUNTY -TRAILER TAX	222.434	000	43.00
				DUE TO STATE ED - TRAILER TAX	228.434	000	172.00
	Check 751 3469(A) Total for Fund 701 TRUST AND AGENCY						215.00
Total For Fund: 701							215.00
Fund: 702 WINTER TAX							
10/07/2026	751	41112	EVART FIRE DEPARTMENT	DUE TO FIRE DIST MILLAGE	214.481	000	3.72
Total For Fund: 702							3.72
Fund: 703 SUMMER TAX							
10/07/2026	751	3471(A)	OSCEOLA COUNTY TREASURER	DUE TO STATE EDUCATION TAX	214.221	000	1,181.44
				STATE ED TAX INTEREST	228.110	000	12.95
				DUE TO COUNTY	214.222	000	1,159.69
				DUE TO COUNTY - INTEREST	222.100	000	12.68
	Check 751 3471(A) Total for Fund 703 SUMMER TAX						2,366.76
10/07/2026	751	41111	CITY OF EVART	DUE TO GENL - PROPERTY TAX	214.102	000	2,512.43
				DUE TO GENL-ADMIN FEE	214.104	000	26.26
				INTEREST & PENALTY	214.103	000	186.63
				RUBBISH PENALTY	214.210	000	177.27
				DUE TO WATER FUND	214.591	000	56.23
				DUE TO SEWER FUND	214.590	000	443.81
	Check 751 41111 Total for Fund 703 SUMMER TAX						3,402.63
10/07/2026	751	41113	EVART PUBLIC LIBRARY	DUE TO LIBRARY	214.223	000	1.86
				DUE TO LIBRARY - INTEREST	223.100	000	0.16
				DUE TO LIBRARY	214.223	000	175.91
				DUE TO LIBRARY - INTEREST	223.100	000	7.71
	Check 751 41113 Total for Fund 703 SUMMER TAX						185.64
Total For Fund: 703							5,955.03
Report Total:							1,239,843.76

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

REVENUE AND EXPENDITURE REPORT FOR CITY OF EVART

Balance As Of 10/31/2026

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
Department: 000 728						
101-000-403.000	CURRENT PROPERTY TAXES	580,000.00	576,801.49	2,512.43	3,198.51	99.45
101-000-404.000	ADMIN FEE/PROPERTY TAXES	13,500.00	5,328.29	26.26	8,171.71	39.47
101-000-434.000	TRAILER TAXES	175.00	26.00	0.00	149.00	14.86
101-000-435.000	PAYMENT IN LIEU OF TAXES	10,000.00	(9,020.88)	0.00	19,020.88	(90.21)
101-000-439.000	MARIJUANA TAX	55,000.00	0.00	0.00	55,000.00	0.00
101-000-445.000	PENALTIES AND INTEREST ON TAX	6,000.00	302.34	186.63	5,697.66	5.04
101-000-477.000	CABLE FRANCHISE	11,500.00	0.00	0.00	11,500.00	0.00
101-000-478.000	ZONING APPLICATION FEES	500.00	370.00	20.00	130.00	74.00
101-000-487.001	MARIJUANA PROVISION APP FEE	5,000.00	0.00	0.00	5,000.00	0.00
101-000-487.002	MARIJUANA GROW APP FEE	5,000.00	0.00	0.00	5,000.00	0.00
101-000-487.003	MARIJUANA EXCESS GROW APP FEE	5,000.00	0.00	0.00	5,000.00	0.00
101-000-487.004	MARIJUANA PROCESSOR APP FEE	5,000.00	0.00	0.00	5,000.00	0.00
101-000-491.000	MISC PERMITS	100.00	171.00	5.00	(71.00)	171.00
101-000-502.000-MSHDA	FEDERAL GRANTS	0.00	1,839.24	1,839.24	(1,839.24)	100.00
101-000-540.000-AIR26	STATE GRANTS	106,171.18	106,171.18	0.00	0.00	100.00
101-000-553.000	ELECTION REIMBURSEMENTS	0.00	3,296.12	1,207.50	(3,296.12)	100.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	100,000.00	0.00	0.00	100,000.00	0.00
101-000-574.000	STATE SHARED REVENUE	200,000.00	1,299.58	0.00	198,700.42	0.65
101-000-584.000	MIRACLE ON MAIN ST DONATIONS	500.00	0.00	0.00	500.00	0.00
101-000-636.000	FOUNDATION INSTALLATION	0.00	3,715.20	756.80	(3,715.20)	100.00
101-000-636.100	SPECIAL FOUNDATION ORDERS	0.00	150.00	100.00	(150.00)	100.00
101-000-637.000	GRAVE OPENINGS/CLOSINGS	0.00	6,650.00	2,900.00	(6,650.00)	100.00
101-000-640.000	REFUSE COLLECTION	161,000.00	38,118.34	(41.11)	122,881.66	23.68
101-000-642.000	SALES	0.00	4,600.00	0.00	(4,600.00)	100.00
101-000-647.000	INTEREST & PENALTIES	5,000.00	2,250.81	(7.06)	2,749.19	45.02
101-000-652.000	FINES & FORFEITS	150.00	140.00	0.00	10.00	93.33
101-000-658.000	BLIGHT FINES (NOT POLICE)	300.00	600.00	100.00	(300.00)	200.00
101-000-665.000	INTEREST-REVENUE	3,500.00	5,269.36	0.00	(1,769.36)	150.55
101-000-675.000	FIRE DEPT FINANCIALS	3,600.00	1,200.00	300.00	2,400.00	33.33
101-000-677.000	HOUSING COMM. PAYROLL	3,600.00	1,200.00	300.00	2,400.00	33.33
101-000-681.000	MISCELLANEOUS REVENUE	5,000.00	250,455.40	0.00	(245,455.40)	5,009.11
101-000-681.001	COPIES, FAXES	0.00	47.50	24.75	(47.50)	100.00
101-000-681.003	RENTAL INSPECTIONS	1,250.00	2,000.00	625.00	(750.00)	160.00
Total Dept 000 - 728		1,286,846.18	1,002,980.97	10,855.44	283,865.21	77.94
Department: 301 POLICE						
101-301-451.000	PUBLIC SAFETY MILLAGE	73,000.00	7.12	0.00	72,992.88	0.01
101-301-479.000	LIQUOR LICENSE	1,750.00	1,593.35	0.00	156.65	91.05
101-301-572.301	COMMUNITY POLICE FUND	1,000.00	500.00	0.00	500.00	50.00
101-301-573.000	LOCAL COMMUNITY STABILIZATION SHARE	14,700.00	0.00	0.00	14,700.00	0.00
101-301-574.000	STATE SHARED REVENUE	100.00	0.00	0.00	100.00	0.00
101-301-586.000	CANINE OFFICER DONATIONS	250.00	100.00	0.00	150.00	40.00
101-301-610.000	RESTITUTION	200.00	0.00	0.00	200.00	0.00
101-301-652.000	FINES & FORFEITS	1,000.00	433.15	0.00	566.85	43.32
101-301-681.000	MISCELLANEOUS REVENUE	8,000.00	2,498.95	0.00	5,501.05	31.24
101-301-681.002	POLICE REPORTS/FOIA	400.00	105.00	0.00	295.00	26.25
101-301-681.200	RESERVE PROGRAM DONATIONS	2,500.00	315.00	0.00	2,185.00	12.60
101-301-681.302	PA 302 REVENUE	1,150.00	640.92	640.92	509.08	55.73
101-301-681.304	CPE - CONT PROF EDU	3,000.00	0.00	0.00	3,000.00	0.00

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Revenues						
Department: 301 POLICE						
Total Dept 301 - POLICE		107,050.00	6,193.49	640.92	100,856.51	5.79
Department: 567 CEMETERY						
101-567-636.000	FOUNDATION INSTALLATION	3,500.00	0.00	0.00	3,500.00	0.00
101-567-637.000	GRAVE OPENINGS/CLOSINGS	7,500.00	0.00	0.00	7,500.00	0.00
101-567-642.000	CEMETERY GRAVE SALES	2,000.00	0.00	0.00	2,000.00	0.00
101-567-681.000	MISCELLANEOUS REVENUE	0.00	30.00	0.00	(30.00)	100.00
Total Dept 567 - CEMETERY		13,000.00	30.00	0.00	12,970.00	0.23
Department: 751 RECREATION & OTHER PARKS						
101-751-667.200	PAVILLION RENTAL	1,500.00	700.00	0.00	800.00	46.67
101-751-681.150	RIVERSIDEEAST/WEST PARK PASS REVENUE	250.00	438.25	0.00	(188.25)	175.30
Total Dept 751 - RECREATION & OTHER PARKS		1,750.00	1,138.25	0.00	611.75	65.04
Department: 756 RIVERSIDE PARK CAMPGROUND						
101-756-502.000	FEDERAL GRANTS	0.00	(345,727.00)	0.00	345,727.00	100.00
101-756-502.000-SPK24	FEDERAL GRANTS	500,000.00	514,015.00	49,592.00	(14,015.00)	102.80
101-756-642.400	DUMPING FEE (WASTEWATER)	150.00	90.00	0.00	60.00	60.00
101-756-642.500	SHOWER FEE	150.00	20.00	0.00	130.00	13.33
101-756-642.600	NON-CAMPER TRASH	50.00	90.00	0.00	(40.00)	180.00
101-756-667.300	CAMP SITE RENTAL	20,000.00	7,196.28	794.28	12,803.72	35.98
101-756-667.400	CAMPING FEES	500.00	186.90	45.00	313.10	37.38
101-756-681.000	MISCELLANEOUS REVENUE	0.00	71.08	0.00	(71.08)	100.00
101-756-682.400	REVENUE-PARK SALES	500.00	455.00	0.00	45.00	91.00
Total Dept 756 - RIVERSIDE PARK CAMPGROUND		521,350.00	176,397.26	50,431.28	344,952.74	33.83
Revenues		1,929,996.18	1,186,739.97	61,927.64	743,256.21	61.49
Account Category: Expenditures						
Department: 000 728						
101-000-955.000	MISCELLANEOUS EXPENSE	250.00	0.00	0.00	250.00	0.00
Total Dept 000 - 728		250.00	0.00	0.00	250.00	0.00
Department: 101 CITY COUNCIL						
101-101-707.000	WAGES, PART TIME	10,000.00	2,130.00	0.00	7,870.00	21.30
101-101-740.000	OPERATING SUPPLIES	100.00	0.00	0.00	100.00	0.00
101-101-957.000	EDUCATION AND TRAINING	1,500.00	0.00	0.00	1,500.00	0.00
Total Dept 101 - CITY COUNCIL		11,600.00	2,130.00	0.00	9,470.00	18.36
Department: 171 MAYOR						
101-171-707.000	WAGES, PART TIME	1,000.00	0.00	0.00	1,000.00	0.00
101-171-957.000	EDUCATION AND TRAINING	500.00	0.00	0.00	500.00	0.00
101-171-960.000	MEMBERSHIP AND DUES	100.00	0.00	0.00	100.00	0.00
Total Dept 171 - MAYOR		1,600.00	0.00	0.00	1,600.00	0.00
Department: 172 CITY MANAGER						
101-172-702.000	SALARIES	37,600.00	11,063.36	2,564.67	26,536.64	29.42
101-172-850.000	COMMUNICATIONS	480.00	160.00	40.00	320.00	33.33
101-172-860.000	TRAVEL EXPENSES	2,400.00	627.00	0.00	1,773.00	26.13
101-172-957.000	EDUCATION AND TRAINING	4,000.00	450.00	0.00	3,550.00	11.25
101-172-960.000	MEMBERSHIP AND DUES	3,000.00	0.00	0.00	3,000.00	0.00

