

AGENDA CITY COMMISSION MEETING WEDNESDAY, NOVEMBER 8, 2023 CITY HALL | 130 N. NOTTAWA ST. WIESLOCH RAUM

WORK SESSION 5:00 P.M.

1. Public Safety Update

REGULAR MEETING 6:00 P.M.

- 1. CALL TO ORDER BY MAYOR
- 2. PLEDGE OF ALLEGIANCE
- 3. INVOCATION
- 4. SWEARING IN AND ROLL CALL
- 5. PROCLAMATIONS / PRESENTATIONS
- 6. VISITORS (Public comments for items not listed as agenda items)
- 7. APPROVAL OF AGENDA
- 8. APPROVAL OF CONSENT AGENDA
 - A. Action of Minutes of Previous Meetings
 - APPROVE the minutes from the October 25, 2023 regular meeting as presented.
 - B. Pay Bills
 - AUTHORIZE the payment of the City bills in the amount of \$1,594,557.01 as presented.
 - C. Dashing Thru Downtown Event Requests
 - APPROVE the 2023 Dashing Thru Downtown Requests as presented.
 - D. Set LDFA Public Hearing for Stateline Business Park
 - ADOPT the Resolution of Intent to Amend the City of Sturgis Local Development Finance Authority Boundaries and Setting Date and Time for Public Hearing and SET a Public Hearing for amended LDFA Development and TIF Plans on December 13, 2023.
- 9. UNFINISHED BUSINESS
- **10. NEW BUSINESS**
 - A. Hydro Units 3 & 4 Change Orders Chris McArthur
 - B. PSUB Generator Project Changes Daniel Root
 - C. Land Bank Discussion Andrew Kuk
 - D. Planning Commission Board Appointment Kenneth Rhodes
- 11. COMMISSIONER / STAFF COMMENTS
- 12. ADJOURN

Manager's Report

NOVEMBER 8, 2023



Submitted by:

Andrew Kuk City Manager

Work Session

1. Public Safety Update

Staff: Ryan Banaszak

Department of Public Safety Director Ryan Banaszak will conduct a tour of the Police and Fire Departments and provide an update on those departments.

8. Consent Agenda

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Consent Agenda for November 8, 2023 as presented.

Staff Recommendation: APPROVE

8A. Action of Minutes of Previous Meetings

<u>Consent Agenda Motion:</u> APPROVE the minutes from the October 25, 2023 regular meeting as presented.

8B. Pay Bills

Consent Agenda Motion:

AUTHORIZE the payment of the City bills in the amount of \$1,594,557.01 as presented.

8C. Dashing Thru Downtown Event Requests

The Sturgis DDA will be hosting Christmas events again this year, with several requests associated with Dashing Through Downtown and the Kristkindlmarkt Christmas market. These requests include:

- Usage of Free Church Park on Friday, December 1st from 12:00 pm to 9:00 pm.
- Closure of Pleasant Ave. from U.S. 12 up to the first parking lot drive for the Christmas market Wednesday, November 29th 9:00 am through Monday, December 4th 1:00 pm.
- Use of four parking spots on U.S. 12 on the corner of U.S. 12 and Pleasant Ave. for two food truck vendors for the event on Thursday, November 30th 2:00 pm to 9:00 pm, thru Saturday,

December 2nd 6:00 pm.

• Use of electricity in tree pits and electric posts as needed.

Consent Agenda Motion:

APPROVE the 2023 Dashing Thru Downtown requests as presented.

8D. Set LDFA Public Hearing for Stateline Business Park

A Local Development Finance Authority (LDFA) is an economic development tool that allows eligible entities to acquire and dispose of interests in real and personal property, issue bonds, and use tax increment financing to fund public infrastructure improvements for eligible property.

The City of Sturgis initially created an LDFA in 2008 to help complete an expansion project by Americraft Carton. Funds were used to pay back a Michigan Economic Development Corporation Loan for the project. The Authority district was amended in 2018 and 2022 for the purposes of expanding the Authority's boundaries and adding new projects to the development plan.

The two parcels on the Indiana border, which are being developed as the Stateline Business Park and were purchased by the City of Sturgis Economic Development Corporation in 2021, were not yet within the City limits at the time of the last boundary adjustment. Some of the projects in the current Development Plan relate to this area, so it is now time to add these parcels to the LDFA boundaries. The only changes in the Development and TIF Plans amend the boundary map to include these parcels; no projects have been added or amended.

Included in your packet is a required resolution setting the date for a Public Hearing for the boundary change. At the same meeting, there will be a Public Hearing for the amended Development and TIF Plans which again, only include an addition to the map. The LDFA board has reviewed and supported the draft plans and boundary adjustment. Consent Agenda Motion:

ADOPT the Resolution of Intent to Amend the City of Sturgis Local Development Finance Authority Boundaries and Setting Date and Time for Public Hearing and SET a Public Hearing for amended LDFA Development and TIF Plans on December 13, 2023.

Information Included in Packet:

1. Resolution

10. New Business

A. Hydro Units 3 & 4 Change Orders

Staff: Chris McArthur

Over the course of the year Hydro Consulting and Maintenance Services (HCMS) has been working on the overhaul of hydro units #3 and #4 which was approved by the Commission in June of 2022. This overhaul included work to generating units as well as hydraulic control equipment and replacement of system controls. The units were brought back online in August, however two issues discovered during the final phases of work have led to requested change orders on the project.

Outboard Bearing Seals

This change order is addressing a design issue with #3 & #4 hydro units whereby a significant flow of water is being allowed through the bearing as designed and it is entering our sump pit. Staff have worked with HCMS attempting to resolve this issue since the units were started in August. The original bearing design used, and that is operating in other hydro generation units, discharges 15 to 20 GPM of water per bearing to a drain. Our system, unlike others, doesn't have a gravity drain, which means that the discharged water must be pumped out of the sump pit. Our current pit only has 50 gallons of capacity meaning that it could potentially fill up in a matter of a couple of minutes if the pump were to be out of service due to a mechanical failure or loss of power, creating the potential to overflow and cause a flood in the generation building.

The proposed solution is to add two seals (one for each unit) along with machined sleeves and new seal housings. By adding this seal, it forces the water to exit thru the inner side of the bearing to the river. This will reduce the amount of water going into our pit significantly, and with it the chances of flooding the pit in a pump failure situation. Staff believes this is a reasonable solution to our unique issue. There is a 5-week lead time for the seals and new housings. The cost of the changes is \$39,670.00

Power Control System Upgrade

During commissioning of Units #3 & #4 after the major overhaul, it was discovered that the existing voltage regulator for Unit #3 was not automatically matching the bus voltage when the unit was trying to synchronize to the grid. When the grid voltage is on the high end, the automatic voltage regulation can't reach the level of the grid and the unit will eventually time out and shutdown.

This issue can be resolved if someone is onsite at the hydro dam, as the voltage regulator can be switched into manual and turned up to match the bus voltage. The manual and automatic adjustments use two different potentiometers to achieve the voltage matching and the one for the automatic system is not fully functional anymore. Due to this voltage matching issue, Unit #3 will not be able to go online automatically anytime the bus voltage is high and would require an operator to be onsite to make it work.

The components for the existing system, including the potentiometer used in the automatic portion of the regulator as well as other equipment used for control of the excitation system and synchronizing are obsolete, so replacement is difficult. There are a couple of components that can only be replaced with the newer digital controls since they didn't make a single replacement for them.

After looking at the issue, staff believes the best solution is to replace all the components that make up this system which include:

- 1. New generator excitation controls Basler DECS-250
- 2. New generator protective relays SEL-700G
- 3. New SCADA system RTAC for communication to the new and existing protective relays SEL-3505
- 4. New GPS clock and antenna to provide time synchronization for the protective relays and generator controls

The new DECS-250 will replace five components and the new SEL-700G will replace at least eight electromechanical protective relays and both will provide superior protection and communications capabilities. Current lead times for equipment run from 5-10 business days for the SEL and 2-4 weeks for the Basler DECS-250 (tending towards four weeks).

The proposed work includes equipment, labor to uninstall old equipment and install new equipment, documentation of changes, and integration into the SCADA system. The proposed cost is \$95,000.00 and would be completed by Newkirk Electric.

Included in your project is an updated budget and cost spreadsheet for the project. The Commission had originally approved elements of the project in June and July of 2022, with a significant change order and additional contingency budget approved in November of 2022. The proposed changes would add \$135,170.00 to the overall project. These costs are unbudgeted and would be covered within the capital improvement line item of the Electric Department's Hydro budget and offset with reductions to other projects.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY HCMS Contract Change Order 003 for Outboard Bearing Seals in the amount of thirty-nine thousand, six hundred and seventy dollars (\$39,670.00) as presented.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Hydro #3 and #4 Power Control System Upgrade by Newkirk in the amount of ninety-five thousand and five hundred dollars (\$95,500.00) as presented.

Staff Recommendation: APPROVE and APPROVE

Information Included in Packet:

- 1. Change Order 003
- 2. Newkirk Proposal
- 3. Budget and Costs Spreadsheet

10. New Business

B. PSUB Generator Project Changes

Staff: Daniel Root

Installation of an emergency back-up generator and associated equipment at the Public Service Utility Building was approved by the Commission at the May 25, 2022 regular Commission Meeting. The project was planned for fiscal year 2022-2023. Staff was originally given a lead time of 42 weeks and supplied a purchase order to Shouldice Electric in June of 2022. Due to continuing delays that equipment has not yet been received but the project continues to move forward.

The new generator is being placed in the transformer storage yard 100 ft. east of the Public Services and Utilities Building (PSUB). During project development it was determined that the automatic transfer switches should also be placed in that location. This was always part of a master plan as the existing building's primary power feed was routed through a basement structure about 10 ft. east of the transformer, into the transformer, and then routed to the existing meter cabinet along the north side of the building. This plan allows for the transformer to be moved to that existing basement structure and the new transfer switch equipment to be placed on the old transformer pad. This also requires the meter to be placed at the new generator location ahead of all the new equipment.

A recent progress meeting was held to discuss the remainder of the project, to provide the new estimated ship date of the generator (November 9th), and to give staff a better understanding of a proposed change order which is now being presented to the Commission.

Currently, the feed running between the transformer and electric meter in their current locations was installed under the National Electric Safety Code (NESC) that our line department or other electric supplier agencies use (distribution side of the meter). This existing feed was with one set of wires which meets the NESC standard.

In working on getting wiring ready for the new generator, it was determined that due to the new location of the meter and generator that three additional secondary power feeds from the meter to the main distribution panel within the building would be necessary to meet current National Electric Code (NEC); this code governs installations on the customer side of the meter, which is where the feed will now be located with the new positioning of the meter. In addition to the different standards, work on this feed installation must be completed by a licensed electrician, not line workers. The State Electrical Inspector will require the greater number of wires as called for under the NEC to supply the power from the meter to the existing main 1,200 amp main distribution panel.

Staff from Shouldice supplied City Staff and the electrical engineer with a breakdown of costs for the work, which includes include the addition of 2,400 ft. of wire to be installed, additional conduits, and additional disconnect switches. Staff discussed these items and negotiated that the proposed amount be considered a not-to-exceed amount and billed at actual time taken to complete proposed work. Shouldice staff agreed. Staff from Shouldice are also looking into changing the wiring from copper to aluminum wire as a cost saving measure, but the amount of cost savings is not yet known. It is worth noting that because the new Automatic Transfer Switch circuits are closer to the generator there would be a deduction of \$5,800.00 from the total cost of the project which is reflected in the change order.

The generator project did not include a contingency budget and the change order cost is not included in the FY 2023-2024 capital budget for the Electric Department. The additional cost will be covered within the capital improvements line items of the Electric Department and offset with reductions to other projects.

Proposed Motion:

Move that the Sturgis City Commission APPROVE/DENY the Shouldice Bulletin #3 change order to complete the installation of the new emergency backup generator in an amount not-to-exceed thirty-seven thousand, five hundred and ninety-one dollars (\$37,591.00) as presented.

Staff Recommendation: APPROVE

Information Included in Packet:

1. Bulletin #3

10. New Business

C. Land Bank Discussion

Staff: Andrew Kuk

Recently the St. Joseph County Commission has been discussing the possible creation of a land bank at the County level. The Commission first explored the possibility earlier in the year, choosing at that time not to move forward, however they are once again looking at the issue.

Land banks are public entities with unique governmental powers, created pursuant to state-enabling legislation to help address vacant, blighted, and/or tax delinquent properties. Land banks have the right and ability to purchase property and most land banks have special powers such as the ability to clear title, access unique funding sources, etc. The goal of a land bank is to help return these properties to productive use in the community and address blight.

In Michigan, land banks were created via legislation in 2003. There is a State of Michigan Land Bank Authority which has the ability to authorize separate land banks in each County and certain cities (Sturgis does not qualify). Michigan land banks have the ability to engage in expedited quiet title and foreclosure actions as well as qualify properties they hold for access to Brownfield Redevelopment Tax Increment Financing programs. In addition, recently land banks have had access to unique sources of grant funding for blight elimination.

Ultimately, land banks provide another tool in the redevelopment toolbox that can help address blighted properties, facilitate redevelopment projects, and access certain grant funds. Staff is looking for direction from the Commission on their support for a County Land Bank. If the Commission is in favor, staff would recommend adoption of a resolution of support to be sent to the St. Joseph County Commission. A draft resolution for your consideration is included in the packet.

Clayton Lyczynski, St. Joseph County Housing Coordinator, will be in attendance to help provide further information on the issue of the County Land Bank and

additional information on Michigan land banks is included in your packet. Further information on land banks in general can also be found at: <u>https://communityprogress.org/resources/land-banks/lb-faq/</u>

Proposed Motion:

Move that the Sturgis City Commission ADOPT/NOT ADOPT a resolution of support for a St. Joseph County Land Bank as presented.

Staff Recommendation: ADOPT

Information Included in Packet:

- 1. Draft Resolution
- 2. Michigan Land Bank Information

10. New Business

D. Planning Commission Board Appointment

Staff: Kenneth Rhodes

The Planning Commission currently has two vacancies which have been advertised. Included in your packet is an application from Buddy Denman, an engineer that also has interest in a downtown building. The Planning Commission has reviewed and supports his appointment.

Proposed Motion:

Move that the Sturgis City Commission APPOINT/NOT APPOINT Buddy Denman to the Sturgis Planning Commission through May 2026.

Staff Recommendation: APPOINT

Information Included in Packet:

1. Application

Noteworthy Meetings / Events

- Airport Board Meeting | October 24th
- Building Authority Meeting | October 25th
- MDOT Adjusted Census Urban Boundary Meeting | October 26th
- MDOT Aeronautics Airport MAP Meeting | October 30th
- DDA Event Committee Meeting | October 30th
- Sturgis High School Senior Mentoring | October 31st
- Sturgis Area Chamber of Commerce Board Meeting | October 31st
- DDA Meeting | November 1st
- Sturgis High School Senior Mentoring | November 2nd
- Dona Celia Ribbon Cutting | November 2nd

Upcoming Events

- Styrofoam Recycling | DPS | 9am-12pm | November 4th
- Chamber Annual Dinner | Sturges-Young | 5pm | November 9th
- Crescendo 150 Years of Music | Sturges-Young | 7pm | November 10th
- Cinema Circle Saving Private Ryan | Sturges-Young | 7pm | November 11th
- Commission Organizational Meeting | Large Conference Room | 8:00pm | November 13th
- Sturgis Civic Players Willa Wonka | Sturges-Young | November 17th-19th
- Christmas Wizards | Sturges-Young | 7pm | December 9th
- Christmas Cash Raffle Drawing | December 13th

City of Sturgis City Commission Regular Meeting

Agenda Item 8A

REGULAR MEETING - STURGIS CITY COMMISSION WEDNESDAY, OCTOBER 25, 2023 WIESLOCH RAUM – CITY HALL

Mayor Mullins called the meeting to order at 6:00 p.m.

The Pledge of Allegiance was said by all present.

The Invocation was given by Mayor Mullins.

Commissioners present: Bir, Kinsey, Nieves, Smith, Harrington, Hile, Perez, Vice-Mayor Miller, Mayor Mullins Commissioners absent: None

Also present: City Attorney, City Manager, City Controller, Community Development Director, Electric Department Superintendent, Facilities Manager, City Clerk

Moved by Comm. Hile and seconded by Comm. Perez to approve the agenda as presented with the
addition of Item 10D related to Sturgis Hospital bonds.MOTION CARRIEDVoting yea: NineVoting nay: NoneMOTION CARRIED

Moved by Comm. Hile and seconded by Comm. Perez to approve the Consent Agenda of October 25, 2023 as presented.

8A. Action of Minutes of Previous Meetings

• APPROVE the minutes from the October 11, 2023 work session as presented.

• APPROVE the minutes from the October 11, 2023 regular meeting as presented.

B. Pay Bills

AUTHORIZE the payment of the City bills in the amount of \$3,043,062.96 as presented.
Voting yea: Nine Voting nay: None MOTION CARRIED

Comm. Hile explained that he believed he should abstain from voting on the selection of a new 2nd Precinct Commissioner because he was unable to attend the interviews at the previous meeting. Discussion followed.

The City Commission had consensus to allow Comm. Hile to abstain from voting on the selection of a new 2nd Precinct Commissioner.

City Commissioners thanked both individuals for applying and said that they were both highly qualified.

Comm. Kinsey nominated Roger Moyer. Comm. Perez nominated Alan Albarran.

Voting for Moyer –Kinsey, Miller, Mullins Voting for Albarran – Bir, Nieves, Smith, Harrington, Perez

Alan Albarran was selected as 2nd Precinct Commissioner to fill the unexpired term of Brandon Kinsey.

Mr. Albarran will be sworn in prior to the next regular meeting on November 8, 2023. The term for this seat, which expires in November 2026, will be on the ballot in November 2024, for a two year term.

City Clerk/Treasurer Kenneth Rhodes provided information on a proposed apartment complex on St. Joseph Street and an associated Payment In Lieu of Tax and the minor changes to the PILT ordinance since the first reading at the previous meeting. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Perez to consider this the second reading of and approve an amendment to Chapter 2, Article IV, Division 1 of the Ordinances of the City of Sturgis adding Section 2-309. - Tax exemption for St. Joseph Street Lofts and fee in lieu of taxes, effective November 14, 2023.

Voting yea: Nine

Voting nay: None

MOTION CARRIED

AMENDMENT TO THE ORDINANCES OF THE CITY OF STURGIS ADDING A TAX EXEMPTION FOR ST. JOSEPH STREET LOFTS AND FEE IN LIEU OF TAXES

An ordinance to amend Chapter 2, Article IV, Division 1 of the Ordinances of the City of Sturgis adding a tax exemption for St. Joseph Street Lofts and fee in lieu of taxes and to provide for an effective date of this Ordinance.

WHEREAS, the City of Sturgis has determined that it is in the best interest of the residents of the City to add a tax exemption and fee in lieu of taxes for St. Joseph Street Lofts, a development providing housing for individuals and/or families of low to moderate income.

NOW, THEREFORE, the City of Sturgis, St. Joseph County, Michigan, ordains:

Part II – Chapter 2, Article IV, Division 1 is hereby amended to repeal Section 2-307 and Section 2-308 and add Section 2-309 as follows, effective as of November 14, 2023:

Section 2-307 – Repealed

Section 2-308 – Repealed

Section 2-309. – Tax exemption for St. Joseph Street Lofts and fee in lieu of taxes.

(a) *Purpose.* It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its low income persons and families and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the Act. The City of Sturgis is authorized by this Act to establish or

change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under this Act at any amount it chooses, not to exceed the taxes that would be paid but for this Act. It is further acknowledged that such housing for low income persons and families is a public necessity, and as the City of Sturgis will be benefited and improved by such housing, the encouragement of the same by providing real estate tax exemption for such housing is a valid public purpose. It is further acknowledged that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of all *ad valorem* taxes during the period contemplated in this Ordinance are essential to the determination of economic feasibility of the Housing Development that is constructed or rehabilitated with financing extended in reliance on such tax exemption.

The City of Sturgis acknowledges that the Sponsor (as defined below) has offered, subject to receipt of an allocation under the LIHTC Program by the Michigan State Housing Development Authority, to construct, own and operate a Housing Development identified as St. Joseph Street Lofts on certain property located at 303 St. Joseph Street, parcel identification number 052-040-101-00 in the City of Sturgis to serve Low Income Persons and Families, and that the Sponsor has offered to pay the City on account of this Housing Development an annual service charge for public services in lieu of all *ad valorem* property taxes.

(b) *Definitions*. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Act means the State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended.

Annual Shelter Rent means the total collections during an agreed annual period from or paid on behalf of all occupants of the Housing Development representing rent or occupancy charges, less the cost of Utilities.

Authority means the Michigan State Housing Development Authority.

City means the City of Sturgis, a Michigan municipal corporation.

Housing Development means the St. Joseph Street Lofts; a development that contains a significant element of housing for individuals and/or families of low to moderate income and such elements of other housing, commercial, recreational, industrial, communal and educational facilities as the Authority has determined improves the quality of the development as it relates to housing for persons of low income.

LIHTC Program means the Low Income Housing Tax Credit program administered by the Authority under Section 42 of the Internal Revenue Code of 1986, as amended.

Low Income Persons and Families means persons and families eligible to move into the Housing Development constructed and maintained by the Sponsor.

Mortgage Loan means a loan that is Federally-Aided (as defined in Section 11 of the Act) or a loan or grant made or to be made by the Authority to the Sponsor for the construction, rehabilitation, acquisition and/or permanent financing of a Housing Development, and secured

by a mortgage on the Housing Development.

PILOT means "payment in lieu of tax" or a service charge in lieu of property taxes in accordance with the Act.

Sponsor means St. Joseph Street Lofts Limited Dividend Housing Authority L.P., a Michigan limited partnership, which has or intends to apply to the Authority for an allocation of Low Income Housing Tax Credits to finance a Housing Development, and any entity that receives or assumes a Mortgage Loan.

Utilities means charges for gas, electric, water, sanitary sewer and other utilities furnished to the occupants that are paid by the housing project.

- (c) *Class of Housing Projects.* It is determined that the class of Housing Developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be Housing Developments for Low Income Persons and Families that are financed with a Mortgage Loan or subject to income and rent restrictions pursuant to the LIHTC Program. It is further determined that St. Joseph Street Lofts is of this class. Passage of this section shall not be deemed precedent for other similar PILOT ordinances.
- (d) *Establishment of annual service charge*. The Housing Development identified as St. Joseph Street Lofts and the property on which it will be located shall be exempt from all *ad valorem* property taxes from and after the commencement of construction. The City of Sturgis acknowledges that the Sponsor and the Authority have established the economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance, and the qualification of the Housing Development for exemption from all *ad valorem* property taxes and a payment in lieu of taxes as established in this Ordinance. Therefore, in consideration of the Sponsor's offer to construct and operate the Housing Development the City agrees to accept payment of an annual service charge for public services in lieu of all *ad valorem* property taxes subject to the requirements of subsections (g) and (h) hereto. Subject to receipt of a Mortgage Loan for the Housing Development, the annual service charge shall be equal to nine percent (9%) of the Annual Shelter Rents actually collected by the housing project but not less than \$18,000.00 during each operating year.
- (e) *Limitation on the payment of annual service charge*. Notwithstanding subsection (d), the service charge to be paid each year in lieu of taxes for the part of the Housing Development that is tax exempt but which is occupied by other than Low Income Persons or Families shall be equal to the full amount of the taxes which would be paid on that portion of the Housing Development if the Housing Development were not tax exempt.
- (f) *Contractual effect of section.* Notwithstanding the provisions of section 15(a)(5) of the Act to the contrary, a contract between the City of Sturgis and the Sponsor with the Authority as third party beneficiary under the contract, to provide tax exemption and accept payments in lieu of taxes, as previously described, is effectuated by enactment of this section.

- (g) *Verification of Annual Shelter Rent.* The Sponsor shall verify Annual Shelter Rent revenues to the City with a statement of profit and loss of the Housing Development as reported to the Authority by an independent certified public accountant or such other form of financial documentation deemed suitable by the City. The statement of profit and loss, or such other form of financial documentation acceptable to the City, together with a statement describing the methodology by with the Sponsor calculated the service charge, shall be submitted to the City Treasurer by April 30 each year.
- (h) *Duration*. This Ordinance shall remain in effect and shall not terminate so long as all of the following are true:
 - (1) The Housing Development remains subject to income and rent restrictions under the LIHTC Program, but not more than forty-five (45) years.
 - (2) Construction of the Housing Development commences within eighteen (18) months from the award of a Low-Income Housing Tax Credit for the Housing Development from the Authority and is completed within twenty-four (24) months from commencement of construction unless extensions are approved by resolution of the Sturgis City Commission.
- (i) *Payment of service charge*. The annual service charge in lieu of taxes as determined under this Ordinance shall be payable in the same manner as general property taxes are payable to the City and distributed to the several units levying the general property tax in the same proportion as prevailed with the general property tax in the previous calendar year. An exception to this is that the annual payment for each operating year shall be paid on or before June 1st of the following year. Collection procedures shall be in accordance with the provisions of the General Property Tax Act (1893 PA 206, as amended; MCL 211.1, *et seq*), including applicable provisions of the Charter and Ordinances for the City of Sturgis, with respect to such payment, including, but not limited to the provisions providing for interest and penalties on late payments, return of delinquent taxes, and the sale of the lands for delinquent taxes.
- (j) Termination. The tax exemption extended hereunder may be terminated and the property restored to the tax rolls by resolution duly adopted by the City in any of the following events. Any default must be noticed in writing to the Sponsor and the Authority by certified mail (return receipt requested) or by nationally recognized overnight carrier (with receipt acknowledged in writing) to the address on file with the Department of Labor and Economic Growth or any successor department. Termination can only progress if there is failure by the Sponsor to cure the default within 30 days following delivery of written notice to the Sponsor. Determinations of the event and continuing existence of default and the sufficiency of actions taken to cure default shall be in the sole judgment of the City.
 - (1) Failure of the Sponsor or the Housing Development to remain in compliance with the terms of this section or the Act.
 - (2) Failure of the Sponsor to complete construction as provided in subsection (h)(3) hereof.
 - (3) Failure of the sponsor to provide such reports and documentation as may be required by

subsection (g) hereof.

- (k) Severability. The various subsections and provisions of this section shall be deemed to be severable, and should any subsection or provision of this section be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of this section as a whole or any subsection or provision of this section, other than the subsection or provision so declared to be unconstitutional or invalid.
- (1) *Inconsistent ordinances or sections.* All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this section are repealed to the extent of such inconsistency or conflict.
- (m) Effective date and automatic repeal. This Ordinance section shall become effective twenty (20) days after its passage, as provided in the City of Sturgis Charter. In the event the sponsor does not receive an award of a Low-Income Housing Tax Credit for the Housing Development from the Authority on or before December 31, 2025, this section shall be automatically repealed without further action of the City.

Community Development Director Will Prichard provided information on the one bid received for each of the two County foreclosed properties acquired by the City which will be rehabilitated by a developer. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Perez to approve the sale of 306 North St. in the amount of eight thousand dollars (\$8,000.00) and 602 Jean Ave. in the amount of twelve thousand dollars (\$12,000.00). to Jose Lopez as presented and authorize the City Manager and Community Development Department to prepare a development agreement that incorporates all the necessary repairs and criteria to complete the rehabilitation of the properties and sign all necessary documents. **Voting yea: Nine Voting nay: None MOTION CARRIED**

Facilities Manager Dan Root provided information on the necessary work needed to be done on the dam spillway, as required by the Federal Energy Regulatory Commission, and the bids received to complete the work. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Perez to approve the bid from Do It All Painting for the painting of the spillway and walkway at the hydro dam in the amount of forty-six thousand seven hundred eighty-eight dollars and seventy-eight cents (\$46,788.78) as presented. **Voting yea: Nine Voting nay: None MOTION CARRIED** City Manager Andrew Kuk provided information on an agreement between the City and the Clerk/Treasurer Kenneth Rhodes which outlines and clarifies duties, benefits, and supervision of the position and allows Mr. Rhodes to purchase service time up to the retirement date of January 2, 2027 if he were to be fired without cause between the signing of the contract and that date. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Kinsey to approve the Employment contract with
Kenneth D. Rhodes for the position of City Clerk/Treasurer as presented.Voting yea: SixVoting nay: Bir, Nieves, PerezMOTION CARRIED

City Manager Andrew Kuk provided information on the minor changes to the Letter of Agreement with Asker Corporation and the change in payment date. Discussion followed.

Moved by Comm. Hile and seconded by Comm. Kinsey to approve the Letter of Agreement with Asker Corporation, along with SH Holdco, LLC, SH Management Group, LLC, Sturgis Hospital, Inc., and the City of Sturgis, as presented and allow City Manager Andrew Kuk to sign all associated documents, and allow City Manager Andrew Kuk to sign a revised Letter of Agreement, if necessary, with a payment date up to November 1, 2023 and all associated documents. **Voting yea: Nine Voting nay: None MOTION CARRIED**

Comm. Kinsey read a letter reflecting on his time on the City Commission. City Commissioners thanked him for his service.

Moved by Comm. Hile and seconded by Comm. Perez to go into Closed Session to discuss union negotiations.

Voting yea: Bir, Kinsey, Nieves, Smith, Harrington, Hile, Perez, Miller, Mullins Voting nay: None MOTION CARRIED

Meeting recessed at 7:15 p.m. Meeting reconvened at 7:35 p.m.

The meeting was adjourned at 7:35 p.m.