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 172 CITY MANAGER						
Total Dept 172 - CITY MANAGER		47,480.00	12,300.36	2,604.67	35,179.64	25.91
Department: 202 PROFESSIONAL SERVICES						
101-202-803.000	INDEPENDENT AUDITOR SERVICES	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 202 - PROFESSIONAL SERVICES		20,000.00	0.00	0.00	20,000.00	0.00
Department: 215 CITY CLERK						
101-215-702.000	SALARIES	20,000.00	5,769.30	769.24	14,230.70	28.85
101-215-727.000	OFFICE SUPPLIES	100.00	23.69	23.69	76.31	23.69
101-215-740.000	OPERATING SUPPLIES	100.00	0.00	0.00	100.00	0.00
101-215-860.000	TRAVEL EXPENSES	700.00	0.00	0.00	700.00	0.00
101-215-900.000	PUBLISHING/PRINTING	1,500.00	173.76	0.00	1,326.24	11.58
101-215-957.000	EDUCATION AND TRAINING	1,000.00	525.00	0.00	475.00	52.50
101-215-960.000	MEMBERSHIP AND DUES	200.00	0.00	0.00	200.00	0.00
Total Dept 215 - CITY CLERK		23,600.00	6,491.75	792.93	17,108.25	27.51
Department: 247 BOARD OF REVIEW						
101-247-707.000	WAGES, PART TIME	2,000.00	0.00	0.00	2,000.00	0.00
101-247-860.000	TRAVEL EXPENSES	100.00	0.00	0.00	100.00	0.00
101-247-900.000	PUBLISHING/PRINTING	100.00	0.00	0.00	100.00	0.00
Total Dept 247 - BOARD OF REVIEW		2,200.00	0.00	0.00	2,200.00	0.00
Department: 248 TAX REBATE						
101-248-956.000	PRIOR YEAR ADJUSTMENT-EXPENSE	200.00	0.00	0.00	200.00	0.00
Total Dept 248 - TAX REBATE		200.00	0.00	0.00	200.00	0.00
Department: 253 TREASURER						
101-253-702.000	SALARIES	18,000.00	3,885.31	518.05	14,114.69	21.59
101-253-740.000	OPERATING SUPPLIES	50.00	0.00	0.00	50.00	0.00
101-253-741.000	POSTAGE & SHIPPING	900.00	0.00	0.00	900.00	0.00
101-253-799.000	COMPUTERS/EQUIPMENT/IT	500.00	0.00	0.00	500.00	0.00
101-253-850.000	COMMUNICATIONS	480.00	160.00	40.00	320.00	33.33
101-253-860.000	TRAVEL EXPENSES	650.00	0.00	0.00	650.00	0.00
101-253-900.000	PUBLISHING/PRINTING	2,000.00	0.00	0.00	2,000.00	0.00
101-253-957.000	EDUCATION AND TRAINING	1,600.00	0.00	0.00	1,600.00	0.00
101-253-960.000	MEMBERSHIP AND DUES	350.00	258.00	99.00	92.00	73.71
Total Dept 253 - TREASURER		24,530.00	4,303.31	657.05	20,226.69	17.54
Department: 257 ASSESSOR						
101-257-702.000	SALARY AND WAGES - HOURLY	17,600.00	4,376.25	1,458.75	13,223.75	24.87
101-257-740.000	OPERATING SUPPLIES	300.00	0.00	0.00	300.00	0.00
101-257-741.000	POSTAGE & SHIPPING	500.00	0.00	0.00	500.00	0.00
101-257-799.000	COMPUTERS/EQUIPMENT/IT	2,000.00	(262.17)	0.00	2,262.17	(13.11)
101-257-801.000	PROFESSIONAL SERVICES	700.00	0.00	0.00	700.00	0.00
101-257-900.000	PUBLISHING/PRINTING	300.00	0.00	0.00	300.00	0.00
101-257-957.000	EDUCATION AND TRAINING	500.00	110.00	0.00	390.00	22.00
101-257-960.000	MEMBERSHIP AND DUES	500.00	307.30	307.30	192.70	61.46
Total Dept 257 - ASSESSOR		22,400.00	4,531.38	1,766.05	17,868.62	20.23
Department: 262 ELECTIONS						
101-262-707.000	WAGES, PART TIME	3,000.00	2,201.25	0.00	798.75	73.38

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 262 ELECTIONS						
101-262-740.000	OPERATING SUPPLIES	2,500.00	459.91	0.00	2,040.09	18.40
101-262-741.000	POSTAGE & SHIPPING	500.00	0.00	0.00	500.00	0.00
101-262-801.000	PROFESSIONAL SERVICES	5,000.00	2,046.88	0.00	2,953.12	40.94
101-262-860.000	TRAVEL EXPENSES	375.00	237.12	0.00	137.88	63.23
101-262-900.000	PUBLISHING/PRINTING	800.00	94.50	0.00	705.50	11.81
101-262-957.000	EDUCATION AND TRAINING	300.00	192.00	0.00	108.00	64.00
Total Dept 262 - ELECTIONS		12,475.00	5,231.66	0.00	7,243.34	41.94
Department: 265 CITY HALL						
101-265-706.000	WAGES - HOURLY	0.00	63.00	0.00	(63.00)	100.00
101-265-727.000	OFFICE SUPPLIES	1,200.00	102.93	0.00	1,097.07	8.58
101-265-740.000	OPERATING SUPPLIES	1,500.00	140.56	7.85	1,359.44	9.37
101-265-741.000	POSTAGE & SHIPPING	3,000.00	191.55	136.66	2,808.45	6.39
101-265-799.000	COMPUTERS/EQUIPMENT/IT	11,500.00	11,053.52	0.00	446.48	96.12
101-265-801.000	PROFESSIONAL SERVICES	4,000.00	298.89	111.83	3,701.11	7.47
101-265-840.000	PHYSICALS/DRUG TESTING	500.00	0.00	0.00	500.00	0.00
101-265-850.000	COMMUNICATIONS	2,500.00	661.76	179.41	1,838.24	26.47
101-265-900.000	PUBLISHING/PRINTING	3,000.00	422.16	116.22	2,577.84	14.07
101-265-921.000	UTILITIES	7,500.00	2,290.70	604.82	5,209.30	30.54
101-265-930.000	REPAIRS AND MAINTENANCE	3,100.00	65.46	65.46	3,034.54	2.11
101-265-943.000	EQUIPMENT RENTAL	300.00	21.89	3.46	278.11	7.30
101-265-955.000	MISCELLANEOUS EXPENSE	100.00	0.00	0.00	100.00	0.00
101-265-957.000	EDUCATION AND TRAINING	100.00	0.00	0.00	100.00	0.00
101-265-960.000	MEMBERSHIP AND DUES	1,600.00	1,092.17	143.00	507.83	68.26
Total Dept 265 - CITY HALL		39,900.00	16,404.59	1,368.71	23,495.41	41.11
Department: 266 ATTORNEY, PROF. SERVICES						
101-266-801.000	PROFESSIONAL SERVICES	17,000.00	3,133.86	627.50	13,866.14	18.43
Total Dept 266 - ATTORNEY, PROF. SERVICES		17,000.00	3,133.86	627.50	13,866.14	18.43
Department: 269 GARDEN CLUB						
101-269-740.000	OPERATING SUPPLIES	700.00	0.00	0.00	700.00	0.00
Total Dept 269 - GARDEN CLUB		700.00	0.00	0.00	700.00	0.00
Department: 271 FRINGE BENEFITS						
101-271-714.000	MEDICARE	2,800.00	722.73	195.84	2,077.27	25.81
101-271-715.000	SOCIAL SECURITY	10,000.00	3,092.10	837.32	6,907.90	30.92
101-271-716.000	HEALTH INSURANCE	21,000.00	5,278.57	1,772.28	15,721.43	25.14
101-271-718.000	RETIREMENT	20,000.00	4,546.99	1,509.22	15,453.01	22.73
101-271-719.000	OTHER FRINGE BENEFITS	2,500.00	323.49	114.25	2,176.51	12.94
101-271-723.000	UNEMPLOYMENT COMP.	2,500.00	48.54	0.00	2,451.46	1.94
101-271-724.000	WORKMENS COMPENSATION	2,500.00	662.16	0.00	1,837.84	26.49
Total Dept 271 - FRINGE BENEFITS		61,300.00	14,674.58	4,428.91	46,625.42	23.94
Department: 272 INSURANCE						
101-272-832.000	LIABILITY INSURANCE	6,500.00	4,658.65	0.00	1,841.35	71.67
Total Dept 272 - INSURANCE		6,500.00	4,658.65	0.00	1,841.35	71.67
Department: 301 POLICE						
101-301-610.302	PA 302 EXPENDITURES	1,908.00	300.00	300.00	1,608.00	15.72
101-301-610.304	CPE EXPENDITURES	3,000.00	0.00	0.00	3,000.00	0.00