Kenneth D. Rhodes, City of Sturgis Clerk/Treasurer

City of Sturgis City Commission Regular Meeting

Agenda Item 8B

Page: 1 ACCOUNTS PAYABLE BILL PROOF - CITY OF STURGIS, MI Date: 11/08/2023 Month: 02

Date	Check#	Vendor	Vendor Name	Amount
Manual Chec	ks			
10-27-2023	PR0621M	00061	CITY OF STURGIS PAYROLL	360,415.77
10-23-2023	T16197M	06138	MUTUAL OF OMAHA INSURANCE CO	5,543.10
10-23-2023	T16198M	03173	FIFTH THIRD BANK	16,673.72
10-23-2023	T16199M	04197	MI PUBLIC POWER AGENCY	167,736.39
10-20-2023	T16200M	04088	BLUE CROSS BLUE SHIELD OF MI	9,675.68
10-25-2023	T16201M	00108	STATE OF MICHIGAN	60,183.50
10-27-2023	T16202M	04088	BLUE CROSS BLUE SHIELD OF MI	88,249.17
10-26-2023	T16203M	05892	PAYCOR	357.65
10-30-2023	T16204M	04197	MI PUBLIC POWER AGENCY	175,728.51
10-11-2023	T16205M	01127	STATE OF MICHIGAN	428.46
10-05-2023	T16206M	01127	STATE OF MICHIGAN	132.24
10-26-2023	T16207M	03245	IMPERIAL BEVERAGE	516.10
11-01-2023	T16208M	04088	BLUE CROSS BLUE SHIELD OF MI	23,382,45
11-04-2023	T16209M	00197	CITY OF STURGIS UTILITIES	21,938.22
11-02-2023	T16210M	06121	GB SOLAR TE 2020 HOLDINGS LLC	115,085,92
11-01-2023	T16211M	03951	SOUTHERN MICHIGAN BANK & TRUST	5,277.77
11-01-2023	T16212M	03770	MICHIGAN GAS UTILITIES	39.47
11-01-2023	T16213M	03770	MICHIGAN GAS UTILITIES	39.08
11-12-2023	T16214M	00197	CITY OF STURGIS UTILITIES	11 529 84
11-07-2023	T16215M	03770	MICHIGAN GAS UTILITIES	35.06
11-08-2023	T16216M	03770	MICHIGAN GAS UTILITIES	124 46
11-07-2023	T16217M	03770	MICHIGAN GAS UTILITIES	230 61
11_20_2023	T16218M	00197	CITY OF STUDGIS UTILITIES	11 280 97
11-13-2023	T16210M	03770	MICHIGAN GAS UTILITIES	40 79
11_20_2023	T16220M	00197	CITY OF STUDGIS UTILITIES	5 566 53
11_13_2023	T16220M	02909	CHARTER COMMUNICATIONS	715 84
11_13_2023	T16221M	04389	FRONTIFR COMMUNICATIONS	202 64
11_13_2023	T16222M	04389	FRONTIER COMMUNICATIONS A	101 44
11_12_2022	T16223M	04309	FRONTIER COMMUNICATIONS A	242 70
11_13_2023	T16225M	04389	FRONTIER COMMUNICATIONS A	242.70
11_12_2022	T16225M	04309	FRONTIER COMMUNICATIONS A	52 9/
11-12-2023	T16220M	04389	FRONTIER COMMUNICATIONS A	52.64
11 15 2023	T16227M	04309	FRONTIER COMMUNICATIONS A	604 00
11 - 15 - 2023 11 - 20 - 2023	T16220M	04309	FRONTLER COMMUNICATIONS A	220 75
11 17 2022	T16229M	04309	MICHICAN CAS UTILITIES	ZZU.7J
11 16 2023	T16230M	03770	MICHIGAN GAS UTILITIES	529.51 72 25
11 16 2023	T162231M	03770	MICHIGAN GAS UTILITIES	120 05
11 15 2023	T16222M	03770	MICHIGAN GAS UTILITIES	130.95 2E 71
11 15 2023	T10233M	03770	MICHIGAN GAS UTILITIES	35.71
11 15 2023	T16234M	03770	MICHIGAN GAS UTILITIES	70.95
11 01 2023	110235M	03770	MICHIGAN GAS UIILIILES	269.79
11-01-2023	T16236M	03951	SOUTHERN MICHIGAN BANK & TRUST	1,058.42
10-27-2023	T1623/M	00062	CITY OF STURGIS-EMPLOYEE INS	69,705.93
10-27-2023	T16238M	05588	ALERUS FINANCIAL/MERS TRANSFER	2,8/9.62
10-27-2023	T16239M	00065	DOYLE MEMBERSHIP TRANSFER	2,715.59
10-27-2023	T1624UM	00063	CITY OF STURGIS TAX TRANSFER	19,0/2.10
10-27-2023	T16241M	05123	COMERICA BANK-INST TRUST SERV	30,068.69
10-27-2023	116242M	03229	CITY OF STURGIS-WORKERS COMP	3,010.01
T0-27-2023	116243M	00064	INTL CITY MGMT ASSOC RETR CORP	8,769.10
Automatic C	hecks			
11-08-2023	247480	00066	ACTION QUICK PRINT PLUS	120.00
11-08-2023	247481	00332	ALEXANDER CHEMICAL CORP	194.25

Page: 2 ACCOUNTS PAYABLE BILL PROOF - CITY OF STURGIS, MI Date: 11/08/2023 Month: 02

Date	Check#	Vendor	Vendor Name	Amount
11-08-2023	247482	05634	ALLEN KUNCE	75.00
11-08-2023	247483	02334	ALLMAKE BROADCOM	554.00
11-08-2023	247484	05986	ALPHA BUILDING CENTER-NOTTAWA	47.35
11-08-2023	247485	06119	AMAZON.COM SALES INC	3,395.59
11-08-2023	247486	00340	AMERICAN SAFETY & FIRST AID	116.28
11-08-2023	247487	03576	ARROW SERVICES INC	83.00
11-08-2023	247488	02292	ASPLUNDH TREE EXPERT CO	17,183.36
11-08-2023	247489	06117	BENITA ANN LEWIS	75.00
11-08-2023	247490	00041	BHASKAR REDDY GUNDETI	128.00
11-08-2023	247491	00072	BIRD, SCHESKE, REED & BEEMER,	7,543.00
11-08-2023	247492	06445	BLASTEK LLC	15,983.00
11-08-2023	247493	00511	BOALS SEWER & DRAIN CLEANING	60.00
11-08-2023	247494	03327	BOUND TREE MEDICAL LLC	679.69
11-08-2023	247495	06452	BRIGHTLY SOFTWARE INC	15,547.20
11-08-2023	247496	03343	BYLER ELECTRIC INC	300.00
11-08-2023	247497	04673	CDW GOVERNMENT LLC	11,498.17
11-08-2023	247498	05634	CHARLES BROWN	75.00
11-08-2023	247499	04971	MARTIE CLARK	350.00
11-08-2023	247500	05412	CLEANCHEM	1,903.24
11-08-2023	247501	00001	CIVICA NORTH AMERICA INC	59,580.00
11-08-2023	247502	03605	COLDSPRING GRANITE COMPANY	301.50
11-08-2023	247503	01998	CONCRETE CUTTING & BREAKING	740.00
11-08-2023	247504	06065	COOPER'S TRENCHING INC	900.00
11-08-2023	247505	05108	CORRIGAN OIL CO	1,417.95
11-08-2023	247506	06325	COTTIN'S HARDWARE	741.10
11-08-2023	247507	05909	TONY D'HAESE	112.00
11-08-2023	247508	01684	DETROIT SALT COMPANY	6,839.09
11-08-2023	247509	00296	DOROTHY E LEAVITT	18.95
11-08-2023	247510	03095	MARY DRESSER	60.00
11-08-2023	247511	04638	DRIESENGA & ASSOCIATES INC	4,544.38
11-08-2023	247512	00160	DURY OIL CO	94.94
11-08-2023	247513	00364	CAROL DUSTIN	360.00
11-08-2023	247514	06361	ECOLAYERS INC	775.00
11-08-2023	247515	00166	ELHORN ENGINEERING CO	1,345.00
11-08-2023	247516	04955	ENVIRO-CLEAN	6,158.00
11-08-2023	247517	05151	FAWN RIVER MECHANICAL LLC	215.00
11-08-2023	247518	01204	FERGUSON DBA POLLARDWATER	521.20
11-08-2023	247519	05490	FERGUSON WATERWORKS #3386	5,771.85
11-08-2023	247520	00460	FITNESS THINGS INC	645.97
11-08-2023	247521	00776	FLEIS & VANDENBRINK	28,431.26
11-08-2023	247522	04389	FRONTIER COMMUNICATIONS A	5,798.84
11-08-2023	247523	02082	GECKO SECURITY LLC	340.00
11-08-2023	247524	00183	W W GRAINGER INC	296.04
11-08-2023	247525	03806	GREAT LAKES PEST CONTROL	515.00
11-08-2023	247526	06422	GZA GEOENVIRONMENTAL INC	2,100.00
11-08-2023	247527	05827	HAASCAYWOOD	434.00
11-08-2023	247528	06219	HAVILAND PRODUCTS COMPANY	850.00
11-08-2023	247529	05349	HEATHER SWINSICK	5,440.70
11-08-2023	247530	06233	HOLIDAY INN EXPRESS HOWE	797.92
11-08-2023	247531	04922	HUTSON ASSESSING INC	5,273.71
11-08-2023	247532	05809	IMAGE TREND INC	8,254.03
11-08-2023	247533	05171	STUART C IRBY CO	2,653.22
11-08-2023	247534	00296	JACOB E ADASCHECK	100.00

Page: 3 ACCOUNTS PAYABLE BILL PROOF - CITY OF STURGIS, MI Date: 11/08/2023 Month: 02

Date	Check#	Vendor	Vendor Name	Amount
11-08-2023	247535	00296	JAMES ROBERT BURNS	25.46
11-08-2023	247536	06199	JANSEN PLUMBING, HEATING &	294.60
11-08-2023	247537	06314	JODIE M JOHNSON	40.00
11-08-2023	247538	05842	JOHN DEERE FINANCIAL	2,582.83
11-08-2023	247539	06217	JOHN J FLOWERS	20.00
11-08-2023	247540	00889	KENTON KELLEY	180.00
11-08-2023	247541	04238	MICHELE KELLEY	193.50
11-08-2023	247542	01615	KENNEDY INDUSTRIES INC.	801.50
11-08-2023	247543	00296	KEVIN M AND ANGELA H LAWRENCE	18.09
11-08-2023	247544	01656	KOORSEN FIRE & SECURITY INC	355.95
11-08-2023	247545	01101	JANENE KOSMAN	340.00
11-08-2023	247546	00212	KSS ENTERPRISES	493.71
11-08-2023	247547	05634	LA MICHOACANA ICE CREAM INC	2,330.41
11-08-2023	247548	04039	LAKELAND ASPHALT CORP	2,402.64
11-08-2023	247549	05977	LAKELAND INTERNET LLC	131.94
11-08-2023	247550	00296	LAKHWINDER SINGH LALIA	100.00
11-08-2023	247551	00394	LAWSON-FISHER ASSOCIATES PC	2,596.59
11-08-2023	247552	04695	LEXIPOL	826.50
11-08-2023	247553	00296	LISA M MEINTS	64.27
11-08-2023	247554	01346	TOM LONG	28.00
11-08-2023	247555	06238	LUBRICATION ENGINEERS, INC	2,624.81
11-08-2023	247556	00296	MEKENZIE R STRATMAN	17.49
11-08-2023	247557	00585	MI ASSOC OF CHIEFS OF POLICE	100.00
11-08-2023	247558	00041	MICHELLE RENDER	18.00
11-08-2023	247559	03774	STATE OF MICHIGAN	1,000.00
11-08-2023	247560	02825	STATE OF MICHIGAN	7,078.43
11-08-2023	247561	04702	MILLER JOHNSON ATTORNEYS	2,983.95
11-08-2023	24/562	04//2	MIKE MILLER	40.00
11-08-2023	24/563	04/30	MILLER'S SIGN CO INC	330.00
11-08-2023	24/564	04014	MILLERS SALES & SERVICE	/1.34
11 00 2023	24/202	01000	JACK MOURE	350.00
11 00 2023	24/200	01080	NIE UNIFORM CO	649.09
11 00 2023	24/30/	03104	PHILLIPS SILL CORPORATION	000.20
11 00 2023	24/200	00033	POSINEI POSIAL & BUSINESS	1 204 66
11-08-2023	247509	00485	DEAE SDAFFS SDEATETS TEATNING	1,204.00
11-08-2023	247570	04401	DOD FIDE THE PEDATE INC	200.00
11-08-2023	247571	04251	RAT JETS LLC	1 260 00
11_08_2023	247572	05206	RAI UEIS IIIC RAM CONSTRUCTION SERVICES	34 115 00
11-08-2023	247575	00035	RESCO	15 613 80
11-08-2023	247575	06033	REVOLUTION HEALTH P C	60 00
11-08-2023	247576	00296	ROSA L AND AMANDA N LOPEZ	19 13
11-08-2023	247577	05379	S & S INDUSTRIAL SUPPLY	471 75
11-08-2023	247578	00296	SABU KURTAN	54.66
11-08-2023	247579	00296	SEBASTIAN J RUMSEY	27.47
11-08-2023	247580	05765	SELKING INTERNATIONAL	563.54
11-08-2023	247581	06437	SOFTSPEECH INC	3,268,00
11-08-2023	247582	00041	SPENCER WICKEY	20.00
11-08-2023	247583	05634	STEWARD & MEGHAN DAVIS	690.84
11-08-2023	247584	06438	STICKERSHOP.COM, INC	810.00
11-08-2023	247585	04903	STONECO OF MICHIGAN	67.59
11-08-2023	247586	05523	DIANA STRUDWICK	346.00
11-08-2023	247587	00936	STURGIS COMMUNITY POOL	215.00

Page: 4 ACCOUNTS PAYABLE BILL PROOF - CITY OF STURGIS, MI Date: 11/08/2023 Month: 02

Date	Check#	Vendor	Vendor Name	Amount
11-08-2023	247588	00290	STURGIS HOSPITAL	965.00
11-08-2023	247589	00101	STURGIS NEIGHBORHOOD PROGRAM	5,033.33
11-08-2023	247590	05855	STURGIS TROPHY HOUSE	75.00
11-08-2023	247591	00296	SUSAN M NEWTON	345.44
11-08-2023	247592	06441	TOTAL PROPERTY MANAGEMENT	1,275.00
11-08-2023	247593	06426	TRACY LIVELY LLC	20.00
11-08-2023	247594	01247	TRUCK & TRAILER SPEC INC	2,113.00
11-08-2023	247595	04714	ULINE	435.61
11-08-2023	247596	06384	USA BLUEBOOK	2,306.22
11-08-2023	247597	05745	ERICA VARGAS SARCO	140.00
11-08-2023	247598	03511	WASTE MANAGEMENT	11,636.67
11-08-2023	247599	03872	JORY WEBB	30.00
11-08-2023	247600	04994	W MICHIGAN INTERNATIONAL LLC	145.00
11-08-2023	247601	00964	WEST SHORE FIRE INC	715.00
11-08-2023	247602	06107	YEOMAN, TALIA	300.00
11-08-2023	D02116	00335	ALTEC INDUSTRIES, INC.	441.00
11-08-2023	D02117	04066	BORDEN WASTE-AWAY SERVICE INC	6,399.43
11-08-2023	D02118	02983	CINTAS LOCATION #351	1,611.00
11-08-2023	D02119	03929	EMERGENCY MEDICAL PRODUCTS INC	778.30
11-08-2023	D02120	06086	FACILITIES MANAGEMENT EXPRESS	3,307.50
11-08-2023	D02121	00019	KENDALL ELECTRIC INC	158.42
11-08-2023	D02122	00020	KENDRICK STATIONERS INC	561.29
11-08-2023	D02123	05716	KUBOTA KINGS	291.44
11-08-2023	D02124	03944	LINDE GAS & EQUIPMENT INC	474.54
11-08-2023	D02125	06250	MARANA GROUP	4,004.19
11-08-2023	D02126	05121	MICKEY'S LINEN	251.27
11-08-2023	D02127	06026	MID-CITY SUPPLY CO INC	20.68
11-08-2023	D02128	06069	NAPA AUTO PARTS	396.26
11-08-2023	D02129	01411	NCL OF WISCONSIN INC	5,175.81
11-08-2023	D02130	05042	PLANT GROWTH MANAGEMENT SYSTEM	5,744.00
11-08-2023	D02131	05777	TRACE ANALYTICAL LABORATORIES	312.00
Manual Tota	1			\$1,221,421.81
Automatic T	otal			\$373,135.20
Grand Total				\$1,594,557.01

PAYROLL DISBURSEMENT

FOR PAYROLL ENDING 10/22/2023 PR0621M PAYROLL DATE 10/27/2023

STURGES-YOUNG CENTER FOR THE ARTS	5 421 60
STURGES-YOUNG CENTER FOR THE ARTS	5,421.60
RECREATION	4,000.08
DOYLE RECREATION CENTER	7,554.29
AMBULANCE	13,348.49
ELECTRIC	83,462.19
SEWER	18,403.48
WATER	13,947.40
MOTOR VEHICLE	2,101.44
Payroll Sub-Total	\$360,415.77

City of Sturgis City Commission Regular Meeting

Agenda Item 8D

RESOLUTION OF INTENT TO AMEND THE CITY OF STURGIS LOCAL DEVELOPMENT FINANCE AUTHORITY BOUNDARIES AND SETTING DATE AND TIME FOR PUBLIC HEARING

WHEREAS, the Recodified Tax Increment Financing Act, Act 57 of the Public Acts of Michigan of 2018, Document 57-2018-4. ("Act") authorizes a City to establish a Local Development Finance Authority ("LDFA"), to designate the boundaries of an LDFA district, and to make alterations or amendment of the boundaries; and

WHEREAS, the City of Sturgis created the original LDFA and district boundaries in 2008; and

WHEREAS, areas within the City of Sturgis have been identified to be added to the boundaries of the LDFA district.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STURGIS, the City of Sturgis intends to amend the LDFA district boundaries, pursuant to the Act, and that all parcels identified in attached Exhibit A be included in the amended district.

BE IT FURTHER RESOLVED, that a Public Hearing will be held on Wednesday, December 13, 2023 at 6:00 p.m. in the Wiesloch Raum, City Hall, Sturgis, MI 49091 to consider the amendment of the LDFA district boundaries and to allow for property owners and taxing entities to be heard in regards to the amended LDFA district boundaries.

City of Sturgis City Commission Regular Meeting

Agenda Item 10A


1800 West King Street West York, PA 17404 717 747-1402 717 747-1404 fax www.thompsonsoutheast.com

Via Electronic Submittal

November 3, 2023

Mr. Chris McArthur City of Sturgis 130 N Nottawa Sturgis, MI 49093

RE: Sturgis U3 & U4 Overhaul Contract Change Order Request CO-003 – Outboard bearing seals RevB

Dear Mr. McArthur,

Hydro Consulting & Maintenance Services has compiled the following recommendations and associated costs for additional work to be completed on the unit 3 and 4 outboard turbine bearings.

Repair Scope

- 1. Chesterton 30KPB Rotary Seal
 - a. Install a rotary seal on the upstream side of each water bearing to prevent excess flushing water from entering the powerhouse sump pit .



Mr. Chris McArthur November 3, 2023 Page 2

- 2. Item#5 Upstream Stationary Bearing Seal
 - a. Replace the upstream seal housings on both units to the accept and house the Chesterton KPB rotary seals.
- 3. Item #8 Rotating Labyrinth Seal
 - a. Replace the rotating portion of the labyrinth seals on both units with a new hardened 420 grade stainless shaft required to meet the design of the Chesterton 30KPB seals.
- 4. Mobilize to project site and install new outboard bearing seal components.

Pricing

Lump sum price to the complete work scope above - \$39,670.00

Schedule

- New seal housings and 30KPB seal lead time is 5 weeks ARO .
- TCG plans to mobilize to site and install components upon receipt of the new housings .

Payment Terms

- Payment
 - 50% due upon change order execution
 - 50% due upon installation of components
- Net 30 days

Acceptance of Changes

If the changes proposed in this document are approved and additional changes are not required, please sign on the appropriate signature lines below.

HCMS Hydro Consulting & Maintenance Services	CLIENT : City of Sturgis Michigan
Name :	Name :
Title :	Title :
Signature :	Signature :

Thompson looks forward to getting the new seals installed and commissioning the units for years of reliable service. We appreciate working with the City of Sturgis on this important project. If you have any questions or comments on any of the information enclosed or require additional information; please call me at your earliest convenience

Sincerely,

David Trought



Hydro Consulting & Maintenance Services A Thompson Construction Group, Inc Company 1800 W King St York, PA 17404 Office: 717-747-1402 ext. 107 Cell: 814-335-9141



October 23, 2023

Chris McArthur Electric Department Superintendent **CITY OF STURGIS** 130 N. Nottawa Sturgis, MI 49091

RE: Hydro Generator 3&4 Power Controls Upgrade

Dear Mr. Henry:

Theka Associates appreciates the opportunity to be of service. The scope of services offered includes:

- Investigate and verify/document existing generator power control installations to verify cables and termination points in Units 3 & 4.
- Demolition and removal of existing generator control hardware and associated equipment Design, procure, and install new Basler DECS voltage regulator/synchronizing controllers,
- new SEL-300G protective relays, and associated hardware to replace existing obsolete designs. See datasheets included with this proposal.
 Convert existing settings for new controllers and relays.
 Program new control system to operate with new PLC system.
 Design, procure, and install UPS system for each generator control panel.
- Design, procure, and install RTAC communications system for new and existing protective relays at the lower powerhouse.
- Design, procure, and install GPS clock system for new and existing protective relays at the lower powerhouse.
- Install new cables to relocate protective relays in generator control panels.
- Develop generator drawings for new hardware.
- Commission the new control system for each generator.
- All labor and materials are included:

Material:	\$ 50,250.00
Installation:	\$ 24,500.00
Engineering, Programming, & Commissioning:	<u>\$ 20,750.00</u>
Total:	\$ 95,500.00

Please contact this office with any questions you may have.

Sincerely,

THEKA ASSOCIATES, INC.

Mike Cannady, P.E., CESCP Vice President & Senior Engineer mlcannady@theka-engineering.com





DECS-250 Digital Excitation Control System

Overview

The DECS-250 is a complete digital excitation control system. Total control in a compact package provides precise voltage, var and Power Factor regulation, and exceptional system response, plus generator protection. An optional power system stabilizer helps meet stringent grid code compliance requirements. The DECS-250 offers extreme flexibility and total functionality in a cost effective, easy-to-use package.

Features

- Precise excitation control for synchronous generator or synchronous motor applications.
- · True RMS sensing, single-phase or three-phase voltage and current
- Full generator metering capabilities
- Automatic Voltage Regulation / Field Current Regulation / Field Voltage Regulation, Power Factor and var modes of operation
- Integrated Generator Protection (27/59, 810/U, 32R, 40Q), EDM, 59F, 51F, Loss of PMG, Field Short Circuit, and 25 Sync Check
- Load sharing over Ethernet
- Auto tuning feature with two PID stability groups
- Optional integrated power system stabilizer (PSS), IEEE Std. 421.5 type PSS2A/2B/2C
- Configurable Protection
- Conformal coating is applied to certain internal circuitry for additional protection and reliability
- Overexcitation Limiting (with temperature compensation)
- Underexcitation Limiting
- Stator Current Limiting (with temperature compensation)
- Var Limiting
- Underfrequency Limiting or V/Hz Limiting
- Exciter Diode Monitoring
- Trending, Oscillography, and Sequence of Events Recording
- Sixteen Programmable Contact Inputs
- Twelve Programmable Contact Outputs
- I/O Expansion Module compatibility
 - AEM-2020 Analog Expansion Module
 - CEM-2020 Contact Expansion Module

Benefits

- Reduce your setup time with Basler's intuitive BESTCOMSPlus[®] software that simplifies complex setup with simple drag-and-drop programmable logic, visual real-time strip chart capabilities, and cutting edge auto PID selection capabilities.
- The revolutionary auto tuning function automatically establishes optimum PID and gain settings, taking the guesswork out of system setup, reducing commissioning time and cost while maximizing overall system performance.
- Powerful 15-amp pulse-width-modulated (PWM) power stage provides a high initial response for exceptional system response to load transients. Flexible PWM power stage makes it easily adaptable to any system - shunt, auxiliary winding, permanent magnet, or DC fed.
- Grid code settings provide compatibility with grid code compliant systems. Component certified per standard VDE-AR-N 4110.
- Easy user-configurable settings for synchronous motor or generator modes of operation.



Figure 1 - DECS-250 Connection Diagram for a Typical Application



DECS-250 Digital Excitation Control System

Power Supply

Nominal:	Style LXXXXXX:	16 to 60 Vdc
	Style CXXXXXX:	90 to 150 Vdc,
		82 to 132 Vac

Burden:

AC Operating Power and DC Output Power

50 VA or 30 W

All Styles

Full Load Continuous Curre	ent: 20 Adc up to 55°C (131°F) 15 Adc up to 70°C (158°F)
10-Second Forcing:	30 Adc
Power Input Configuratio	n: 1-phase and 3-phase
Power Input Frequency:	50 to 500 Hz
32 Vdc	
Nominal Input Voltage:	60 Vac
Full Load Continuous Vol	tage: 32 Vdc
Minimum Field Resistanc	e: 2.13 Ω
63 Vdc	
Nominal Input Voltage:	120 Vac
Full Load Continuous Vol	tage: 63 Vdc
Minimum Field Resistanc	ce: 4.2 Ω
125 Vdc	
Nominal Input Voltage:	240 Vac
Full Load Continuous Vol	tage: 125 Vdc
Minimum Field Resistanc	ce: 8.33 Ω
Generator Current Sensing	
Configuration:	1-phase or 3-phase with

Jonnguration.	1-phase of 3-phase with
	separate input for cross-
	current compensation
Nominal Current:	1 Aac or 5 Aac
Frequency:	50/60 Hz
Burden:	<1 VA

Specifications

Generator and Bus Voltage Sensing Configuration: 1-phase or 3-phase Voltage Ranges: 100/120 Vac ±10% 200/240 Vac ±10% 400/480 Vac ±10% 600 Vac ±10% Frequency: 50/60 Hz nominal <1 VA per phase **Inputs and Outputs** Contact Inputs: 16 programmable, dry contact Auxiliary Inputs: 1 Current Input: 4 to 20 mAdc

Voltage Input: -10 to +10 Vdc **Output Contacts:** 11 programmable form A 1 watchdog form C Make, break, and carry 7 A resistive @ 24/48/125 Vdc (120/240 Vac).

Communication

Rating:

Burden:

USB:	USB type B
RS-232:	RS-232, 9 pin, sub D for optional
	external autotracking
RS-485:	Modbus [®] RTU protocol
CAN Bus:	One port for ECU communications
	One port for expansion modules
Ethernet:	100baseT (standard),
	100baseFX (optional), Modbus TCP
	protocol for unit-to-unit communication.
Expansion Port:	Optional Profibus protocol

Agency/Certification

CSA certified, UL 6200:2019 recognized, CE UKCA EMC and LVD compliant, Bureau Veritas (BV), Det Norske Veritas (DNV), and American Bureau of Shipping (ABS) recognized



Compression type terminals are available for the current sensing (CT) inputs, operating power input, and power output connections only

Basler Electric

Highland, Illinois USA Tel +1 618.654.2341 Fax +1 618.654.2351 email: info@basler.com

Suzhou, P.R.China Tel +86.512.8227.2888 Fax +86.512.8227.2887 e-mail: chinainfo@basler.com

43

Environmental

Operating Temperatu	re	
20 Adc Continuou	s: -40°C to 55°C (-40°F to 131°F)	
15 Adc Continuou	s: -40°C to 70°C (-40°F to 158°F)	
Storage Temperature	∴ -40°C to 85°C (-40°F to 185°F)	
Salt Fog:	Per MIL-STD 810E method 509.3	
Shock:	Withstands 15 G in 3 perpendicular planes	
Vibration:	5 G from 18 to 2,000 Hz in 3 perpendicular planes	

Physical

Weight:	14.6 lb (6.62 kg)
Dimensions (WxHxD):	6.26 x 12.00 x 8.62 inches
	(159.0 x 304.8 x 219.0 mm)

For complete specifications, download the instruction manual at www.basler.com.

Visit the DECS-250 mobile site!

Use your smartphone and scan the QR code to gain quick access to our mobileenabled site featuring the field support information you need.



m.basler.com/grs/DECS-250

Related Products

BE1-FLEX Protection, Automation and Control System

Designed to be configurable for nearly any Power System Application.

ES Series Protection Relays

A wide range of cost-saving options to simplify industrial application protection.

DGC-2020 Digital Genset Controller

An advanced genset control system with extensive functionality and flexibility.

DGC-2020HD Digital Genset Controller

An advanced, but rugged genset control system designed for paralleling and complex load sharing schemes.

Accessories

MVC Manual Voltage Controllers

Provides backup manual source for excitation in the event of AVR failure.

IDP-801 Interactive Display Panel

A 7.5" (190.5 mm) Human Machine Interface to view generator system parameters locally or remotely.

CEM-2020 Contact Expansion Module

Provides additional contact I/O for large or complex logic schemes.

AEM-2020 Analog Expansion Module

Provides additional metering and control with external peripherals through analog I/O.



SEL-700G

Generator Protection Relay



Comprehensive protection for large, medium, and small generators

- Provide primary and backup generator protection with current, voltage, frequency, distance, power, and out-of-step elements.
- Achieve 100 percent stator ground protection with full winding coverage.
- Use the automatic synchronizer and event reports to analyze generator startup, shutdown, or system faults.
- Quickly configure, monitor, and control your system using the new touchscreen display.
- Improve network recovery via alternate paths in a network with the Rapid Spanning Tree Protocol (RSTP).



Functional Overview



Model Comparison Table

You can customize the SEL-700G for specific applications by selecting preconfigured model options.

Model	Application
SEL-700G0 or SEL-700G0+	Basic generator protection
SEL-700G1 or SEL-700G1+	Full generator protection
SEL-700GT	Intertie protection
SEL-700GT+	Intertie and generator protection
SEL-700GW	Basic dual-feeder protection





ANSI Numbers/Acronyms and Functions			
210/51/0	Compensator Distance, Voltage		
210/3100	Restrained/Controlled Time Overcurrent		
24	Volts/Hertz		
25G	Generator Synchronism Check		
25T	Tie Synchronism Check		
27	Undervoltage		
271	Inverse-Time Undervoltage		
27S	Synchronism Undervoltage		
32	Directional Power		
40	Loss of Field		
46	Current Unbalance		
49R	Thermal Overload (Resistance Temperature Detector [RTD])		
49T	Thermal Model		
50N	Neutral Overcurrent		
50 (P,G,Q)	Overcurrent (Phase, Ground, Neg. Seq.)		
51 (PG 0)	Time Overcurrent (Phase, Ground,		
51(1,0,0)	Neg. Seq.)		
51C	Voltage-Controlled Phase Time Overcurrent		
51N	Neutral Time Overcurrent		
51V	Voltage-Restrained Phase Time Overcurrent		
591	Inverse-Time Overvoltage		
59N (64G1)	Neutral Overvoltage		
59S	Synchronism Overvoltage		
59 (P,G,Q)	Overvoltage (Phase, Ground, Neg. Seq.)		
60	Loss of Potential		
64F	Field Ground		
64G	100% Stator Ground		
67 (P,G,Q)	Directional Overcurrent (Phase, Ground, Neg. Seq.)		
67N	Directional Neutral Overcurrent		
77	Telemetering Device		
78	Out of Step		
78VS	Vector Shift		
81 (O,U,R)	Frequency (Over, Under, Rate)		
87	Three-Phase Current Differential		
87N	Neutral Current Differential		
REF	Restricted Earth Fault		

Additional Functions			
52PB	Pushbutton Trip/Close		
85 RIO	SEL MIRRORED BITS [®] Communications		
BF	Breaker Failure		
BRM	Breaker Wear Monitor		
DFR	Event Reports		
ENV	SEL-2600		
HMI	Operator Interface		
LDP	Load Data Profiling		
LGC	SELogic [®] Control Equations		
MET	High-Accuracy Metering		
PMU	Synchrophasors		
RTU	Remote Terminal Unit		
SER	Sequential Events Recorder		
WEB	Web Server		
*Optional Feat	ure ¹ Copper or Fiber-Optic		

Key Features

Comprehensive Generator Protection

Connect the SEL-700G Generator Protection Relay across small, medium, or large generators for complete primary and backup protection. Adding the neutral voltage connection provides 100 percent stator ground protection, based on fundamental-frequency and third-harmonic neutral voltage measurements. Connecting the neutral current input provides protection for solidly grounded or resistancegrounded generators.