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 301 POLICE						
101-301-702.000	SALARIES	84,500.00	19,038.45	2,538.46	65,461.55	22.53
101-301-706.000	WAGES - HOURLY	133,500.00	18,999.97	2,623.90	114,500.03	14.23
101-301-706.100	OVERTIME WAGES	3,500.00	0.00	0.00	3,500.00	0.00
101-301-706.726	WAGES K-9	2,500.00	720.90	96.12	1,779.10	28.84
101-301-707.000	WAGES, PART TIME	31,000.00	7,150.50	714.00	23,849.50	23.07
101-301-707.100	POLICE SECRETARY	25,000.00	6,954.68	972.55	18,045.32	27.82
101-301-714.000	MEDICARE	3,700.00	656.98	0.00	3,043.02	17.76
101-301-715.000	SOCIAL SECURITY	16,500.00	2,806.84	0.00	13,693.16	17.01
101-301-716.000	HEALTH INSURANCE	40,000.00	6,671.93	0.00	33,328.07	16.68
101-301-718.000	RETIREMENT	37,000.00	6,073.45	0.00	30,926.55	16.41
101-301-719.000	OTHER FRINGE BENEFITS	3,000.00	452.89	159.95	2,547.11	15.10
101-301-724.000	WORKMENS COMPENSATION	3,500.00	1,986.46	0.00	1,513.54	56.76
101-301-726.000	K-9 RELATED EXPENSES	1,500.00	1,045.25	1,045.25	454.75	69.68
101-301-727.000	OFFICE SUPPLIES	1,500.00	10.39	10.39	1,489.61	0.69
101-301-740.000	OPERATING SUPPLIES	2,700.00	64.56	19.98	2,635.44	2.39
101-301-741.000	POSTAGE & SHIPPING	200.00	30.20	0.00	169.80	15.10
101-301-744.000	AMMUNITION	1,000.00	0.00	0.00	1,000.00	0.00
101-301-745.000	FIREARMS	1,000.00	296.45	0.00	703.55	29.65
101-301-746.000	Community Policing Fund	2,500.00	1,698.16	0.00	801.84	67.93
101-301-758.000	POLICE UNIFORM ALLOWANCE	2,100.00	1,400.00	0.00	700.00	66.67
101-301-758.006	UNIFORMS	2,000.00	0.00	0.00	2,000.00	0.00
101-301-799.000	COMPUTERS/EQUIPMENT/IT	22,000.00	13,660.83	293.23	8,339.17	62.09
101-301-801.000	PROFESSIONAL SERVICES	5,000.00	371.52	456.75	4,628.48	7.43
101-301-801.301	Attorney Fees - Police	8,500.00	1,000.00	250.00	7,500.00	11.76
101-301-832.000	LIABILITY INSURANCE	17,500.00	13,458.32	0.00	4,041.68	76.90
101-301-840.000	PHYSICALS/DRUG TESTING	750.00	137.00	137.00	613.00	18.27
101-301-841.000	INVESTIGATIONS	750.00	0.00	0.00	750.00	0.00
101-301-850.000	COMMUNICATIONS	6,150.00	2,123.98	426.08	4,026.02	34.54
101-301-860.000	TRAVEL EXPENSES	3,000.00	1,240.39	204.28	1,759.61	41.35
101-301-861.000	GAS AND OIL	8,500.00	2,510.40	653.02	5,989.60	29.53
101-301-900.000	PUBLISHING/PRINTING	2,000.00	209.48	58.96	1,790.52	10.47
101-301-921.000	UTILITIES	5,500.00	1,375.28	422.05	4,124.72	25.01
101-301-930.000	REPAIRS AND MAINTENANCE	3,000.00	2,456.57	0.00	543.43	81.89
101-301-931.000	VEHICLE REPAIR & MAINTENANCE	7,000.00	930.16	749.99	6,069.84	13.29
101-301-943.000	EQUIPMENT RENTAL - POLICE	500.00	0.00	0.00	500.00	0.00
101-301-955.200	RESERVE PROGRAM EXPENSE	2,500.00	0.00	0.00	2,500.00	0.00
101-301-957.000	EDUCATION AND TRAINING	2,500.00	3,055.00	1,250.00	(555.00)	122.20
101-301-960.000	MEMBERSHIP AND DUES	1,000.00	150.00	150.00	850.00	15.00
101-301-970.100	CAPITAL OUTLAY-CAPITALIZED	5,000.00	0.00	0.00	5,000.00	0.00
Total Dept 301 - POLICE		504,258.00	119,036.99	13,531.96	385,221.01	23.61
Department: 440 BUILDING & GROUNDS						
101-440-740.000	OPERATING SUPPLIES	1,500.00	96.25	40.76	1,403.75	6.42
101-440-801.000	PROFESSIONAL SERVICES	2,500.00	1,699.50	59.50	800.50	67.98
101-440-921.000	UTILITIES	3,000.00	0.00	0.00	3,000.00	0.00
101-440-930.000	REPAIRS AND MAINTENANCE	5,000.00	62.48	62.48	4,937.52	1.25
101-440-943.000	EQUIPMENT RENTAL	25,000.00	11,007.44	175.18	13,992.56	44.03
Total Dept 440 - BUILDING & GROUNDS		37,000.00	12,865.67	337.92	24,134.33	34.77
Department: 441 DEPT OF PUBLIC WORKS						

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 441 DEPT OF PUBLIC WORKS						
101-441-702.000	SALARIES	11,000.00	2,748.22	366.44	8,251.78	24.98
101-441-706.000	WAGES - HOURLY	34,000.00	8,683.26	1,214.22	25,316.74	25.54
101-441-707.000	WAGES, PART TIME	8,000.00	2,936.15	202.66	5,063.85	36.70
101-441-728.000	SAFETY SUPPLIES	1,400.00	0.00	0.00	1,400.00	0.00
101-441-740.000	OPERATING SUPPLIES	6,500.00	1,895.48	343.36	4,604.52	29.16
101-441-768.000	CLOTHING ALLOWANCE PAYOUT	600.00	600.00	0.00	0.00	100.00
101-441-799.000	COMPUTERS/EQUIPMENT/IT	2,200.00	313.00	0.00	1,887.00	14.23
101-441-801.000	PROFESSIONAL SERVICES	4,500.00	1,240.98	478.72	3,259.02	27.58
101-441-840.000	PHYSICALS/DRUG TESTING	600.00	51.00	28.33	549.00	8.50
101-441-850.000	COMMUNICATIONS	500.00	0.00	0.00	500.00	0.00
101-441-860.000	TRAVEL EXPENSES	1,000.00	15.15	5.99	984.85	1.52
101-441-900.000	PUBLISHING/PRINTING	100.00	38.95	0.00	61.05	38.95
101-441-921.000	UTILITIES	12,000.00	706.14	341.95	11,293.86	5.88
101-441-930.000	REPAIRS AND MAINTENANCE	1,000.00	611.24	0.00	388.76	61.12
101-441-943.000	EQUIPMENT RENTAL	15,000.00	3,925.03	166.67	11,074.97	26.17
101-441-957.000	EDUCATION AND TRAINING	1,000.00	0.00	0.00	1,000.00	0.00
101-441-960.000	MEMBERSHIP AND DUES	100.00	0.00	0.00	100.00	0.00
101-441-970.100	CAPITAL OUTLAY-CAPITALIZED	0.00	67,902.99	67,902.99	(67,902.99)	100.00
Total Dept 441 - DEPT OF PUBLIC WORKS		99,500.00	91,667.59	71,051.33	7,832.41	92.13
Department: 443 BRUSH						
101-443-943.000	EQUIPMENT RENTAL	15,000.00	3,037.51	401.29	11,962.49	20.25
Total Dept 443 - BRUSH		15,000.00	3,037.51	401.29	11,962.49	20.25
Department: 448 STREET LIGHTING						
101-448-921.000	UTILITIES	30,000.00	7,655.59	2,566.97	22,344.41	25.52
101-448-930.000	REPAIRS AND MAINTENANCE	1,500.00	0.00	0.00	1,500.00	0.00
101-448-943.000	EQUIPMENT RENTAL	500.00	0.00	0.00	500.00	0.00
Total Dept 448 - STREET LIGHTING		32,000.00	7,655.59	2,566.97	24,344.41	23.92
Department: 523 TREES						
101-523-801.000	PROFESSIONAL SERVICES	3,000.00	0.00	0.00	3,000.00	0.00
101-523-943.000	EQUIPMENT RENTAL	2,000.00	907.52	409.48	1,092.48	45.38
Total Dept 523 - TREES		5,000.00	907.52	409.48	4,092.48	18.15
Department: 528 REFUSE SERVICE						
101-528-801.000	PROFESSIONAL SERVICES	161,000.00	38,743.36	12,707.18	122,256.64	24.06
Total Dept 528 - REFUSE SERVICE		161,000.00	38,743.36	12,707.18	122,256.64	24.06
Department: 567 CEMETERY						
101-567-740.000	OPERATING SUPPLIES	400.00	0.00	0.00	400.00	0.00
101-567-799.000	COMPUTERS/EQUIPMENT/IT	500.00	453.00	0.00	47.00	90.60
101-567-801.000	PROFESSIONAL SERVICES	50,000.00	23,954.76	68.25	26,045.24	47.91
101-567-803.000	INDEPENDENT AUDITOR SERVICES	630.00	0.00	0.00	630.00	0.00
101-567-921.000	UTILITIES	600.00	146.21	35.09	453.79	24.37
101-567-930.000	REPAIRS AND MAINTENANCE	1,000.00	0.00	0.00	1,000.00	0.00
101-567-943.000	EQUIPMENT RENTAL	300.00	59.18	59.18	240.82	19.73
Total Dept 567 - CEMETERY		53,430.00	24,613.15	162.52	28,816.85	46.07
Department: 595 AIRPORT						
101-595-740.000	OPERATING SUPPLIES	1,000.00	0.00	0.00	1,000.00	0.00

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 595 AIRPORT						
101-595-799.000	COMPUTERS/EQUIPMENT/IT	300.00	0.00	0.00	300.00	0.00
101-595-801.000	PROFESSIONAL SERVICES	4,000.00	0.00	0.00	4,000.00	0.00
101-595-801.000-AIR26	PROFESSIONAL SERVICES	106,171.18	1,545.00	0.00	104,626.18	1.46
101-595-808.000	LICENSES - EXPENSE	100.00	50.00	50.00	50.00	50.00
101-595-832.000	LIABILITY INSURANCE	3,250.00	2,994.00	0.00	256.00	92.12
101-595-850.000	COMMUNICATIONS	1,000.00	100.00	25.00	900.00	10.00
101-595-921.000	UTILITIES	7,500.00	765.55	267.76	6,734.45	10.21
101-595-930.000	REPAIRS AND MAINTENANCE	1,000.00	209.96	79.98	790.04	21.00
101-595-943.000	EQUIPMENT RENTAL	9,000.00	4,408.82	182.04	4,591.18	48.99
Total Dept 595 - AIRPORT		133,321.18	10,073.33	604.78	123,247.85	7.56
Department: 701 PLANNING & ZONING						
101-701-706.000	WAGES - HOURLY	2,000.00	0.00	0.00	2,000.00	0.00
101-701-740.000	OPERATING SUPPLIES	100.00	0.00	0.00	100.00	0.00
101-701-741.000	POSTAGE & SHIPPING	100.00	0.00	0.00	100.00	0.00
101-701-801.000	PROFESSIONAL SERVICES	14,000.00	29.50	0.00	13,970.50	0.21
101-701-801.003	RENTAL INSPECTIONS	1,250.00	900.00	700.00	350.00	72.00
101-701-860.000	TRAVEL EXPENSES	300.00	0.00	0.00	300.00	0.00
101-701-900.000	PUBLISHING/PRINTING	6,000.00	114.50	0.00	5,885.50	1.91
101-701-957.000	EDUCATION AND TRAINING	1,000.00	75.00	0.00	925.00	7.50
Total Dept 701 - PLANNING & ZONING		24,750.00	1,119.00	700.00	23,631.00	4.52
Department: 727 DOWNTOWN DEVELOPMENT AUTHORITY						
101-727-969.000	CONTRIBUTION TO DDA	20,000.00	0.00	0.00	20,000.00	0.00
Total Dept 727 - DOWNTOWN DEVELOPMENT AUTHORITY		20,000.00	0.00	0.00	20,000.00	0.00
Department: 729 EXP. RELATED TO LDFA						
101-729-718.100	LDFA ANNUAL MERS PAYMENT	32,000.00	7,785.00	0.00	24,215.00	24.33
Total Dept 729 - EXP. RELATED TO LDFA		32,000.00	7,785.00	0.00	24,215.00	24.33
Department: 751 RECREATION & OTHER PARKS						
101-751-740.000	OPERATING SUPPLIES	600.00	358.34	0.00	241.66	59.72
101-751-801.000	PROFESSIONAL SERVICES	1,200.00	374.85	124.95	825.15	31.24
101-751-900.000	PUBLISHING/PRINTING	300.00	0.00	0.00	300.00	0.00
101-751-921.000	UTILITIES	5,000.00	2,036.34	685.25	2,963.66	40.73
101-751-921.100	WATER USAGE FOR SPLASH PAD	50,000.00	31,004.19	5,240.84	18,995.81	62.01
101-751-930.000	REPAIRS AND MAINTENANCE	3,000.00	6,123.08	0.00	(3,123.08)	204.10
101-751-943.000	EQUIPMENT RENTAL	3,000.00	211.88	28.77	2,788.12	7.06
Total Dept 751 - RECREATION & OTHER PARKS		63,100.00	40,108.68	6,079.81	22,991.32	63.56
Department: 753 SPECIAL EVENTS						
101-753-880.000	COMMUNITY PROMOTIONS	3,600.00	200.00	0.00	3,400.00	5.56
101-753-887.000	MIRACLE ON MAIN ST EXPENSES	500.00	0.00	0.00	500.00	0.00
101-753-943.000	EQUIPMENT RENTAL	600.00	168.94	0.00	431.06	28.16
Total Dept 753 - SPECIAL EVENTS		4,700.00	368.94	0.00	4,331.06	7.85
Department: 756 RIVERSIDE PARK CAMPGROUND						
101-756-729.000	PERMITS AND FEES	2,000.00	473.34	(200.00)	1,526.66	23.67
101-756-740.000	OPERATING SUPPLIES	2,000.00	936.69	0.00	1,063.31	46.83
101-756-801.000	PROFESSIONAL SERVICES	5,500.00	3,080.75	108.84	2,419.25	56.01
101-756-801.000-SPK24	PROFESSIONAL SERVICES	500,000.00	171,151.93	0.00	328,848.07	34.23