Automatic Synchronizer

Replace external generator control and synchronizer relays with the built-in automatic synchronizer function. The SEL-700G automatically synchronizes the frequency, voltage, and phase control of the generator with the power system. Generator start reports and the PC-based synchroscope allow you to monitor the generator synchronization. The built-in automatic synchronizer function is available on select SEL-700G models.

Islanding Protection

Detect islanding conditions using the vector shift function. The vector shift function provides another element of protection for distributed generators connected to the utility network. It operates within three cycles—fast enough to prevent out-of-synchronization reclosing with the network feeders to avoid generator damage.

Easy Communications

Choose from single or dual copper or fiber-optic Ethernet ports, serial communications, and several protocols, including MIRRORED BITS communications, RSTP, IEC 61850 Edition 2, EtherNet/IP, the IEEE 1588 Precision Time Protocol (PTP) (software-based), IEC 60870-5-103, and the Parallel Redundancy Protocol (PRP). Multiple Modbus TCP or Modbus serial sessions are available for custom configuration of your application. You can also use DNP3 serial or DNP3 LAN/WAN protocols. In addition, the IEC 61850 test mode enables in-service testing, which reduces commissioning time.



Breaker Wear Monitoring

Record accumulated breaker contact wear with the breaker monitor function, which uses the breaker manufacturer's specifications for defining operation limits. The internal monitor tracks the total number of close/open operations and integrates the interrupted current per phase. You can set an alarm to alert operators when measured and accumulated quantities approach maintenance thresholds. This information facilitates proactive breaker maintenance and replacement without underutilizing resources.

Current Differential Protection

Apply sensitive percentage-restrained current differential elements and an unrestrained element, along with synchronism-check and volts-per-hertz elements, across the entire unit to protect both the generator and the stepup transformer. Optional current differential elements detect stator faults using a secure, sensitive current differential function. Power transformer and CT connection compensation allows you to include the unit step-up transformer in the generator differential zone.

Synchrophasor Data

Apply SEL synchrophasors (IEEE C37.118-2005) to turn state estimation into state measurement and to provide early warning of potential system instability. The SEL-700G phasor measurement accuracy meets the IEEE C37.118-2005 Level 1 requirement. Users can also visualize and synchronize system parameters on the device using the available color touchscreen display.

Reliable, Rugged Hardware

The SEL-700G operates in extreme conditions, with an operating temperature range of -40° to $+85^{\circ}$ C (-40° to $+185^{\circ}$ F). It withstands vibration, electrical surges, fast transients, and extreme temperatures, meeting stringent industry standards. A conformal-coating option for the printed circuit boards provides an additional barrier against airborne contaminants, such as hydrogen sulfide, chlorine, salt, and moisture. In addition, the SEL-700G is ATEX-certified and Underwriters Laboratories (UL) Class I, Division 2-certified for use in hazardous and potentially explosive environments.



Product Overview





Touchscreen Overview



Touchscreen Display Features and Functions

The SEL-700G 5-inch, 800 × 480 color touchscreen display provides a one-line diagram mimic display for bay control and monitoring. You can view metered quantities, phasor diagrams, relay settings, event summaries, target statuses, and SER data.

Bay Screens and Bay Control

Select from predefined bay screens, or configure as many as five custom bay screens using the AcSELERATOR[®] Bay Screen Builder SEL-5036 Software and AcSELERATOR QuickSet[®] SEL-5030 Software. With the bay screen, you can control as many as two breakers, eight two-position disconnects, and two three-position disconnects and can view analog and digital data in a contextual display.

To control a breaker, simply tap the Bay Screens application on the home screen and then the breaker you want to control.

Next, enter your Level 2 password and tap Submit. The onscreen keyboard allows you to quickly and easily enter passwords, search for Relay Word bits, and enter settings whenever necessary.

Finally, tap Trip or Close to control the breaker. When asked to confirm the action before the operation is completed, choose Yes or No.







Meter Fundamentals

View the real, reactive, and apparent power of each phase in your system, and monitor the power factor information to determine if the phase current leads or lags the phase voltage.

View a graphical and textual representation of the real-

time voltages and currents in a power system during

balanced and unbalanced conditions. By analyzing the

phasors, you can determine power system conditions.

Fund	damental M	letering	03/27/2	2018 10:43:10
5		А	В	С
	PX (kW)	7502	7549	7519
	QX(kVAR)	4089	4069	4081
~	SX (kVA)	8542	8575	8558
~	PFX	0.88 LAG	0.88 LAG	0.88 LAG
				💥 LR 2AC



Meter Phasors

Meter Energy

Display the real, reactive, and apparent energy metering quantities imported and exported by your system. You can reset the energy values via the display and record the time and date of reset. Whether your system is a net energy producer or consumer, metered quantities accurately account for the power system energy flow.

Visualize and Control Synchronization

Use the Synchroscope application in the Monitor folder to view a graphical representation of the phasor difference between the bus and the generator or the tie. You can also use the Autosynchronization application in the Control folder to initiate autosynchronization. With the touch of a finger, you can automatically synchronize the frequency, voltage, and phase angle of the generator and connect to the power system. This eliminates the need for expensive external synchronizing equipment.





Applications

Eliminate the complexity and cost of standalone synchronizer packages. The SEL-700G provides a comprehensive protection and synchronization solution for synchronous generators. Integrating the synchronization capability into the generator protection relay provides the most costeffective and reliable solution.

The optional SEL-2664 Field Ground Module accurately detects field ground faults whether the generator is operating, stopped, or de-energized.

Unit Protection

Apply sensitive percentage-restrained current differential elements and an unrestrained element, along with synchronism-check and volts-per-hertz elements, across the entire unit to protect both the generator and the step-up transformer. Harmonic blocking elements protect the unit transformer bushing and end windings while maintaining security for inrush and through-fault conditions.

Stator/Field Ground Protection

Adding the neutral voltage connection provides 100 percent stator ground protection for most generators, based on fundamental-frequency and third-harmonic neutral-voltage measurements. Connecting the neutral current input provides protection for solidly grounded or resistance-grounded generators. State-of-the-art voltage injection provided by the SEL-2664 module allows you to monitor field ground insulation resistance. You can protect generators from damage by responding to low field ground insulation resistance warnings.

Automatic Generator Control

SEL's generation control system regulates generator power outputs and manages utility interties to maximize system stability, minimize electrical disturbances, and mitigate load-shedding requirements. The SEL-700G in combination with the SEL POWERMAX[®] Power Management and Control System can balance generator loading, control tie line power flow, and maintain bus voltage.

The automatic MVAR and voltage control system maintains MVAR flows on interties and system bus voltages by controlling load tap changers, generator field and large synchronous motor exciters, synchronous and static condensers, and capacitor banks.





Metering and Reporting

View generator automatic synchronizer, SER, and 180-cycle oscillographic event reports in COMTRADE and CEV formats to analyze generator startup, shutdown, or system faults. The SEL-700G measures electrical, thermal, and generator run-time quantities and allows you to retrieve COMTRADE files via the Ethernet File Transfer Protocol (FTP) or IEC 61850 MMS.



Autosynchronization

Use the additional, built-in automatic synchronizer function to automatically synchronize the frequency, voltage, and phase angle of the generator and connect to the power system. This eliminates the need for expensive external synchronizing equipment. In addition, you can use a digital app with the available touchscreen display to visualize and synchronize system parameters.



RTD-Based Thermal Protection

Acquire thermal data for alarm, monitoring, and trip functions in the SEL-700G with a 10 RTD input card or an external 12 RTD SEL-2600 RTD Module.



Synchrophasor Measurement

Combine the SEL-700G with an SEL IRIG-B time source to measure the system angle in real time with a timing accuracy of $\pm 10 \ \mu$ s. You can measure instantaneous voltage and current phase angles in real time to improve system operation with synchrophasor information.



View of system angle at multiple locations.

Easy to Set and Use

Use QuickSet Software to Set, Monitor, and Control the SEL-700G

With QuickSet, you can:

- Communicate with the SEL-700G through any ASCII terminal, or use the QuickSet graphical user interface.
- Develop settings offline with a menu-driven interface and completely documented help screens. You can speed up installation by copying existing settings files and modifying application-specific items.
- Simplify the settings procedure with rules-based architecture to automatically check interrelated settings. Out-of-range or conflicting settings are highlighted for correction.
- Use the AcSELERATOR HMI synchroscope to view the real-time synchronization process.
- Set an HMI pushbutton to initiate the generator synchronization process.



Integrated Web Server

Access basic SEL-700G information on a standard Ethernet network with the built-in web server. View the relay status, SER data, metering information, and settings with easy access within a local network. For increased security, web server access requires a relay password and the information is limited to a read-only view. You can also upgrade the relay firmware through the web server.

LABORA	TUHILS								
evice Time: Thu Jan	27 11:49:16				ACC [teges	1			1 users logged in
Version	GROU	P 1 (SHO)							
History									
Sequential Events	Line Co	iguration							
Recorder Self-Test Status	CTRM PTRZ ZÓMAG	:= 200 := 2000.0 := 24.80	CTRX VNOMZ ZOANG	:= 200 := 115 := 81.50	PTRY 21MAG EFLOC	:= 2000.0 := 7.80 := Y	VNORY ZIANG	:= 115 := 84.00	
Metering	Relay C	onfiguratio	n						
Show Settings Group Protection Automation Port Global Output Frant Panel	E21MP ECVT ELOAD E31 E32 E79 EADVS	= 3 = N = Y = AUTO = Y = N	E21XP ECDTD E50P E81 ECOMM EMANCL	* * * * * * * * * * * * * * * * * * *	E21MG ESOTF E30G E27 EBFL1 ELOP	:= 3 := Y := N := N := Y1	E21XG E005 E500 E25BK1 EDEM	:= N := N := N := N := N	
Report	who pha	se bistance	Element	Reach					
Bay Mimic DNP	ZIMP	:= 6.24	ZZHP	:= 9.36	ZIMP	:= 1.87			
Notes	Quad Ph	ase pistand	e Element	Reach					
Communications	XP1	:= OFF	XP2	- OFF	XP3	: OFF			
Targets	Phase D	istance Ele	ment Time	Delay					
	2190	:= 0.000	Z2PD	:= 20.000	2300	:= 60.000			
	Hho Gro	und Distanc	e slement	Reach					
	ZIMG	:= 6.24	z2MG	:= 9.36	23MG	:= 1.87			
	Zero-Se	quence Comp	ensation	Factor					
	k0v1	:= 0.726	k041	:= -3.69					
	Ground	Distance El	erent Tir	ne Delay					i i

Use SEL-5601-2 SYNCHROWAVE® Event Software to Retrieve and Display Event Reports Recorded by the SEL-700G

With SYNCHROWAVE software, you can:

- Display event report oscillograms. You can view each report as a plot of magnitude versus time and select analog and digital points to build a custom display.
- Display phase and symmetrical component phasors. Displaying the phasor view of electrical data helps you better understand asymmetrical, three-phase faults. You can build a custom plot using per-phase and symmetrical component sequence currents and voltages.
- Retrieve event reports using serial or Ethernet communications links.



Retrofit Replacement Kits

Easily replace existing generator protection with the SEL-700G and the applicable mounting kit. These kits provide everything needed to replace many existing generator relays with the SEL-700G.

No cutting or drilling is required when you use the optional mounting kits. Replacement of existing protection is quick and easy.



SEL-700G Options

Current and Voltage Input Cards Model	Model
3 currents, 1 neutral current, 3 voltages (Slot Z)	SEL-700G0
3 currents, 1 neutral current, 3 voltages (Slot Z) and 1 voltage (battery or synchronism check) (Slot E)	SEL-700G0+
3 currents, 1 neutral current, 3 voltages (Slot Z) and 3 currents (Slot E)	SEL-700G1
3 currents, 1 neutral current, 3 voltages (Slot Z) and 3 currents, 1 voltage (battery or synchronism check) (Slot E)	SEL-700G1+
1 neutral current (Slot Z) and 3 currents, 1 voltage (synchronism check), 3 voltages (Slot E)	SEL-700GT
3 currents, 1 neutral current, 3 voltages (Slot Z) and 3 currents, 1 voltage (synchronism check), 3 voltages (Slot E)	SEL-700GT+
3 currents (Slot Z) and 3 voltages (Slot E)	SEL-700GW

Optional Communications and I/O Cards				
Serial communications card (EIA-232/-485)				
3 digital inputs (DI), 4 digital outputs (DO), 14–20 mA analog output (AO)				
4 DI, 4 DO				
8 DO				
8 DI				
14 DI				
4 DI, 3 DO (2 Form C, 1 Form B)				
4 analog inputs (AI)/4 AO				
10 RTD inputs				

SEL-700G Specifications

General	
Displays	2-line × 16-character LCD 5-inch color touchscreen display, 800 × 480 pixels
AC Current Inputs	5 A or 1 A phase and 5 A or 1 A neutral
AC Voltage Inputs	300 Vac continuous, 600 Vac for 10 seconds
Output Contacts	The relay supports Form A, B, and C outputs.
Optoisolated Control Inputs	DC/AC control signals: 250, 220, 125, 110, 48, or 24 V As many as 26 inputs are allowed in ambient temperatures of 85°C (185°F) or less. As many as 34 inputs are allowed in ambient temperatures of 75°C (167°F) or less. As many as 44 inputs are allowed in ambient temperatures of 65°C (149°F) or less.
Frequency and Phase Rotation	System frequency: 50, 60 Hz Phase rotation: ABC, ACB Frequency tracking: 15—70 Hz (requires ac voltage inputs)
Autosynchronizing	Frequency matching: ±0.1% plus ±4.2 ms at 60 Hz Voltage matching: VAY, VBY, VCY, VABY, VBCY, BCAY, or angle from VAY or VABY
Communications Protocols	SEL (Fast Meter, Fast Operate, and Fast SER), Modbus TCP/IP, Modbus RTU, DNP3, FTP, IRIG-B, Telnet, Simple Network Time Protocol (SNTP), EtherNet/IP, software- based IEEE 1588 PTP, IEC 61850 Edition 2, IEC 60870-5-103, PRP, RSTP, MIRRORED BITS communications, and IEEE C37.118-2005 (synchrophasors).
Language Support	English and Spanish
Power Supply	110–250 Vdc or 110–240 Vac Input voltage range: 85–275 Vdc or 85–264 Vac 24–48 Vdc Input voltage range: 19.2–60 Vdc
Operating Temperature	-40° to +85°C (-40° to +185°F) Note: Front-panel display contrast is impaired for temperatures below -20°C (-4°F) and above +70°C (+158°F).
Certifications	To view certifications for the SEL-700G, please visit selinc.com/company/certifications.



Making Electric Power Safer, More Reliable, and More Economical +1.509.332.1890 | info@selinc.com | selinc.com

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SEL-3505/3505-3

Real-Time Automation Controllers (RTACs)



Economical, multifunctional, compact real-time automation control

- RTAC versatility facilitates easy event collection, protocol conversion, and secure communications.
- Built-in client and server protocols allow the RTAC to communicate with, monitor, and control virtually every device in your system.
- Exe-GUARD[®] technology provides a whitelist antivirus solution, eliminating the need for end-user patch updates.
- IEEE 1613 compliance means the RTAC reliably operates in the presence of vibration, electrical surges, fast transients, and extreme temperatures.