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 101 GENERAL FUND						
Account Category: Expenditures						
Department: 756 RIVERSIDE PARK CAMPGROUND						
101-756-832.000	LIABILITY INSURANCE	600.00	258.81	0.00	341.19	43.14
101-756-850.000	COMMUNICATIONS	1,300.00	768.40	80.14	531.60	59.11
101-756-900.000	PUBLISHING/PRINTING	1,000.00	0.00	0.00	1,000.00	0.00
101-756-921.000	UTILITIES	9,000.00	2,578.17	623.61	6,421.83	28.65
101-756-930.000	REPAIRS AND MAINTENANCE	4,000.00	44.66	0.00	3,955.34	1.12
101-756-943.000	EQUIPMENT RENTAL	3,000.00	522.73	67.12	2,477.27	17.42
Total Dept 756 - RIVERSIDE PARK CAMPGROUND		528,400.00	179,815.48	679.71	348,584.52	34.03
Expenditures		2,005,194.18	611,657.95	121,478.77	1,393,536.23	30.50
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		1,929,996.18	1,186,739.97	61,927.64	743,256.21	61.49
TOTAL EXPENDITURES		2,005,194.18	611,657.95	121,478.77	1,393,536.23	30.50
NET OF REVENUES & EXPENDITURES:		(75,198.00)	575,082.02	(59,551.13)	(650,280.02)	

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 202 MAJOR STREET						
Account Category: Revenues						
Department: 000 728						
202-000-403.327	SPECIAL ASSESSMENT N. OAK ST.	5,000.00	3,418.78	0.00	1,581.22	68.38
202-000-502.000	FEDERAL GRANTS	0.00	5,617.50	5,617.50	(5,617.50)	100.00
202-000-539.000-CAT-B	STATE GRANTS-TED FUNDS	55,000.00	0.00	0.00	55,000.00	0.00
202-000-548.000	TRUNKLINE REVENUE	13,532.00	0.00	0.00	13,532.00	0.00
202-000-574.000	STATE SHARED REVENUE	210,000.00	84,879.26	36,876.23	125,120.74	40.42
202-000-665.000	INTEREST-REVENUE	1,000.00	1,380.91	0.00	(380.91)	138.09
202-000-681.000	MISCELLANEOUS REVENUE	100.00	726.21	502.84	(626.21)	726.21
Total Dept 000 - 728		284,632.00	96,022.66	42,996.57	188,609.34	33.74
Revenues		284,632.00	96,022.66	42,996.57	188,609.34	33.74
Account Category: Expenditures						
Department: 202 PROFESSIONAL SERVICES						
202-202-803.000	INDEPENDENT AUDITOR SERVICES	3,100.00	0.00	0.00	3,100.00	0.00
Total Dept 202 - PROFESSIONAL SERVICES		3,100.00	0.00	0.00	3,100.00	0.00
Department: 271 FRINGE BENEFITS						
202-271-714.000	MEDICARE	650.00	88.28	9.29	561.72	13.58
202-271-715.000	SOCIAL SECURITY	2,600.00	377.24	39.64	2,222.76	14.51
202-271-716.000	HEALTH INSURANCE	10,000.00	1,574.82	255.88	8,425.18	15.75
202-271-718.000	RETIREMENT	8,000.00	1,224.20	58.64	6,775.80	15.30
202-271-719.000	OTHER FRINGE BENEFITS	500.00	38.82	13.71	461.18	7.76
202-271-723.000	UNEMPLOYMENT COMP.	500.00	12.14	0.00	487.86	2.43
202-271-724.000	WORKMENS COMPENSATION	2,400.00	927.02	0.00	1,472.98	38.63
Total Dept 271 - FRINGE BENEFITS		24,650.00	4,242.52	377.16	20,407.48	17.21
Department: 444 SIDEWALKS						
202-444-706.000	WAGES - HOURLY	3,000.00	916.60	0.00	2,083.40	30.55
202-444-707.000	WAGES, PART TIME	1,000.00	193.50	0.00	806.50	19.35
202-444-801.000	PROFESSIONAL SERVICES	1,000.00	0.00	0.00	1,000.00	0.00
202-444-930.000	REPAIRS AND MAINTENANCE	7,000.00	248.98	40.74	6,751.02	3.56
202-444-943.000	EQUIPMENT RENTAL	4,000.00	293.40	0.00	3,706.60	7.34
Total Dept 444 - SIDEWALKS		16,000.00	1,652.48	40.74	14,347.52	10.33
Department: 450 CONSTRUCTION						
202-450-939.000	STREET RESURFACING	10,000.00	7,490.00	0.00	2,510.00	74.90
202-450-939.000-CAT-B	STREET RESURFACING	110,000.00	81,592.00	0.00	28,408.00	74.17
Total Dept 450 - CONSTRUCTION		120,000.00	89,082.00	0.00	30,918.00	74.24
Department: 451 ROUTINE MAINTENANCE						
202-451-706.000	WAGES - HOURLY	13,000.00	1,761.76	373.15	11,238.24	13.55
202-451-706.100	OVERTIME WAGES	800.00	0.00	0.00	800.00	0.00
202-451-707.000	WAGES, PART TIME	1,300.00	428.25	20.00	871.75	32.94
202-451-801.000	PROFESSIONAL SERVICES	6,000.00	0.00	0.00	6,000.00	0.00
202-451-930.000	REPAIRS AND MAINTENANCE	7,500.00	611.62	37.38	6,888.38	8.15
202-451-943.000	EQUIPMENT RENTAL	10,000.00	2,130.23	121.25	7,869.77	21.30
Total Dept 451 - ROUTINE MAINTENANCE		38,600.00	4,931.86	551.78	33,668.14	12.78
Department: 452 WINTER MAINTENANCE						
202-452-706.000	WAGES - HOURLY	7,500.00	13.58	0.00	7,486.42	0.18
202-452-706.100	OVERTIME WAGES	2,000.00	0.00	0.00	2,000.00	0.00

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 202 MAJOR STREET						
Account Category: Expenditures						
Department: 452 WINTER MAINTENANCE						
202-452-707.000	WAGES, PART TIME	2,000.00	0.00	0.00	2,000.00	0.00
202-452-740.000	OPERATING SUPPLIES	15,000.00	5,997.67	0.00	9,002.33	39.98
202-452-943.000	EQUIPMENT RENTAL	20,000.00	16.78	0.00	19,983.22	0.08
Total Dept 452 - WINTER MAINTENANCE		46,500.00	6,028.03	0.00	40,471.97	12.96
Department: 454 ADMINISTRATION						
202-454-702.000	SALARIES	8,800.00	2,325.44	310.06	6,474.56	26.43
202-454-832.000	LIABILITY INSURANCE	2,000.00	1,552.89	0.00	447.11	77.64
202-454-960.000	MEMBERSHIP AND DUES	200.00	141.50	0.00	58.50	70.75
Total Dept 454 - ADMINISTRATION		11,000.00	4,019.83	310.06	6,980.17	36.54
Department: 460 TRAFFIC SIGNS						
202-460-706.000	WAGES - HOURLY	1,000.00	203.61	0.00	796.39	20.36
202-460-740.000	OPERATING SUPPLIES	1,500.00	150.00	150.00	1,350.00	10.00
202-460-921.000	UTILITIES	1,800.00	31.68	0.00	1,768.32	1.76
202-460-943.000	EQUIPMENT RENTAL	500.00	51.74	0.00	448.26	10.35
Total Dept 460 - TRAFFIC SIGNS		4,800.00	437.03	150.00	4,362.97	9.10
Department: 461 US 10-STATE TRUNKLINE						
202-461-706.122	DRAINAGE STRUCTURE/CLEANOUT	1,000.00	0.00	0.00	1,000.00	0.00
202-461-706.124	US-10 ROADSIDE CLEAN-UP	1,000.00	0.00	0.00	1,000.00	0.00
202-461-706.126	GRASS & WEEDS	1,000.00	4.00	0.00	996.00	0.40
202-461-706.132	US-10 SWEEPING & FLUSHING	4,429.00	0.00	0.00	4,429.00	0.00
202-461-706.141	ADDITIONAL WINTER MAINTENANCE	4,093.00	0.00	0.00	4,093.00	0.00
202-461-706.149	OTHER WINTER MAINTENANCE	2,010.00	0.00	0.00	2,010.00	0.00
202-461-943.000	EQUIPMENT RENTAL	3,500.00	235.91	0.00	3,264.09	6.74
Total Dept 461 - US 10-STATE TRUNKLINE		17,032.00	239.91	0.00	16,792.09	1.41
Department: 966 CONTRIBUTION TO						
202-966-995.203	CONTRIB TO LOCAL STREETS	39,100.00	0.00	0.00	39,100.00	0.00
Total Dept 966 - CONTRIBUTION TO		39,100.00	0.00	0.00	39,100.00	0.00
Expenditures		320,782.00	110,633.66	1,429.74	210,148.34	34.49
Fund 202 - MAJOR STREET:						
TOTAL REVENUES		284,632.00	96,022.66	42,996.57	188,609.34	33.74
TOTAL EXPENDITURES		320,782.00	110,633.66	1,429.74	210,148.34	34.49
NET OF REVENUES & EXPENDITURES:		(36,150.00)	(14,611.00)	41,566.83	(21,539.00)	