Simple Solutions to Complex Problems

Making the transition to complete system automation requires controllers that are flexible enough to integrate with your existing devices, durable enough to meet the most rigorous demands, and powerful enough to deliver the highest performance possible. The SEL-3505 and SEL-3505-3 RTACs reduce costs and increase productivity in your system without compromising reliability.

These compact automation controllers can communicate with remote intelligent electronic devices (IEDs) and enable wide-area control and monitoring schemes. This allows you to find and correct problems remotely, saving time and money. The RTAC also acts as a data concentrator in your distribution automation applications by seamlessly communicating with and incorporating your new and legacy devices. In addition, the integrated I/O in the SEL-3505-3 provides even more opportunities for expansion in other applications, such as industrial process control and retrofit control for remote apparatus.

The ability to operate effectively in difficult, remote environments combined with the compact size make the SEL-3505 the ideal solution for reliable and efficient automation.



Complete System Control

Through several advanced built-in client and server protocols, the RTAC acts as a single access point to communicate with, monitor, and control practically any device in your system. This means you only need to address the RTAC in order to interface with your apparatus, rather than managing separate connections to every device. With the RTAC, you can exchange data through DNP3, Modbus, IEC 61850 GOOSE, IEC 60870-5-101/104, LG 8979, CP 2179, SES-92, IEEE C37.118 for synchrophasors, SEL Fast Messaging, and MIRRORED BITS® communications. The RTAC also allows you to execute time-deterministic output logic for automation, perform math and logic functions, and convert data between protocols. These advanced communications and control abilities from the RTAC will improve the performance and reliability of your system.



Versatile, Comprehensive Operation

The RTAC makes it easy to keep all your devices operating as a cohesive system. By having the RTAC filter and process all IED information, you can get immediate notification of any issues through alarms, Sequence of Events (SOE) logs, and/ or email messages. The optional integrated modem expands your communications for SCADA and engineering access. This allows you to access IEDs in remote locations and gather data or configure your device settings, all without leaving the office or control center. With the ability to process SCADA communications, synchrophasors, time synchronization, and custom logic, the RTAC gives you a truly versatile and integrated system.

Custom Logic

Create your own solutions in the embedded IEC 61131 logic engine, which comes standard with every RTAC. This gives you the freedom to write programs that are tailored to fit your system's unique requirements. In addition, the RTAC provides unparalleled control flexibility with the option to build your own custom user logic and the ability to easily access all of your system information, including diagnostics, contact I/O, protocol data, and communications statistics.

Integrated Security

As a secure access point to capacitor bank, recloser, and regulator controllers, the RTAC denies access to unauthorized users and continuously protects the information exchanged. The blend of secure features, such as Lightweight Directory Access Protocol (LDAP) central authentication, exe-GUARD whitelist antivirus technology, secure engineering access, role-based user authentication, HTTPS web connectivity, and access logs, makes managing remote connectivity simple and efficient. The integrated physical security features, like the built-in light sensor and accelerometer, keep you informed about any unauthorized cabinet access so that you can immediately notify operations personnel. With the ability to map security tags into SCADA reports, the RTAC provides industry-leading integration of several security technologies. This combination of protocols, security features, and integration abilities makes the RTAC the most comprehensive, secure, and reliable automation controller for your system.

Product Overview—SEL-3505





Product Overview—SEL-3505-3



SEL-3505-3 Front

A01 A02	3	> IN101						
A03 A04	3	J IN102						
A05		NOT USED						
A06	б	IN103						
A07	어	IN104						
A08	어	IN105						
A09	어	IN106						
A10	어	IN107						
A11	어	IN108						
A12		COM						

B01 B02	+	IRIG-B
B03		NOT USED
B04 B05 B06		OUT101
B07 B08 B09		OUT102
B10 B11 B12		OUT103
		6/1

SEL-3505-3 Back

B13		NOT USED			
B14	+	POWER			
B15	—	TOWER			
B16	÷	GND			

Applications

Distributed Generation

The generation of clean, renewable energy is continually increasing. This represents a challenge for utilities to reliably integrate these interconnections. The RTAC provides a convenient and economical way for your system to reliably integrate renewable energy, reducing the concerns, complexities, and technical challenges associated with interconnecting and controlling your distributed generation.

With the RTAC, you can maintain the power quality you need by using customizable logic to create algorithms that deliver the most effective voltage control and reactive power flow to fit your system's unique requirements. You can install an RTAC at each of your inverters to maximize your system's overall performance while keeping your operations safe. In the event of a fault, the RTAC can send commands to the inverter to trip, or during a season or load change, you can use the logic engine in the RTAC to send commands to the inverter to curtail or ramp generation output. You can gather all of this operational and performance information from the inverters into an RTAC and send this integrated information to the control center for SCADA, control, and monitoring purposes.



Integrate Power Management With Industrial Control

The RTAC provides a powerful gateway between the substation and the factory using EtherNet/IP. This popular industrial protocol facilitates reliable communication between electronic devices in industrial automation systems. You can use the RTAC EtherNet/IP adapter to exchange critical data for real-time monitoring, process control, and power system integration.



Industrial Process Control

Automating your industrial processes can increase quality, productivity, and repeatability while maximizing production efficiency. An SEL-3505-3 directly connects to sensors, actuators, or switches to automate your industrial processes. It can also adjust detection levels, material flow control, and mixture levels based on inputs or measurements to ensure that your processes run smoothly and stay within defined limits. From metals and mining to oil and gas, extreme and demanding industrial environments need an automation controller that can provide reliable and deterministic operation. The SEL-3505-3 is the low-cost solution that is capable of handling these difficult environments while producing high-quality results.

Remote Engineering Access and SCADA Communications

Enclosure cabinets are part of a power system's remote operations and communications, and the RTAC's compact size is ideal for these small spaces. Placing an RTAC in these cabinets gives you continuous monitoring and intrusion detection with innovative features like the built-in light sensor and accelerometer. You can also collect, measure, and organize data from both serial and Ethernet IEDs through several of the RTAC's standard protocols, such as Modbus, DNP3, and MIRRORED BITS communications. For example, you can use the SEL-3505 with the SEL-651R Advanced Recloser Control for engineering access, settings changes, and data gathering. The RTAC's serial ports, dial-up modem, and high-speed network connection give you several ways to gain secure, remote access. In addition, the digital I/O in the SEL-3505-3 integrates with your legacy recloser controllers and communicates their statuses, which maximizes their capabilities and improves your system's overall performance.

Retrofit Control for Remote Apparatus

The SEL-3505-3 allows you to remotely control your apparatus from a central location, saving you time and money. The compact RTAC easily fits into cabinets with motor-operated disconnect (MOD) switches that are mounted on pole tops and used for automated sectionalizing. Installing an SEL-3505-3 in a cabinet that has control hardware provides the remote control and monitoring you need for increased efficiency. Also, the SEL-3505-3 is designed to withstand extreme environmental conditions, so you can be assured that it will continue to protect your critical data and operate reliably. The contact outputs on the SEL-3505-3 can be programmed to send alarms or notifications based on logic and digital inputs to convey the status or severity of the situation. In addition, the RTAC can store hundreds of SOE records, allowing you to easily analyze system events and optimize system performance.





SEL-3505/3505-3 Specifications

General	
Processor	333 MHz
RAM	512 MB
Storage	2 GB
USB Ports	USB Standard-B
Ethernet Ports	2
Serial Ports	SEL-3505: 4
	SEL-3505-3: 3
Digital I/O	SEL-3505: 1 digital input/1 digital output
	SEL-3505-3: 8 digital inputs/3 digital outputs
56 kbps Modem	SEL-3505: Yes (optional)
	SEL-3505-3: No
Physical Security Features	Ambient light sensor and accelerometer
Power Supply	SEL-3505: Single 12/24 Vdc or 24/48 Vdc
	SEL-3505-3: Single 12/24 Vdc or 24/48 Vdc
Operating Temperature Range	-40°C to +85°C (-40° to +185°F)
Dimensions	6.93" × 5.54" × 2.25"
Mounting	Surface/DIN rail mount

Protocols

Client
CDC Type II
Courier
CP 2179
DNP3 Serial, DNP3 LAN/WAN
EtherNet/IP—Explicit Message Client*
File Transfer Protocol (FTP)/Secure FTP (SFTP)*
Flex Parse
IEC 60870-5-101/104
IEC 60870-5-103
IEEE C37.118 Synchrophasors
LG 8979
Modbus RTU, Modbus TCP
SEL Protocols
SES-92
Simple Network Management Protocol (SNMP)

Server

CDC Type II DNP3 Serial, DNP3 LAN/WAN EtherNet/IP—Implicit Message Adapter* FTP/SFTP IEC 60870-5-101/104 IEC 61850 MMS and MMS Server File Services* IEEE C37.118 Synchrophasors LG 8979 Modbus RTU, Modbus TCP **SEL Protocols** SES-92 SNMP Agent Peer-to-Peer IEC 61850 GOOSE* Network Global Variable List (NGVL) SEL MIRRORED BITS Communications

*Optional feature

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SEL-2407

Satellite-Synchronized Clock



Accurate time synchronization and display in harsh substation environments

- Synchronize relays, phasor measurement units, automation controllers, and other devices with ±100 ns average timing accuracy.
- Use one modulated and six demodulated IRIG-B outputs to synchronize intelligent electronic devices (IEDs).
- Apply the SEL-2407 with confidence—it exceeds IEEE C37.90 and IEC 60255 protective relay standards.



Features

Reliability

The SEL-2407 exceeds the IEEE C37.90 and IEC 60255 protective relay standards. It operates accurately from -40° to $+80^{\circ}$ C (-40° to $+176^{\circ}$ F), and its universal power supply operating range is 10–300 Vdc or 85–264 Vac.

Accuracy

Apply the SEL-2407 for synchrophasors, relay event correlation, and other high-accuracy timing applications. Its demodulated IRIG-B outputs with ±100 ns accuracy will meet existing and future timing needs.

Low Price for High Functionality

The SEL-2407 provides six demodulated IRIG-B outputs, three of which can be set to either 1 PPS or 1 kPPS. It also includes a large LED time display. These features come standard, rather than as high-priced options.







Product Overview



Simple LED status indicators

Large, easy-to-read LED display



SEL-2407 Specifications

General								
Display	LED time display							
Time Ports	EIA-232 serial port							
	Optional ST fiber-optic port							
	One modulated IRIG-B output							
	Three demodulated IRIG-B outputs							
	Three programmable demodulated IRIG-B outputs (IRIG-B, 1 PPS, or 1 kPPS)							
Environmental	-40° to +80°C (-40° to +176°F) operating temperature							
	IEEE C37.90 compliance							
	IEC 60255 compliance							
Alarm Contact	Form C, 6 A							
Power Supply	18-300 Vdc or 85-264 Vac							
Accuracy	Demodulated IRIG-B: ± 100 ns average, ± 500 ns peak							
	Modulated IRIG-B : ±1 µs peak							
	PPS output: ±100 ns average, ±500 ns peak							

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Sturgis Hydroelectric Dam Overhaul

		582 Electric	т	OTAL PROJECT As Approved	Notes
BUDGETED FUNDS	FY 2022-2023	\$ 1,500,000.00	\$	1,500,000.00	
PROJECT COSTS					Notes
Turbine and Generator Overhaul	APPROVED 6/8/22	\$ 979,843.25	\$	979,843.25	Thompson/HCMS
Project Management Services	APPROVED 6/8/22	\$ 23,102.00	\$	23,102.00	Hydro Services
Total Project Contingency	APPROVED 6/8/22	\$ 130,000.00	\$	130,000.00	10% of total estimated project costs (not including Project Management)
System Controls (PLC Upgrade)	APPROVED 7/13/22	\$ 154,150.00	\$	154,150.00	NewKirk Electric Associates
Hydraulic Control Overhaul	APPROVED 7/13/22	\$ 178,645.00	\$	178,645.00	American Governor Company LLC (Subidary of Ermerson Automation Solutions)
Change Order 001 - Gearbox Repair	Staff Appr. 9/26/22	\$ 79,792.00	\$	79,792.00	Approved by staff with project contingency
Change Order 002 - Component Repairs	APPROVED 11/16/23	\$ 231,655.06	\$	231,655.06	Repair damaged components; Portion covered by remaining project contingency
Hydrolic Control Repairs and Upgrades	APPROVED 11/16/23	\$ 40,000.00	\$	40,000.00	Updated valves and obsolete components
Change Order 003 - Outboard Bearing Seals	Recommended	\$ 39,670.00	\$	39,670.00	11/8/2023
Power Control System Upgrade	Recommended	\$ 95,500.00	\$	95,500.00	11/8/2023
TOTAL PROJECT COST		\$ 1,952,357.31	\$	1,952,357.31	
LESS Total Project Contingency spent		\$ (155,000.00)	\$	(155,000.00)	\$130,000.00 approved 6/8/22; \$25,000.00 approved 11/16/22
OVER (UNDER) BUDGET			\$	297,357.31	
City of Sturgis City Commission Regular Meeting

Agenda Item 10B

182 Elm Street Battle Creek, Michigan 49014 Phone: (269) 962-5579 Fax: (269) 962-8114 www.shouldicebrothers.com



Sheet Metal Services Millwright Services Ironwork Services Electrical Services Piping Services General Trades

Byce & Associates, Inc. 306 S. Kalamazoo Mall Kalamazoo, MI 49007 October 23, 2023

#IB101623AREV1

Attn. Keith Martinez

Re. City of Sturgis New Generator System - Project 21100217 - Bulletin #3 - COR

Dear Keith,

Below please find the revised Change Order Request pricing for Bulletin #3 with requested breakdowns. We include:

- Discovered service is incomplete and not up to code. Needs to be brought up to code regardless of the location of outdoor transfer switches
 - Existing CT Metering Cabinet to 1200amp ATS

Materials Subtotal:	\$16,193.38
10% M/U:	\$ 1,619.34
Total Materials =	\$17,812.72
Labor (130 Hrs.) =	\$11,700.00
Grand Total =	<u> </u>

• ATS to XFMR

Materials Subtotal:	\$ 6,086.96
10% M/U:	\$ 608.70
Total Materials =	\$ 6,695.66
Labor (59 Hrs.) =	\$ 5,310.00
Grand Total =	\$12,005.00

• XFMR to Meter Rack

Materials Subtotal:	\$ 1,048.85
10% M/U:	\$ 104.89
Total Materials =	\$ 1,153.74
Labor (36 Hrs.) =	\$ 3,240.00
Grand Total =	======================================

• Meter Rack to Pole

Materials Subtotal:	\$	138.35
10% M/U:	\$	13.84
Total Materials =	\$	152.19
Labor (5 Hrs.) =	\$	450.00
Grand Total =	\$	<i>602.00</i>

BULLETIN #3 ACTUAL COST / GRAND TOTAL = \$46,514.00

RFQ#*IB101623A* (*Original Bulletin* #3 *Quote*) = \$43,391.00

Deduct: Due to ATS location the emergency circuits from generator are shorter, so we are offering a deduct of -\$5,800.00 from the original quoted Bulletin #3 price for using less conduit and wire.

FINAL TOTAL = \$37,591.00

PLEASE NOTE: Work hours 7a-3:30p, M-F – no Overtime/off hours Shouldice does not accept or consent to any Liquidated Damages for material shortages or long lead times caused by supply-chain issues.

Please do not hesitate to contact me if you have questions or require additional information.

Sincerely,

Isaac Burkwalt

W. Isaac Burkwalt Electrical Division Project Manager/Estimator Cell: 269.300.9482 / <u>W_burkwalt@shouldicebrothers.com</u>

City of Sturgis City Commission Regular Meeting

Agenda Item 10C

CITY OF STURGIS

RESOLUTION SUPPORTING A ST. JOSEPH COUNTY LAND BANK

WHEREAS, 2003 PA 258, entitled "Land Bank Fast Track Act," allows for the ability of counties in the State of Michigan to create a Land Bank Authority; and

WHEREAS, land banks are public entities with unique governmental powers, created to help address vacant, blighted, and/or tax delinquent properties; and

WHEREAS, the goal of land banks is to return properties to productive use in the community by addressing blight and facilitating redevelopment; and

WHEREAS, County Land Bank Authorities in the State of Michigan provide the ability to access certain grant funds, engage in expedited quiet title and foreclosure actions, and expand eligible activities within the Brownfield Redevelopment Authority Act; and

WHEREAS, a County Land Bank Authority would provide new tools to address blight, facilitate redevelopment projects, and access grant funds to jurisdictions and municipalities throughout St. Joseph County, including the City of Sturgis.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF STURGIS: that we support the creation of a St. Joseph County Land Bank Authority by the St. Joseph County Commission; and

BE IT FURTHER RESOLVED, we direct City staff to provide this resolution of support to the St. Joseph County Commission.



State Land Bank Authority

landbank@michigan.gov

Or call (517) 335-8212

SLBA Staff

- Joseph Rivet, Interim Executive Director
- Jeff Huntington, Operations Manager
- Patrick Ennis, General Counsel
- Jim Tischler, Development Director
- Ryan McNeil, GIS Analyst (GIS, data management)
- Linda Horak, Property Analyst (finance, special projects, procurement)
- Jennifer Quinlivan, Property Analyst (disposition, development)
- Adam Robach, Property Analyst (legal assistant, contract manager)
- Brian Woodin, Property Analyst (GIS, disposition, data, research, drone pilot, maintenance)

Land Banks - Laying Foundations for the Future

- Created in 2003
- Designed to be a vehicle for tax foreclosed properties to become productive again
- Able to acquire and hold properties with a long-term view of future use
- Unique abilities to expedite clear title action in the legal system
- Land bank property control expands eligible activities within the Brownfield Act

"Land banking" refers to the practice of holding individuals parcels over time with the goal of accumulating sufficient property in one area so that new uses of property can fit a community's evolving needs.

BANK

Nearly 20 years later...

- 51 County Land Banks have been formed
- One City Land Bank has formed
- The State Land Bank Authority has administered over \$83 million to eliminate blight statewide
- Local land banks have additionally administered millions and millions of dollars to eliminate blight
- SLBA is currently administering an additional \$150 million to eliminate blight statewide



Prepared by the State Land Bank Authority, 7/11/2023 Source: State Land Bank Authority; Michigan GIS Open Data

What can a land bank do, or not do?

• CAN:

- Acquire property
- Assemble property
- Dispose of property
 - Outright sale
 - Land contract
- Perform Quiet Title action
- Borrow money
- Issue bonds
- Renovate or new build
- Rent property
- Work with private, public, non-profits and governmental agencies
- Accept grants and donations

• CANNOT

- Have anything to do with a casino
- Exercise power of eminent domain or condemn property
- Levy any tax or special assessment

Remember, "Property" could be residential, commercial, industrial or agricultural!

St. Joseph County Questions:

- Land Bank Relationships
 - How does a local unit/County work with the State Land Bank if the County does not have a County Land Bank Authority?
 - If the County has a Land Bank, does that stop a local unit from working with the State Land Bank?
- Blight Elimination Program Specific Questions
 - Clarify the 20-year lien.
 - Even if the County Land Bank Authority gets the \$500,000 grant, then we can still apply for the competitive grant the next round.
 - Local Unit matching funds to help grant money go further.
 - There was also a question about having to leave a property as "Green Space" after a demolition for a certain period of time?
- Land Bank Operations
 - IF the County establishes a Land Bank Authority and gets the \$500,000 grant, what happens after that is gone. How have other counties funded their land banks?



Blight Elimination Funding

For more information, visit www.michigan.gov/landbank

Round 1	Round 2	Round 3 (ARPA funds) *	Round 4 (ARPA funds) *
 Released 10-01-2022 Proposals Due 01-31-2023 Project Completed 12-31-2023 	Released early April 2023 Proposals Due 05-31-2023 Project Completed 08-31-2024	 Letters of Acceptance of Grant Funds by Local Land Banks** Letters sent out by 07-10-2023 Responses Due 08-1-2023 Grant Agreements Issued to Local Land Banks** Sent by 08-31-2023 Approved & Executed by 09-30-2023 Proposals Due for Pre-approval 03-31-2024 Funds Obligated 08-1-2024 Project Completion 09-30-2026 	 Competitive RFP Release 10-1-2023 Proposals Due 12-1-2023 Awards Announced/Grant Agreements Issued 02-15-2024 Funds Obligated 08-1-2024 Project Completion 09-30-2026

*Dates may be subject to change **Land banks must have IGA's filed by 7/31/23 to receive a grant agreement.

Finance - The Basic Budget

Income

- Property Sales
- Specific Tax Capture (5/50) funding
- Grants, foundations and donations
- County's General Fund contribution
- Treasurer's delinquent tax fund

Expenses

- Basic Contractual Servicesmaintenance, legal, demo
- Environmental due diligence
- Staff
- Project/programmatic costs

2010 BUDGE	Г ,		
	BUDGET	YTD	
REVENUE	DODGET	110	
SALE OF PROPERTY			
09-Salisbury location lot	\$1,500	\$1,500	
09-Richmond twp	\$3,000	\$3,000	
10-KI Duplexes-8 total	\$63,822	\$60,751	
10-vacant little lake	\$63	\$63	
10-City of Ish - Salisbury	\$ 00	\$200	
10-Republic - Hemlock		\$200	
FROM FORECLOSURE FUND	\$25,000	\$25,000	
TRIBE 2% REVENUE	\$12,500	\$12,500	
CAPTURE	\$100		
BROWNFIELD TRANSFER FROM FOR	\$201.950	\$201.950	
TOTAL REVENUE	\$307,935	\$305,164	
EXPENSES			
DUE FORECLOSURE FUND	\$24,153	\$24,152	
MEMBERSHIPS	\$100	\$100	
TRAVEL	\$500	\$487	
NSURANCE	\$826	\$826	
LEGAL SERVICES	\$2,000	\$1,798	
MISC. EXPENSE	\$1,000	\$982	
2010 TAXES	\$4,131	\$4,985	
PROF/CONT SERVICES			
Republic Twp.	\$2,375	\$2,375	
Tilden Twp.	\$7,186	\$7,186	
Ishpeming Twp. School	\$525	\$525	
Spring St.	\$1,961	\$1,983	
New Buffalo Rd.		\$635	
BROWNFIELD PROJECTS	\$201,355	\$195,855	
TOTAL EXPENSES	\$246,112	\$241,888.17	
NET	\$61,823	\$63,276	\$213,692
	¢000		
	\$609		
2010 PROJECTED FUND BALANCE	\$62,432		