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 203 LOCAL STREET						
Account Category: Revenues						
Department: 000 728						
203-000-403.326	SPECIAL ASSESSMENT S. HEMLOCK ST.	2,500.00	2,633.79	0.00	(133.79)	105.35
203-000-502.000	FEDERAL GRANTS	0.00	5,617.50	5,617.50	(5,617.50)	100.00
203-000-539.000-CAT-B	STATE GRANTS-TED FUNDS	35,000.00	0.00	0.00	35,000.00	0.00
203-000-574.000	STATE SHARED REVENUE	115,000.00	27,535.97	11,962.84	87,464.03	23.94
203-000-665.000	INTEREST-REVENUE	200.00	313.69	0.00	(113.69)	156.85
203-000-681.000	MISCELLANEOUS REVENUE	100.00	710.99	568.83	(610.99)	710.99
203-000-699.202	TRANSFER FROM MAJOR STREET	39,100.00	0.00	0.00	39,100.00	0.00
Total Dept 000 - 728		191,900.00	36,811.94	18,149.17	155,088.06	19.18
Revenues		191,900.00	36,811.94	18,149.17	155,088.06	19.18
Account Category: Expenditures						
Department: 202 PROFESSIONAL SERVICES						
203-202-803.000	INDEPENDENT AUDITOR SERVICES	2,200.00	0.00	0.00	2,200.00	0.00
Total Dept 202 - PROFESSIONAL SERVICES		2,200.00	0.00	0.00	2,200.00	0.00
Department: 271 FRINGE BENEFITS						
203-271-714.000	MEDICARE	500.00	30.76	6.67	469.24	6.15
203-271-715.000	SOCIAL SECURITY	1,200.00	131.55	28.54	1,068.45	10.96
203-271-716.000	HEALTH INSURANCE	6,000.00	718.51	258.50	5,281.49	11.98
203-271-718.000	RETIREMENT	4,000.00	445.34	48.25	3,554.66	11.13
203-271-719.000	OTHER FRINGE BENEFITS	500.00	25.88	9.14	474.12	5.18
203-271-724.000	WORKMENS COMPENSATION	3,500.00	794.58	0.00	2,705.42	22.70
Total Dept 271 - FRINGE BENEFITS		15,700.00	2,146.62	351.10	13,553.38	13.67
Department: 444 SIDEWALKS						
203-444-706.000	WAGES - HOURLY	4,000.00	726.60	0.00	3,273.40	18.17
203-444-707.000	WAGES, PART TIME	1,000.00	157.50	0.00	842.50	15.75
203-444-801.000	PROFESSIONAL SERVICES	1,000.00	0.00	0.00	1,000.00	0.00
203-444-930.000	REPAIRS AND MAINTENANCE	10,000.00	1,360.74	1,360.74	8,639.26	13.61
203-444-943.000	EQUIPMENT RENTAL	3,000.00	187.65	0.00	2,812.35	6.26
Total Dept 444 - SIDEWALKS		19,000.00	2,432.49	1,360.74	16,567.51	12.80
Department: 450 CONSTRUCTION						
203-450-939.000	STREET RESURFACING	10,000.00	7,490.00	0.00	2,510.00	74.90
203-450-939.000-CAT-B	STREET RESURFACING	70,000.00	44,600.00	0.00	25,400.00	63.71
Total Dept 450 - CONSTRUCTION		80,000.00	52,090.00	0.00	27,910.00	65.11
Department: 451 ROUTINE MAINTENANCE						
203-451-706.000	WAGES - HOURLY	5,000.00	610.62	343.55	4,389.38	12.21
203-451-707.000	WAGES, PART TIME	1,000.00	559.00	52.00	441.00	55.90
203-451-801.000	PROFESSIONAL SERVICES	7,000.00	0.00	0.00	7,000.00	0.00
203-451-930.000	REPAIRS AND MAINTENANCE	8,000.00	598.63	37.38	7,401.37	7.48
203-451-943.000	EQUIPMENT RENTAL	6,000.00	3,144.11	213.45	2,855.89	52.40
Total Dept 451 - ROUTINE MAINTENANCE		27,000.00	4,912.36	646.38	22,087.64	18.19
Department: 452 WINTER MAINTENANCE						
203-452-706.000	WAGES - HOURLY	6,000.00	0.00	0.00	6,000.00	0.00
203-452-706.100	OVERTIME WAGES	1,000.00	0.00	0.00	1,000.00	0.00
203-452-707.000	WAGES, PART TIME	1,500.00	0.00	0.00	1,500.00	0.00
203-452-740.000	OPERATING SUPPLIES	15,000.00	5,997.67	0.00	9,002.33	39.98

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 203 LOCAL STREET						
Account Category: Expenditures						
Department: 452 WINTER MAINTENANCE						
203-452-943.000	EQUIPMENT RENTAL	12,500.00	0.00	0.00	12,500.00	0.00
Total Dept 452 - WINTER MAINTENANCE		36,000.00	5,997.67	0.00	30,002.33	16.66
Department: 454 ADMINISTRATION						
203-454-702.000	SALARIES	2,700.00	633.82	84.51	2,066.18	23.47
203-454-801.000	PROFESSIONAL SERVICES	2,500.00	0.00	0.00	2,500.00	0.00
203-454-832.000	LIABILITY INSURANCE	1,350.00	1,035.26	0.00	314.74	76.69
203-454-960.000	MEMBERSHIP AND DUES	150.00	141.50	0.00	8.50	94.33
Total Dept 454 - ADMINISTRATION		6,700.00	1,810.58	84.51	4,889.42	27.02
Department: 460 TRAFFIC SIGNS						
203-460-706.000	WAGES - HOURLY	1,000.00	180.59	45.16	819.41	18.06
203-460-707.000	WAGES, PART TIME	300.00	27.00	0.00	273.00	9.00
203-460-740.000	OPERATING SUPPLIES	3,000.00	225.93	0.00	2,774.07	7.53
203-460-943.000	EQUIPMENT RENTAL	1,000.00	14.97	0.00	985.03	1.50
Total Dept 460 - TRAFFIC SIGNS		5,300.00	448.49	45.16	4,851.51	8.46
Expenditures		191,900.00	69,838.21	2,487.89	122,061.79	36.39
Fund 203 - LOCAL STREET:						
TOTAL REVENUES		191,900.00	36,811.94	18,149.17	155,088.06	19.18
TOTAL EXPENDITURES		191,900.00	69,838.21	2,487.89	122,061.79	36.39
NET OF REVENUES & EXPENDITURES:		0.00	(33,026.27)	15,661.28	33,026.27	

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 590 SEWER FUND						
Account Category: Revenues						
Department: 000 728						
590-000-403.325	SPECIAL ASSESSMENT S. OAK ST	1,750.00	1,333.52	0.00	416.48	76.20
590-000-502.000	FEDERAL GRANTS	0.00	3,420.00	3,420.00	(3,420.00)	100.00
590-000-502.000-CW25	FEDERAL GRANTS	5,323,740.00	2,768,440.00	1,209,477.00	2,555,300.00	52.00
590-000-502.000-WRI25	FEDERAL GRANTS	0.00	217,776.92	0.00	(217,776.92)	100.00
590-000-522.000	COMM DEVELOPMENT BLOCK GRANT	2,100,000.00	0.00	0.00	2,100,000.00	0.00
590-000-540.000	STATE GRANTS	34,000.00	0.00	0.00	34,000.00	0.00
590-000-642.000	SALES	830,000.00	199,058.64	515.87	630,941.36	23.98
590-000-644.000	READY TO SERVE FEE	190,000.00	49,059.83	(28.00)	140,940.17	25.82
590-000-647.000	INTEREST & PENALTIES	7,000.00	857.56	(3.51)	6,142.44	12.25
590-000-665.000	INTEREST-REVENUE	5,000.00	3,111.50	0.00	1,888.50	62.23
590-000-681.000	MISCELLANEOUS REVENUE	2,000.00	3,072.24	0.00	(1,072.24)	153.61
Total Dept 000 - 728		8,493,490.00	3,246,130.21	1,213,381.36	5,247,359.79	38.22
Revenues		8,493,490.00	3,246,130.21	1,213,381.36	5,247,359.79	38.22
Account Category: Expenditures						
Department: 202 PROFESSIONAL SERVICES						
590-202-803.000	INDEPENDENT AUDITOR SERVICES	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 202 - PROFESSIONAL SERVICES		11,000.00	0.00	0.00	11,000.00	0.00
Department: 271 FRINGE BENEFITS						
590-271-714.000	MEDICARE	5,000.00	1,095.51	155.62	3,904.49	21.91
590-271-715.000	SOCIAL SECURITY	15,000.00	4,684.62	665.55	10,315.38	31.23
590-271-716.000	HEALTH INSURANCE	45,000.00	13,157.70	2,471.99	31,842.30	29.24
590-271-718.000	RETIREMENT	50,000.00	12,905.82	1,196.31	37,094.18	25.81
590-271-719.000	OTHER FRINGE BENEFITS	2,600.00	245.85	86.83	2,354.15	9.46
590-271-723.000	UNEMPLOYMENT COMP.	3,000.00	89.81	0.00	2,910.19	2.99
590-271-724.000	WORKMENS COMPENSATION	9,500.00	4,502.62	0.00	4,997.38	47.40
Total Dept 271 - FRINGE BENEFITS		130,100.00	36,681.93	4,576.30	93,418.07	28.20
Department: 537 ADMINISTRATION						
590-537-702.000	SALARIES	98,000.00	27,937.64	4,625.56	70,062.36	28.51
590-537-706.000	WAGES - HOURLY	157,000.00	42,559.20	6,132.41	114,440.80	27.11
590-537-707.000	WAGES, PART TIME	9,000.00	8,004.40	634.65	995.60	88.94
590-537-727.000	OFFICE SUPPLIES	2,000.00	102.93	0.00	1,897.07	5.15
590-537-729.000	PERMITS AND FEES	8,000.00	0.00	0.00	8,000.00	0.00
590-537-740.000	OPERATING SUPPLIES	2,000.00	182.17	5.31	1,817.83	9.11
590-537-741.000	POSTAGE & SHIPPING	5,500.00	252.29	136.67	5,247.71	4.59
590-537-768.000	CLOTHING ALLOWANCE PAYOUT	1,600.00	807.27	0.00	792.73	50.45
590-537-799.000	COMPUTERS/EQUIPMENT/IT	22,000.00	14,706.54	0.00	7,293.46	66.85
590-537-801.000	PROFESSIONAL SERVICES	64,000.00	3,804.38	402.50	60,195.62	5.94
590-537-801.000-CW25	PROFESSIONAL SERVICES	5,323,740.00	2,439,017.00	527,090.00	2,884,723.00	45.81
590-537-801.000-PDAP	PROFESSIONAL SERVICES	5,000.00	5,000.00	0.00	0.00	100.00
590-537-801.000-WRI25	PROFESSIONAL SERVICES	2,400,000.00	734,166.70	19,827.50	1,665,833.30	30.59
590-537-840.000	PHYSICALS/DRUG TESTING	600.00	78.50	55.83	521.50	13.08
590-537-850.000	COMMUNICATIONS	8,000.00	2,368.60	903.41	5,631.40	29.61
590-537-860.000	TRAVEL EXPENSES	1,500.00	15.15	5.99	1,484.85	1.01
590-537-900.000	PUBLISHING/PRINTING	2,500.00	432.18	126.22	2,067.82	17.29
590-537-957.000	EDUCATION AND TRAINING	2,500.00	0.00	0.00	2,500.00	0.00
590-537-960.000	MEMBERSHIP AND DUES	4,000.00	1,668.67	143.00	2,331.33	41.72

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 590 SEWER FUND						
Account Category: Expenditures						
Department: 537 ADMINISTRATION						
Total Dept 537 - ADMINISTRATION		8,116,940.00	3,281,103.62	560,089.05	4,835,836.38	40.42
Department: 538 PLANT OPERATION						
590-538-730.000	OUTSOURCED TESTING	12,000.00	393.66	262.44	11,606.34	3.28
590-538-731.000	FERRIC CHLORIDE	40,000.00	22,129.17	10,981.37	17,870.83	55.32
590-538-740.000	OPERATING SUPPLIES	7,000.00	99.99	99.99	6,900.01	1.43
590-538-801.000	PROFESSIONAL SERVICES	15,500.00	7,818.55	1,332.72	7,681.45	50.44
590-538-832.000	LIABILITY INSURANCE	28,000.00	19,669.85	0.00	8,330.15	70.25
590-538-921.000	UTILITIES	50,000.00	10,183.76	1,472.26	39,816.24	20.37
590-538-930.000	REPAIRS AND MAINTENANCE	6,000.00	32.89	0.00	5,967.11	0.55
590-538-968.000	DEPRECIATION	166,000.00	0.00	0.00	166,000.00	0.00
590-538-970.101	STORM SEWER/SANITARY SEWER IMPROVEME	50,000.00	0.00	0.00	50,000.00	0.00
Total Dept 538 - PLANT OPERATION		374,500.00	60,327.87	14,148.78	314,172.13	16.11
Department: 539 COLLECTION						
590-539-740.000	OPERATING SUPPLIES	7,000.00	102.12	93.79	6,897.88	1.46
590-539-930.000	REPAIRS AND MAINTENANCE	50,000.00	5,847.37	459.48	44,152.63	11.69
590-539-943.000	EQUIPMENT RENTAL	40,000.00	5,149.39	470.19	34,850.61	12.87
Total Dept 539 - COLLECTION		97,000.00	11,098.88	1,023.46	85,901.12	11.44
Department: 990 DEBT SERVICE						
590-990-994.000	BOND REPAYMENT	60,640.00	3,974.82	0.00	56,665.18	6.55
Total Dept 990 - DEBT SERVICE		60,640.00	3,974.82	0.00	56,665.18	6.55
Expenditures		8,790,180.00	3,393,187.12	579,837.59	5,396,992.88	38.60
Fund 590 - SEWER FUND:						
TOTAL REVENUES		8,493,490.00	3,246,130.21	1,213,381.36	5,247,359.79	38.22
TOTAL EXPENDITURES		8,790,180.00	3,393,187.12	579,837.59	5,396,992.88	38.60
NET OF REVENUES & EXPENDITURES:		(296,690.00)	(147,056.91)	633,543.77	(149,633.09)	

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 591 WATER FUND						
Account Category: Revenues						
Department: 000 728						
591-000-403.325	SPECIAL ASSESSMENT S. OAK ST	1,750.00	1,333.50	0.00	416.50	76.20
591-000-403.326	SPECIAL ASSESSMENT S. HEMLOCK ST.	1,750.00	1,830.25	0.00	(80.25)	104.59
591-000-403.327	SPECIAL ASSESSMENT N. OAK ST.	7,900.00	5,347.34	0.00	2,552.66	67.69
591-000-502.000-DW25	FEDERAL GRANTS	3,918,635.00	1,808,824.00	572,765.00	2,109,811.00	46.16
591-000-550.000	STATE GRANTS (WATER)	16,000.00	0.00	0.00	16,000.00	0.00
591-000-642.000	SALES	1,200,000.00	371,618.67	540.80	828,381.33	30.97
591-000-644.000	READY TO SERVE FEE	120,000.00	30,753.02	(15.44)	89,246.98	25.63
591-000-645.000	METER SALES	0.00	787.68	0.00	(787.68)	100.00
591-000-647.000	INTEREST & PENALTIES	5,000.00	476.14	(1.91)	4,523.86	9.52
591-000-665.000	INTEREST-REVENUE	9,000.00	6,068.96	0.00	2,931.04	67.43
591-000-681.000	MISCELLANEOUS REVENUE	5,000.00	2,185.80	150.00	2,814.20	43.72
591-000-681.750	PFAS SETTLEMENT	0.00	47,685.01	0.00	(47,685.01)	100.00
591-000-691.000	TOWER LEASE REVENUE	16,800.00	4,350.00	0.00	12,450.00	25.89
Total Dept 000 - 728		5,301,835.00	2,281,260.37	573,438.45	3,020,574.63	43.03
Revenues		5,301,835.00	2,281,260.37	573,438.45	3,020,574.63	43.03
Account Category: Expenditures						
Department: 202 PROFESSIONAL SERVICES						
591-202-803.000	INDEPENDENT AUDITOR SERVICES	11,000.00	0.00	0.00	11,000.00	0.00
Total Dept 202 - PROFESSIONAL SERVICES		11,000.00	0.00	0.00	11,000.00	0.00
Department: 271 FRINGE BENEFITS						
591-271-714.000	MEDICARE	4,500.00	1,141.72	163.18	3,358.28	25.37
591-271-715.000	SOCIAL SECURITY	15,000.00	4,882.22	697.79	10,117.78	32.55
591-271-716.000	HEALTH INSURANCE	45,000.00	13,778.74	2,585.33	31,221.26	30.62
591-271-718.000	RETIREMENT	48,000.00	12,921.64	1,236.10	35,078.36	26.92
591-271-719.000	OTHER FRINGE BENEFITS	1,600.00	207.04	73.13	1,392.96	12.94
591-271-723.000	UNEMPLOYMENT COMP.	3,000.00	92.24	0.00	2,907.76	3.07
591-271-724.000	WORKMENS COMPENSATION	9,000.00	4,370.16	0.00	4,629.84	48.56
Total Dept 271 - FRINGE BENEFITS		126,100.00	37,393.76	4,755.53	88,706.24	29.65
Department: 545 ADMINISTRATION						
591-545-702.000	SALARIES	85,000.00	26,186.38	4,373.29	58,813.62	30.81
591-545-706.000	WAGES - HOURLY	150,000.00	47,549.65	6,926.28	102,450.35	31.70
591-545-707.000	WAGES, PART TIME	17,000.00	8,101.00	640.77	8,899.00	47.65
591-545-727.000	OFFICE SUPPLIES	2,000.00	102.95	0.00	1,897.05	5.15
591-545-729.000	PERMITS AND FEES	8,000.00	200.00	0.00	7,800.00	2.50
591-545-740.000	OPERATING SUPPLIES	4,000.00	282.17	105.31	3,717.83	7.05
591-545-741.000	POSTAGE & SHIPPING	4,500.00	252.31	136.67	4,247.69	5.61
591-545-768.000	CLOTHING ALLOWANCE PAYOUT	1,350.00	650.00	0.00	700.00	48.15
591-545-799.000	COMPUTERS/EQUIPMENT/IT	25,000.00	14,706.54	0.00	10,293.46	58.83
591-545-801.000	PROFESSIONAL SERVICES	63,500.00	7,484.74	643.85	56,015.26	11.79
591-545-801.000-DW25	PROFESSIONAL SERVICES	3,918,635.00	1,952,741.00	608,043.00	1,965,894.00	49.83
591-545-801.000-PDAP	PROFESSIONAL SERVICES	17,500.00	0.00	0.00	17,500.00	0.00
591-545-801.000-US10	PROFESSIONAL SERVICES	0.00	32,760.57	0.00	(32,760.57)	100.00
591-545-840.000	PHYSICALS/DRUG TESTING	1,200.00	78.50	55.84	1,121.50	6.54
591-545-850.000	COMMUNICATIONS	8,000.00	2,368.65	903.41	5,631.35	29.61
591-545-860.000	TRAVEL EXPENSES	1,500.00	15.15	5.99	1,484.85	1.01
591-545-900.000	PUBLISHING/PRINTING	5,000.00	1,646.91	126.21	3,353.09	32.94

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 591 WATER FUND						
Account Category: Expenditures						
Department: 545 ADMINISTRATION						
591-545-957.000	EDUCATION AND TRAINING	4,000.00	0.00	0.00	4,000.00	0.00
591-545-960.000	MEMBERSHIP AND DUES	6,000.00	1,783.66	258.00	4,216.34	29.73
Total Dept 545 - ADMINISTRATION		4,322,185.00	2,096,910.18	622,218.62	2,225,274.82	48.52
Department: 546 PLANT/OPERATIONS						
591-546-730.000	OUTSOURCED TESTING	16,000.00	10,080.22	934.44	5,919.78	63.00
591-546-732.000	CHLORINE/TREATMENT CHEMICALS	25,000.00	0.00	0.00	25,000.00	0.00
591-546-740.000	OPERATING SUPPLIES	6,000.00	2,746.96	0.00	3,253.04	45.78
591-546-832.000	LIABILITY INSURANCE	7,000.00	5,176.28	0.00	1,823.72	73.95
591-546-921.000	UTILITIES	73,000.00	14,977.84	794.23	58,022.16	20.52
591-546-930.000	REPAIRS AND MAINTENANCE	7,000.00	0.00	0.00	7,000.00	0.00
591-546-968.000	DEPRECIATION	250,000.00	0.00	0.00	250,000.00	0.00
Total Dept 546 - PLANT/OPERATIONS		384,000.00	32,981.30	1,728.67	351,018.70	8.59
Department: 547 DISTRIBUTION						
591-547-734.000	WATER TOWER MAINTENANCE	85,000.00	69,190.32	0.00	15,809.68	81.40
591-547-740.000	OPERATING SUPPLIES	13,500.00	3,003.57	2,995.23	10,496.43	22.25
591-547-801.000	PROFESSIONAL SERVICES	30,000.00	3,002.12	1,253.88	26,997.88	10.01
591-547-930.000	REPAIRS AND MAINTENANCE	50,000.00	9,454.38	829.48	40,545.62	18.91
591-547-943.000	EQUIPMENT RENTAL	40,000.00	7,420.48	496.39	32,579.52	18.55
591-547-970.300	LEAD SERVICE LINE REPLACEMENTS	50,000.00	0.00	0.00	50,000.00	0.00
591-547-970.400	WELL IMPROVEMENTS	100,000.00	0.00	0.00	100,000.00	0.00
Total Dept 547 - DISTRIBUTION		368,500.00	92,070.87	5,574.98	276,429.13	24.99
Department: 990 DEBT SERVICE						
591-990-994.000	BOND REPAYMENT	48,900.00	3,178.33	0.00	45,721.67	6.50
Total Dept 990 - DEBT SERVICE		48,900.00	3,178.33	0.00	45,721.67	6.50
Expenditures		5,260,685.00	2,262,534.44	634,277.80	2,998,150.56	43.01
Fund 591 - WATER FUND:						
TOTAL REVENUES		5,301,835.00	2,281,260.37	573,438.45	3,020,574.63	43.03
TOTAL EXPENDITURES		5,260,685.00	2,262,534.44	634,277.80	2,998,150.56	43.01
NET OF REVENUES & EXPENDITURES:		41,150.00	18,725.93	(60,839.35)	22,424.07	

GL Number	Description	26-27 Amended Budget	YTD Balance 10/31/2026 Normal (Abnormal)	Activity For 10/31/2026 Increase (Decrease)	Available Balance 10/31/2026 Normal (Abnormal)	% Bdgt Used
Fund: 661 EQUIPMENT POOL FUND						
Account Category: Revenues						
Department: 000 728						
661-000-654.101	GENERAL FUND	67,900.00	23,868.44	1,090.69	44,031.56	35.15
661-000-654.202	MAJOR STREETS	38,000.00	2,851.67	121.25	35,148.33	7.50
661-000-654.203	LOCAL STREET FUND	22,500.00	3,223.12	213.45	19,276.88	14.32
661-000-654.208	PARK & RECREATION FUNDS	6,000.00	0.00	0.00	6,000.00	0.00
661-000-654.209	CEMETERY FUND	300.00	0.00	0.00	300.00	0.00
661-000-654.590	SEWER FUND	40,000.00	5,145.93	470.19	34,854.07	12.86
661-000-654.591	WATER FUND	40,000.00	7,423.94	496.39	32,576.06	18.56
661-000-665.000	INTEREST-REVENUE	0.00	39.90	0.00	(39.90)	100.00
661-000-681.000	MISCELLANEOUS REVENUE	0.00	1,953.14	0.00	(1,953.14)	100.00
Total Dept 000 - 728		214,700.00	44,506.14	2,391.97	170,193.86	20.73
Revenues		214,700.00	44,506.14	2,391.97	170,193.86	20.73
Account Category: Expenditures						
Department: 202 PROFESSIONAL SERVICES						
661-202-803.000	INDEPENDENT AUDITOR SERVICES	2,100.00	0.00	0.00	2,100.00	0.00
Total Dept 202 - PROFESSIONAL SERVICES		2,100.00	0.00	0.00	2,100.00	0.00
Department: 594 EQUIPMENT POOL						
661-594-740.000	OPERATING SUPPLIES	3,500.00	1,791.99	863.28	1,708.01	51.20
661-594-801.000	PROFESSIONAL SERVICES	30,000.00	2,605.40	0.00	27,394.60	8.68
661-594-832.000	LIABILITY INSURANCE	7,800.00	5,952.69	0.00	1,847.31	76.32
661-594-861.000	GAS AND OIL	33,000.00	10,987.83	3,866.47	22,012.17	33.30
661-594-930.000	REPAIRS AND MAINTENANCE	25,000.00	15,502.27	1,764.96	9,497.73	62.01
661-594-930.100	PREVENTATIVE MAINTENANCE	6,000.00	580.86	66.40	5,419.14	9.68
661-594-968.000	DEPRECIATION	75,000.00	0.00	0.00	75,000.00	0.00
661-594-970.100	CAPITAL OUTLAY-CAPITALIZED	15,840.00	5,262.56	1,315.64	10,577.44	33.22
Total Dept 594 - EQUIPMENT POOL		196,140.00	42,683.60	7,876.75	153,456.40	21.76
Expenditures		198,240.00	42,683.60	7,876.75	155,556.40	21.53
Fund 661 - EQUIPMENT POOL FUND:						
TOTAL REVENUES		214,700.00	44,506.14	2,391.97	170,193.86	20.73
TOTAL EXPENDITURES		198,240.00	42,683.60	7,876.75	155,556.40	21.53
NET OF REVENUES & EXPENDITURES:		16,460.00	1,822.54	(5,484.78)	14,637.46	
Report Totals:						
TOTAL REVENUES - ALL FUNDS		16,416,553.18	6,891,471.29	1,912,285.16	9,525,081.89	41.98
TOTAL EXPENDITURES - ALL FUNDS		16,766,981.18	6,490,534.98	1,347,388.54	10,276,446.20	38.71
NET OF REVENUES & EXPENDITURES:		(350,428.00)	400,936.31	564,896.62	(751,364.31)	

Jennie Sims
Finance Director/Treasurer
o: (231) 734-2181
financedirector@evart.org

To: Honorable Mayor Elkins & Council Members
From: Jennie Sims, Finance Director/Treasurer
Date: October 15, 2026
Re: Finance Director's Report Up to Date

Vendor's List- You will have the vendor's summary report in your packet that lists all vendors paid up until October 19, 2026.

Completed weekly payrolls/reports for the Evart Housing Commission and Evart Area Fire Department and the DDA.

Completed month end for City, Fire Department and DDA (Sept 2026)

Continuing with Summer Tax Disbursements

Quarterly Reporting for City, DDA, Fire Department, and Housing Commission

- Unemployment
- State of Michigan Tax Withholding
- 941 Federal Tax

Assessing Trainings: 2026 State Tax Commission Updates
This completed all 20 hours of MCAO required Continuing Education need for the year

Audit began on-site on October 5, 2026

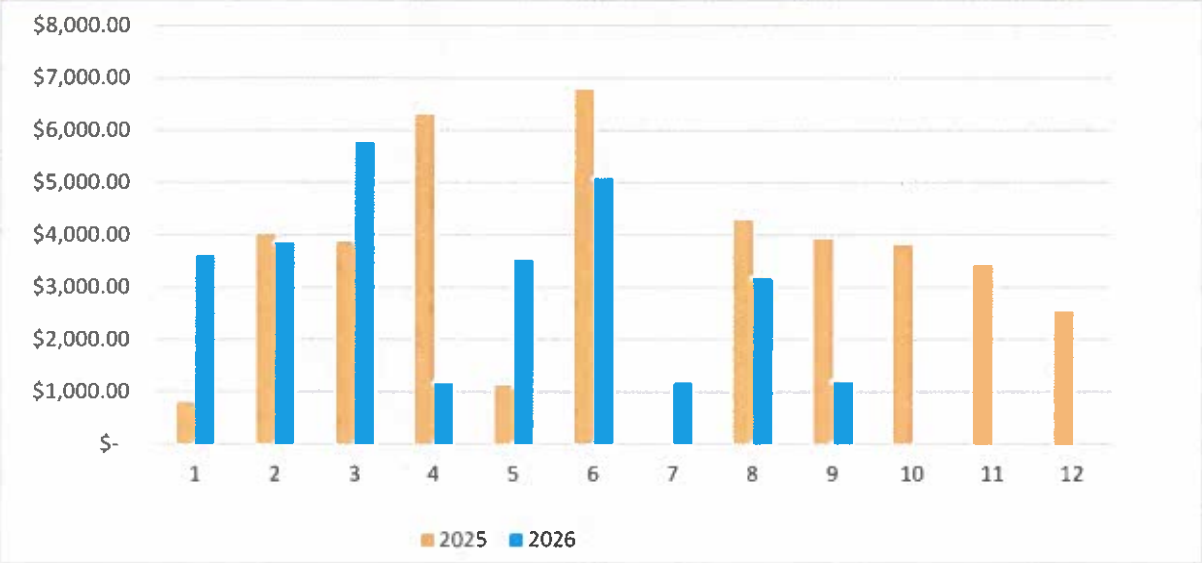
CITY OF EVART MICHIGAN

Department of Public Works
Monthly Report

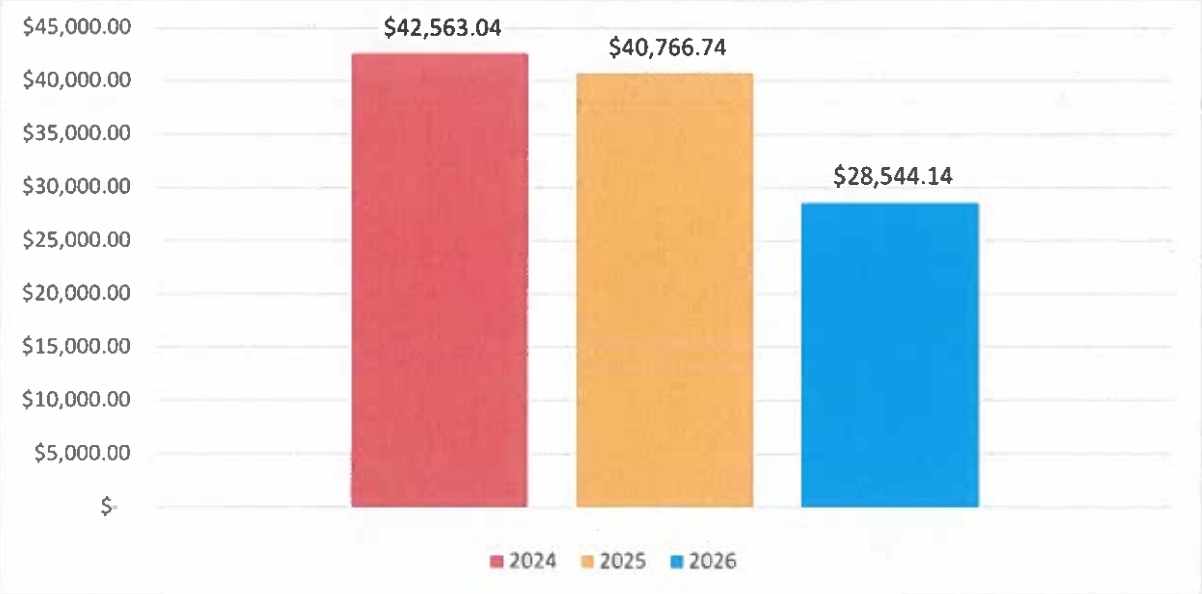
September 2026

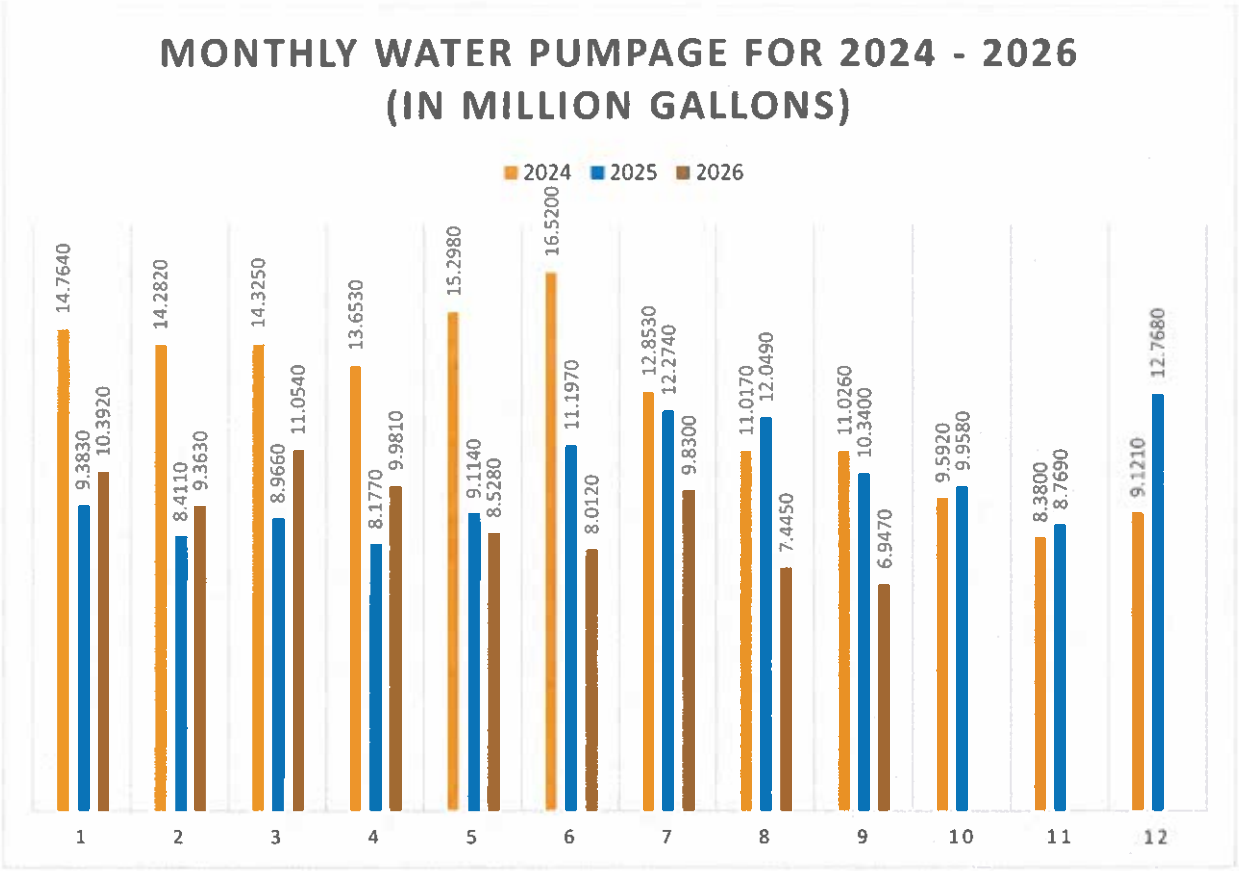
ELECTRIC COMPARISON REVIEW FOR SEPTEMBER 2025-2026		
	WATER	SEWER
2025	$ 5,476.60	$ 3,912.94
2026	$ 3,946.18	$ 1,200.25
DIFFERENCE/SAVINGS	**$1,530.42**	**$2,712.69**

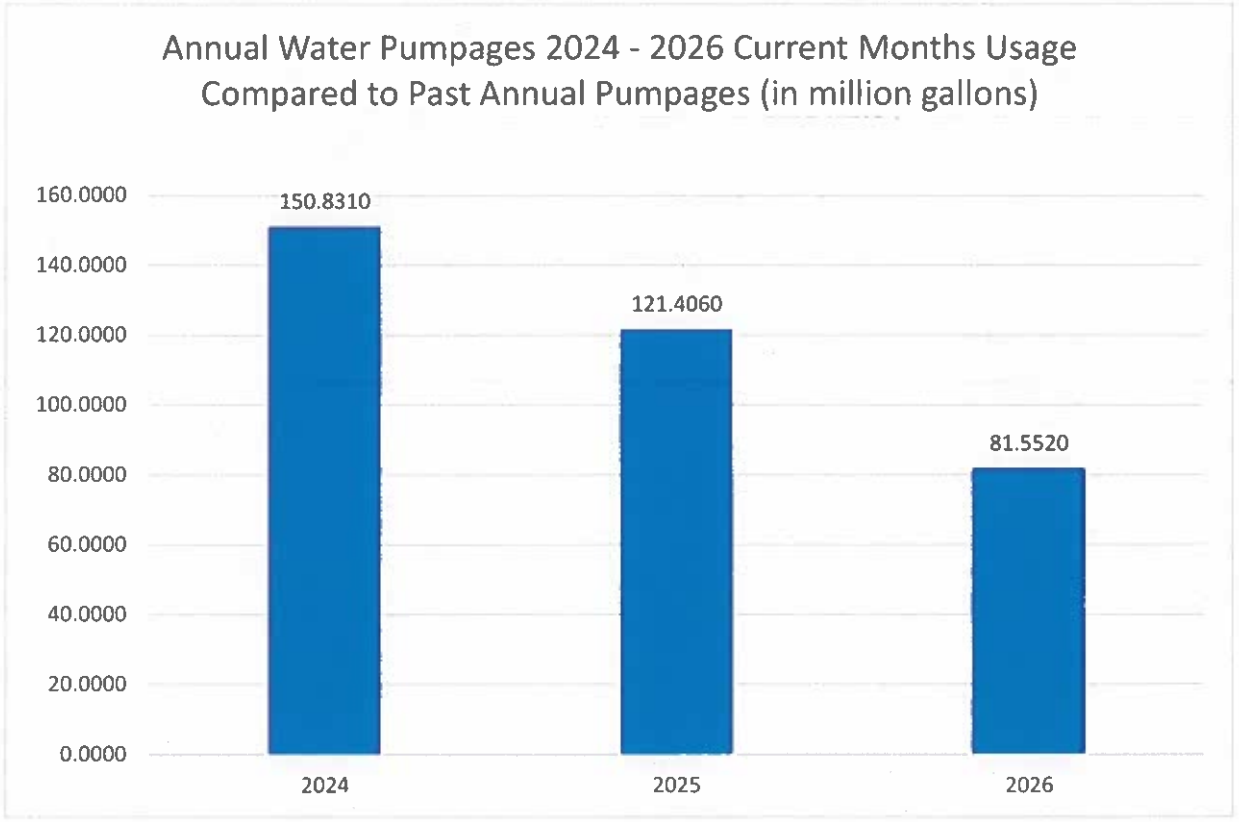
SEWER ELECTRIC COST COMPARED TO PRIOR TWO YEARS (MONTH BY MONTH)



SEWER ELECTRIC COST (CURRENT MONTHS USAGE COMPARED TO PAST ANNUAL COSTS)




MONTHLY WATER PUMPAGE FOR 2024 - 2026
(IN MILLION GALLONS)
2024
2025
2026
14.7640
9.3830
10.3920
14.2820
8.4110
9.3630
14.3250
8.9660
11.0540
13.6530
8.1770
9.9810
15.2980
9.1140
8.5280
16.5200
11.1970
8.0120
12.8530
12.2740
9.8300
11.0170
12.0490
7.4450
11.0260
10.3400
6.9470
9.5920
9.9580
8.3800
8.7690
9.1210
12.7680
1
2
3
4
5
6
7
8
9
10
11
12


Annual Water Pumpages 2024 - 2026 Current Months Usage
Compared to Past Annual Pumpages (in million gallons)
160.0000
140.0000
120.0000
100.0000
80.0000
60.0000
40.0000
20.0000
0.0000
150.8310
121.4060
81.5520
2024
2025
2026

CITY OF EVART POLICE DEPARTMENT

September 2026 MONTHLY REPORT

Message from the Chief:

The department remained active throughout September. In addition to my regular patrol and administrative duties, I submitted two RAP Grant applications to MMRMA seeking reimbursement for training courses attended by Sgt. Wilson and me. If both applications are approved, the department will receive $1,022.50.

Additionally, Teresa researched and completed a federal grant application to help fund new body-worn cameras, cloud storage, and related software. The department currently uses BOBLOV cameras, and the associated storage requires a significant amount of server space. I will provide additional information once we learn whether funding has been awarded and, if so, the amount. At this time, this update is provided for informational purposes only. I do not intend to accept any awarded funding without council approval.

I have been working to finalize emergency response plans for special events scheduled during the remaining months of 2026. These events include the Homecoming Parade and football game, the ITC Holdings open house at the Fairgrounds, UAW's Haunted Park, the City of Evart's Monster Mash, and Osceola County's annual Shop with a Hero.

Finally, the department has advertised a full-time law enforcement officer position. Since the position was posted approximately one month ago, interest has been very limited. However, the department interviewed one applicant and extended a conditional offer of employment, contingent upon successful completion of a background investigation, medical screening, and psychological screening.

Special Events:

The Evart High School invited members of the Evart Police Department to attend a special presentation honoring the victims of the September 11, 2001 terrorist attacks and their families. The event served as a meaningful tribute to those who lost their lives and recognized the courage, sacrifice, and resilience demonstrated in the aftermath of the tragedy. Students, staff, and community members gathered to reflect on the significance of 9/11, remember the heroes who responded that day, and pay respect to the victims and their loved ones. The Evart Police Department was honored to participate in this important commemoration and support the school in preserving the memory of those affected by the attacks.

	CHIEF BEAM	SGT. WILSON	OFC. HYDEN	OFC. HIGGINS	DEPARTMENT TOTAL
Criminal Complaints	3	0	0	3	6
Service Calls	4	36	1	2	43
Investigations/Follow Up	21	10	0	15	46
Traffic Stops	5	30	1	3	39
Parking / Ordinance Violations	4	1	0	0	5
Accidents	0	0	0	1	1
Felony Warrant Pickup	0	0	0	0	0
Misdemeanor Warrant Pickup	0	3	0	0	3
Reports / Station Duty	12	47	1	26	86
Assists	8	0	0	7	15
Training	0	1	1	0	2
Property Checks	44	33	0	48	125
Stationary Radar	9	36	1	10	56
Patrol	9	10	1	10	30
Community/PR/Schools	6	13	1	9	29
Administrative/Court	30	1	0	4	35
Breaks	10	10	0	11	31
	165	231	7	149	552

	2026	2025
Arrests to Date	32	50
Complaints to Date	301	391

Department Roster

Title	*Name*	*Badge Number*
Chief of Police	John Beam Jr.	39-01
Sergeant	Chad Wilson	39-02
Part Time Police Officer	Hannah Geigr	39-05
Part Time Police Officer	Jesse Hyden	39-03
Part Time Police Officer	JJ Higgins	39-06

Administrative Staff

Name	*Title*
Teresa Swift-Eckert	Administrative Assistant

Pepper Lockhart
Office of the City Manager

Monthly Report

Treasury and Finance Department

Finance Director Sims has been working with the auditors. The new GASBE rules require more documentation from us. She has completed all monthly reports for the city, DDA and the fire department.

Department of Public Works and Water & Sewer Department

Director Thompson has been assisting with the watermain and sewer connections on Cedar Street & Washington. The water/sewer committee took a tour to see the projects being completed. He has also been working with the engineers on the draft of the capital improvement plan update.

USDA Grant

The city received the grant that we have been working toward for over a year to purchase a new BOBCAT. We were awarded $49,446.00. According to USDA there was only $300,000 awarded nationwide.

SRF PROJECTS

CWSRF- The gravity sewer instillation is complete at S Cherry & 11th St. We had all contractors present including electrical, panel installers, pump company and engineer to complete the communication & controls at the 11th St lift station.

DWSRF- We have completed 235 lead service lines. All water main & water services in contract 1 scope for DWSRF are complete.

Community Development Block Grants

CDBG-WRI grant- The Housing Commission contractors have been coordinating with Gerber to complete work on First & Washington while doing Cedar Street. The fence is complete for the school

CDBG MSHDA- 101 S Main St- Project is out for bid. Working with the MEDC to have it ready for the Michigan Strategic Fund Board at the December meeting.

US10- Paving is happening this week. Project is still on time except lighting. Lighting should be completed in mid-to-late November.

Police Department

We are in the process of doing the background checks to hire a full-time officer.

MISC

We got the lift station pumps at Riverside West and were able to close out the SPARKS project.

I attended the legislative roundtable with Representative Moolenaar with other local leaders to ask questions and discuss economic development in our region.

Brownfield

Board approved Bylaws and the LBRF.