2019 BUDGET 2019 BUDGET 09/30/1 BUDGET AMENDED BUDGET AMENDED AMENDENT ACTUA REVENUE 531,000 \$113,64 SALE OF PROPERTY \$13,300 \$113,64 CUPPAD GRANT \$173,800 \$178,600 CUPPAD GRANT \$13,600 \$178,64 CUPPAD GRANT \$15,000 \$15,000 BROWIFIELD REIMBURSEMENT \$82,920 \$8,292 BROWIFIELD REIMBURSEMENT \$80,000 \$113,64 LAND BANK SPECIFIC TAX (\$/50) - TEAL LAKE \$16,897 \$16,897 TOTAL REVENUE \$232,019 \$246,889 \$15,000 EXPENSES \$600 \$500 \$500 TAVEL \$1,000 \$1,000 \$1,200 INSURANCE \$1,000 \$1,000 \$1,200 LEGAL SERVICES \$1,000 \$1,000 \$2,200 NSURANCE \$1,000 \$1,000 \$2,200 LEGAL SERVICES \$2,000 \$3,000 \$2,200 S1,000 \$1,000 \$1,000 \$3,000 \$2,000		MARQUETTE C	OUNTY LAND B	ANK AUTHORITY	
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FROM FORECLOSURE FUND \$25,000 \$25,000 BROWNFIELD REIMBURSEMENT \$8,292 \$8,000 \$8,000 LAND BANK SPECIFIC TAX (5/50) - TEAL LAKE \$16,897 \$16,897 \$9,65 TOTAL REVENUE \$232,019 \$246,889 \$15,000 \$222,40 EXPENSES \$6,000 \$8,000 \$6,000 \$6,000 MMINISTRATIVE SERVICES \$80,000 \$6,000 \$6,000 MEMBERSHIPS \$500 \$500 \$200 INSURANCE \$1,000 \$1,000 \$22,000 LEGAL SERVICES \$2,000 \$1,000 \$2,000 TITLE & RECORDING SERVICES \$1,000 \$1,000 \$2,000 TITLE & RECORDING SERVICES \$1,100 \$3,800 \$1,200 LEGAL SERVICES \$1,000 \$1,000 \$3,000 \$2,000 TITLE & RECORDING SERVICES \$1,000 \$1,000 \$3,000 \$2,000 CURRENT TAXES \$2,000 \$1,000 \$3,300 \$2,000 \$1,200 GOURDS EXPENSE \$2,000 \$1,000 \$3,200	MIBGRANT		++,2++	\$15,000	\$ 1,000
BROWNFIELD REIMBURSEMENT S8,292 \$1,51 LAND BANK SPECIFIC TAX (5/50) S8,000 \$8,000 \$11,56 LAND BANK SPECIFIC TAX (5/50) TEAL LAKE \$16,897 \$16,897 \$16,897 TOTAL REVENUE \$232,019 \$246,889 \$15,000 \$222,40 EXPENSES ADMINISTRATIVE SERVICES \$8,000 \$8,000 \$6,00 MEMBERSHIPS \$500 \$500 \$500 \$600 MEMDERSHIPS \$1,000 \$1,000 \$200 \$48 INSURANCE \$1,300 \$1,200 \$1,200 \$1,200 LEGAL SERVICES \$1,500 \$1,100 \$360 \$2,600 AUDIT COSTS \$1,100 \$360 \$360 \$360 MISC. EXPENSE \$1,000 \$1,000 \$32,200 \$31,000 \$32,21 CURRENT TAXES \$1,000 \$360 \$360 \$360 \$360 GROUNDS EXPENSE \$1,000 \$32,500 \$1,951 \$15,25 \$15,25 CURRENT TAXES \$2,500 \$2,000 \$1,95	FROM FORECLOSURE FUND	\$25,000	\$25,000	\$10,000	
Solution Solution Solution Solution Solution LAND BANK SPECIFIC TAX (5/50) \$8,000 \$8,000 \$11,56 LAND BANK SPECIFIC TAX (5/50) - TEAL LAKE \$16,897 \$16,897 \$9,65 TOTAL REVENUE \$232,019 \$246,889 \$15,000 \$222,40 EXPENSES Stopping \$500 \$500 \$500 ADMINISTRATIVE SERVICES \$8,000 \$6,00 \$6,00 MEMBERSHIPS \$500 \$500 \$500 TRAVEL \$1,000 \$1,000 \$220 \$48 INSURANCE \$1,300 \$1,200 \$1,200 \$1,200 LEGAL SERVICES \$1,500 \$1,500 \$1,010 \$200 \$2,08 TITLE & RECORDING SERVICES \$1,000 \$3,000 \$2,08 \$1,000 \$3,000 \$2,08 MISC EXPENSE \$1,000 \$15,251 \$15,251 \$15,252 \$15,255 \$15,255 \$15,255 \$15,255 \$15,255 \$15,255 \$15,255 \$16,91 \$16,91 \$100 \$14,29 \$100<	BROWNEIELD REIMBURSEMENT	\$8,292	\$8,292		\$1.512
LAND BANK SPECIFIC TAX (5/50) - TEAL LAKE S16,897 S16,897 S16,897 S16,897 TOTAL REVENUE \$232,019 \$246,889 \$15,000 \$222,40 EXPENSES	LAND BANK SPECIFIC TAX (5/50)	\$8,000	\$8,000		\$11,568
TOTAL REVENUE \$232,019 \$246,889 \$15,000 \$222,40 EXPENSES ADMINISTRATIVE SERVICES \$8,000 \$6,00 \$6,00 MEMBERSHIPS \$500 \$500 \$500 \$600 MEMBERSHIPS \$1,000 \$1,000 \$200 \$48 INSURANCE \$1,300 \$1,300 \$1,200 \$1,200 LEGAL SERVICES \$2,000 \$3,000 \$2,000 \$1,000 ITILE & RECORDING SERVICES \$1,500 \$1,010 \$360 \$360 MISC. EXPENSE \$1,000 \$1,000 \$360 \$360 MISC. EXPENSE \$1,000 \$1,000 \$360 \$360 MISC. EXPENSE \$1,000 \$1,000 \$360 \$360 CURRENT TAXES \$16,251 \$16,251 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$1,99 GROUNDS EXPENSE \$2,500 \$2,500 \$1,90 BLIGHT GRANT EXPENSE \$23,880 \$140,000 \$20,000 \$100,21 PROJECTS TH	LAND BANK SPECIFIC TAX (5/50) - TEAL LAKE	\$16,897	\$16,897		\$9,657
TOTAL REVENUE \$232,019 \$246,889 \$15,000 \$222,40 EXPENSES \$222,40 EXPENSES \$8,000 \$8,000 \$8,000 \$6,00 \$6,00 MEMBERSHIPS \$500 \$500 \$500 \$500 \$64,00 TRAVEL \$1,000 \$1,000 \$200 \$48 \$100 \$1,300 \$1,200 \$44,00 \$1,200 \$1,200 \$2,08 \$1,20 \$2,08 \$1,20 \$2,08 \$1,20 \$2,08 \$1,010 \$360 \$356 \$35,00 \$1,20 \$2,08 \$1,010 \$360 \$356 \$35,00 \$1,010 \$360 \$356 \$356 \$35,00 \$31,010 \$360 \$356 \$356 \$36,00 \$35,000 \$31,010 \$360 \$356 \$356 \$356 \$350 \$31,010 \$360 \$356 \$360 \$360 \$356 \$350 \$31,010 \$32,000 \$31,011 \$360 \$31,011 \$360 \$31,010		1000 010	40.40.000	AUE 000	4000 107
EXPENSES S8,000 \$8,000 \$6,00 ADMINISTRATIVE SERVICES \$8,000 \$6,00 \$6,00 MEMBERSHIPS \$500 \$500 \$600 TRAVEL \$1,000 \$1,000 \$200 \$48 INSURANCE \$1,300 \$1,300 \$1,200 \$48 INSURANCE \$1,300 \$1,300 \$1,200 \$48 INSURANCE \$1,000 \$1,300 \$1,200 \$48 INSURANCE \$1,000 \$1,000 \$2,08 \$1,01 AUDIT COSTS \$1,100 \$360 \$360 \$360 MISC EXPENSE \$1,000 \$1,000 \$31,225 \$15,251 \$15,251 CURRENT TAXES \$5200 \$25,000 \$16,91 \$129 \$620 \$866 2019 DEMOLITION \$25,000 \$1,900 \$20,000 \$1,92 \$100,21 ROUNDS EXPENSE \$1,000 \$2,000 \$1,92 \$100,21 \$100,21 PROJECT EXPENSE \$9,000 \$100,00 \$20,000 \$100,21 <td>TOTAL REVENUE</td> <td>\$232,019</td> <td>\$246,889</td> <td>\$15,000</td> <td>\$222,407</td>	TOTAL REVENUE	\$232,019	\$246,889	\$15,000	\$222,407
ADMINISTRATIVE SERVICES \$8,000 \$8,000 \$6,00 MEMBERSHIPS \$500 \$500 \$500 MEARLE \$1,000 \$1,000 \$200 \$48 INSURANCE \$1,300 \$1,300 \$1,20 LEGAL SERVICES \$2,000 \$3,000 \$2,08 TITLE & RECORDING SERVICES \$1,500 \$1,500 \$1,01 AUDIT COSTS \$1,100 \$360 \$360 MISC EXPENSE \$1,000 \$1,000 \$360 FORECLOSED TAXES \$1,000 \$1,000 \$360 OUP DEMOLITION \$15,251 \$15,251 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$1,95 BLIGHT GRANT EXPENSE \$2,500 \$2,500 \$100,21 PROJECT S \$1,200 \$1,200 \$100,21 PROJECT EXPENSE \$9,000 \$9,000 \$100 \$1,30 1HS PROJECT EXPENSE \$9,000 \$1,200 \$100,21 PROJECT EXPENSE \$9,000 \$1,200 \$100,21 TOT	EXPENSES				
MEMBERSHIPS \$500 \$500 \$500 TRAVEL \$1,000 \$1,000 \$200 \$48 INSURANCE \$1,300 \$1,300 \$1,200 LEGAL SERVICES \$2,080 \$3,000 \$2,08 TITLE & RECORDING SERVICES \$1,500 \$1,010 \$360 \$360 MUDT COSTS \$1,100 \$360 \$360 \$360 FORECLOSED TAXES \$1,000 \$1,000 \$350 \$360 CURRENT TAXES \$15,251 \$15,255 \$15,255 CURRENT TAXES \$25,000 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$1,29 GROUNDS EXPENSE \$2,500 \$2,500 \$100,21 PROJECTS \$140,000 \$20,000 \$100,21 IHS PROJECT EXPENSE \$9,000 \$9,000 \$100 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$1,33 \$1400 N THIRD ISHPEMING \$1,290 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$17,818 NET (\$35,961)	ADMINISTRATIVE SERVICES	\$8,000	\$8,000		\$6,000
TRAVEL \$1,000 \$1,000 \$200 \$48. INSURANCE \$1,300 \$1,300 \$1,200 LEGAL SERVICES \$2,000 \$3,000 \$2,08 TITLE & RECORDING SERVICES \$1,500 \$1,500 \$1,010 AUDIT COSTS \$1,100 \$360 \$360 MISC. EXPENSE \$1,000 \$1,000 \$33 FORECLOSED TAXES \$1,000 \$1,200 \$15,251 \$15,252 CURRENT TAXES \$620 \$360 \$360 2019 DEMOLITION \$25,000 \$16,911 \$100 \$360 GROUNDS EXPENSE \$1,000 \$22,000 \$1,290 \$1,290 GROUNDS EXPENSE \$2,500 \$2,500 \$1,920 BLIGHT GRANT EXPENSE (2018) \$23,880 \$140,000 \$20,000 \$100,211 PROJECT EXPENSE \$9,000 \$9,000 \$100 \$1,300 207 MAPLE +HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,331 1400 N THIRD ISHPEMING \$2,500 \$1,300 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$17,81 <	MEMBERSHIPS	\$500	\$500		\$500
INSURANCE \$1,300 \$1,300 \$1,200 LEGAL SERVICES \$2,000 \$3,000 \$2,08 TITLE & RECORDING SERVICES \$1,500 \$1,000 \$360 \$360 AUDIT COSTS \$1,100 \$360 \$360 \$360 MISC EXPENSE \$1,000 \$1,000 \$336 \$360 FORECLOSED TAXES \$1,000 \$10,000 \$33 FORECLOSED TAXES \$15,251 \$15,251 \$15,251 CURRENT TAXES \$620 \$86 \$360 2019 DEMOLITION \$25,000 \$2,000 \$1,29 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$1,29 GROUNDS EXPENSE \$2,500 \$2,500 \$1,99 BLIGHT GRANT EXPENSE (2018) \$23,880 \$140,000 \$20,000 \$100,21 PROJECTS \$1,200 \$400 \$1,301 \$1,301 1400 N THIRD ISHPEMING \$2,500 \$1,301 \$1,302 YACANT LOT IMPROVEMENTS \$4,000 \$12,99,31 \$26,500 \$17,59 TOTA	TRAVEL	\$1,000	\$1,000	\$200	\$482
LEGAL SERVICES \$2,000 \$3,000 \$2,08 TITLE & RECORDING SERVICES \$1,500 \$1,500 \$1,010 AUDIT COSTS \$1,100 \$360 \$360 MISC. EXPENSE \$1,000 \$1,000 \$3360 \$360 FORECLOSED TAXES \$1000 \$10,000 \$3360 \$360 CURRENT TAXES \$15,251 \$15,251 \$15,251 \$16,251 CURRENT TAXES \$25,000 \$16,911 \$620 \$86 2019 DEMOLITION \$25,000 \$16,911 \$1,29 GROUNDS EXPENSE \$2,500 \$2,500 \$11,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$1100,21 PROJECT S IHS PROJECT EXPENSE \$9,000 \$9,000 \$100,21 IHS PROJECT EXPENSE \$9,000 \$9,000 \$100 \$9,08 207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$17,59 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$17,59 NET (\$35,961)	INSURANCE	\$1,300	\$1,300		\$1,209
TITLE & RECORDING SERVICES \$1,500 \$1,000 \$360 \$360 AUDIT COSTS \$1,000 \$360 \$360 \$360 MISC. EXPENSE \$1,000 \$1000 \$33 FORECLOSED TAXES \$15,251 \$15,251 \$15,251 CURRENT TAXES \$15,250 \$25,000 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$11,29 GROUNDS EXPENSE \$2,500 \$2,500 \$100,21 PROJECT EXPENSE \$9,000 \$9,000 \$100 \$9,08 207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$2,500 \$1,90 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,210 2018 FUND BALANCE \$144,730 \$161,688 \$100,000 \$100,000	LEGAL SERVICES	\$2,000	\$3,000		\$2,089
AUDIT COSTS \$1,100 \$360 \$36 MISC. EXPENSE \$1,000 \$1,000 \$33 FORECLOSED TAXES \$15,251 \$15,252 CURRENT TAXES \$620 \$866 2019 DEMOLITION \$25,000 \$16,913 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$11,29 GROUNDS EXPENSE \$2,500 \$2,500 \$19,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,211 PROJECTS \$1,200 \$2,500 \$100,211 PROJECT EXPENSE \$9,000 \$9,000 \$100 207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$1,000 1400 N THIRD ISHPEMING \$2,500 \$1,99 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 NET (\$35,961) \$16,958 (\$11,500) \$44,211 2018 FUND BALANCE	TITLE & RECORDING SERVICES	\$1,500	\$1,500		\$1,010
MISC. EXPENSE \$1,000 \$1,000 \$33 FORECLOSED TAXES \$15,251 \$15,252 CURRENT TAXES \$620 \$86 2019 DEMOLITION \$25,000 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$12,9 GROUNDS EXPENSE \$2,500 \$2,500 \$1,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,21 PROJECTS """"""""""""""""""""""""""""""""""""	AUDIT COSTS	\$1,100	\$360		\$360
FORECLOSED TAXES \$15,251 \$15,252 CURRENT TAXES \$620 \$86 2019 DEMOLITION \$25,000 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$12,9 GROUNDS EXPENSE \$2,500 \$2,500 \$1,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,21 PROJECTS ************************************	MISC. EXPENSE	\$1,000	\$1,000		\$34
CURRENT TAXES \$620 \$86 2019 DEMOLITION \$25,000 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$1,29 GROUNDS EXPENSE \$2,500 \$2,500 \$1,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,211 PROJECTS \$20,000 \$100,211 \$100 \$9,080 \$100,210 IHS PROJECT EXPENSE \$9,000 \$9,000 \$100 \$9,08 207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$1,99 \$2,500 \$1,99 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 \$11,500) \$444,213 2018 FUND BALANCE \$144,730 \$100,900 \$100,900 \$100,900 HS PROJECT D FUND BALANCE \$161,688 \$100,900 \$100,900 \$100,900 \$100,900	FORECLOSED TAXES		\$15,251		\$15,251
2019 DEMOLITION \$25,000 \$16,91 MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$1,29 GROUNDS EXPENSE \$2,500 \$2,500 \$1,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,211 PROJECTS ************************************	CURRENT TAXES		\$620		\$860
MAINTENANCE EXP ON PROPERTIES \$1,000 \$2,000 \$1,29 GROUNDS EXPENSE \$2,500 \$2,500 \$1,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,211 PROJECTS	2019 DEMOLITION		\$25,000		\$16,915
GROUNDS EXPENSE \$2,500 \$2,500 \$1,95 BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,211 PROJECTS	MAINTENANCE EXP ON PROPERTIES	\$1,000	\$2,000		\$1,297
BLIGHT GRANT EXPENSE (2018) \$233,880 \$140,000 \$20,000 \$100,21 PROJECTS IHS PROJECT EXPENSE \$9,000 \$9,000 \$100 \$9,08 207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$1,99 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,21 2018 FUND BALANCE \$144,730 \$161,688 \$30,000,00 IHS PROJECTED FUND BALANCE \$30,000,00 \$30,000,00 \$30,000,00	GROUNDS EXPENSE	\$2,500	\$2,500		\$1,955
PROJECTS \$9,000 \$9,000 \$100 \$9,08 1HS PROJECT EXPENSE \$9,000 \$1,200 \$400 \$1,33 207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$1,99 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,21 2018 FUND BALANCE \$144,730 \$161,688 \$30,000,00 IHS PROJECTED FUND BALANCE \$30,000,00 \$30,000,00 \$30,000,00	BLIGHT GRANT EXPENSE (2018)	\$233,880	\$140,000	\$20,000	\$100,218
IHS PROJECT EXPENSE \$9,000 \$100 \$9,08 207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$1,99 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,21 2018 FUND BALANCE \$144,730 \$16,958 \$30,000,00 IHS PROJECT RESERVE \$30,000,00 \$30,000,00 \$30,000,00	PROJECTS				
207 MAPLE -HABITAT PROJECT \$1,200 \$1,200 \$400 \$1,33 1400 N THIRD ISHPEMING \$2,500 \$1,99 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,21 2018 FUND BALANCE \$144,730 \$161,688 \$30,000,00 IHS PROJECT RESERVE \$30,000,00 \$30,000,00 \$30,000,00	IHS PROJECT EXPENSE	\$9,000	\$9,000	\$100	\$9,089
1400 N THIRD ISHPEMING \$2,500 \$1,99 VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,21 2018 FUND BALANCE \$144,730 \$161,688 \$30,000,00 HS PROJECT RESERVE \$30,000,00 \$30,000,00 \$30,000,00	207 MAPLE -HABITAT PROJECT	\$1,200	\$1,200	\$400	\$1,331
VACANT LOT IMPROVEMENTS \$4,000 \$15,200 \$5,800 \$17,59 TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,21 2018 FUND BALANCE \$144,730 \$161,688 \$30,000,00	1400 N THIRD ISHPEMING		\$2,500		\$1,996
TOTAL EXPENSES \$267,980 \$229,931 \$26,500 \$178,18 NET (\$35,961) \$16,958 (\$11,500) \$44,21 2018 FUND BALANCE \$144,730 \$16,958 \$100,000 2019 PROJECTED FUND BALANCE \$161,688 \$30,000,00 \$100,000	VACANT LOT IMPROVEMENTS	\$4,000	\$15,200	\$5,800	\$17,593
NET (\$35,961) \$16,958 (\$11,500) \$44,213 2018 FUND BALANCE \$144,730 \$161,688 <t< td=""><td>TOTAL EXPENSES</td><td>\$267,980</td><td>\$229,931</td><td>\$26,500</td><td>\$178,189</td></t<>	TOTAL EXPENSES	\$267,980	\$229,931	\$26,500	\$178,189
2018 FUND BALANCE \$144,730 2019 PROJECTED FUND BALANCE \$161,688	NET	(\$35,961)	\$16,958	(\$11,500)	\$44,218
2019 PROJECTED FUND BALANCE \$161,688	2018 FUND BALANCE	\$144,730			
IHS PROJECT RESERVE \$30,000,00	2019 PROJECTED FUND BALANCE	\$161,688			
4000000 4000000	IHS PROJECT RESERVE			\$30,000.00	

Policies and Procedures

Internal Policies & Procedures

- By laws
- Procurement Policies
- Code of Ethics/Conflict of Interest
- FOIA Policy
- Acquisition policy on non-tax foreclosed property
- Acquisition policy of tax foreclosed properties
 - Pre auction purchases
 - Bundling

External Policies and Procedures

- Property Sales
 - Qualifications may be based on type of purchaser and/or end use of property
 - Determination of Value
 - Set priorities reduce inventory v. highest and best use
- Programs (ie Garden Program, Neighborhood Beautification, Adopt-a-lot)

Statutes Collaborating for Redevelopment

Land Bank Act (PA 258 - 2003)

- Authorizes counties to establish land banks.
- Prescribes LB powers to operate, own, manage/maintain & improve.

Brownfield Act (PA 381 - 1996)

- Authorizes counties to establish brownfield authorities.
- Prescribes BRA powers to operate, own & finance.

Legislative history clearly demonstrates intent to <u>link</u> these statutory powers to <u>broaden</u> and <u>promote</u> economic development.



The State Land Bank Authority (SLBA) offers a wide variety of training from expert staff members. We are also happy to speak to your group or community about land banks and land banking. Book an event today!

- Understanding Land Banks in Michigan – Linkages to Local Redevelopment
- Land Bank 101: Training for New Land Banks and New Board Members
- Demolition 101: Residential and Commercial Demolition Processes

- Using Tax Increment Financing for Gap Funding
- Understanding 5/50 and Making the Most of It
- SLBA Housing Loan Program and Pilot Pre-Development Grant
- FY 2023-24 Blight Elimination Grant Opportunities

- 517-335-8212
- LandBank@michigan.gov
- Michigan.gov/LandBank

City of Sturgis City Commission Regular Meeting

Agenda Item 10D

Peerde and Comm	viscione Application
Boards and Comm	issions Application
Name: BUDDY Lrwin	Penman II
Address: 107 Cornetia St. Sturmis MT 491 (Street) (City) (Zi	(Last) <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Last)</u> <u>(Dq)</u> <u>Email:</u> <u>denman_buddy@yahoo.con</u>
Are you a city resident? <u>Yes</u>	Home/Cell Phone: 269-221-8286
Occupation: Lean Coordinator/Engineer	Work Phone:
Employment: Lippert Components	Inc.
2703 College Ave Goshen, (Street) (City)	IN 46528 (Zip)
Please list your qualifications for effective Board me any relevant experience/expertise in the area you w	mbership (Include all City Boards you serve on and ish to serve):
I am a Lean Coordinator and C	Continuous Improvement Engineer.
I have an interest in the comm	unity that I grew up in.
Are there any reasons you may have a conflict of int Commission which you listed?	terest if you were appointed to a Board or ease explain.
I own a business and building	down town, although I do not
run the day-to-day operations	s of it.
References (Non-family, these may be personal or perso	professional):
Jeff Coney	269-506-5429
(Name) (Address)	(Phone)
(Name) (Address)	2(0-336-0707) (Phone)
Signature: Buddy Denman	Date: 10/26/2023
Choose any boards/commissions that you are interested in, n	umbering them in order of preference, 1 being the most preferred.
 Airport Advisory Board Board of Review Construction Board of Appeals DDA Board of Directors Doyle and Recreation Advisory Board EDC & BRA Board of Directors Elected Officials Compensation Commission Election Commission Employee's Retirement System Health Facilities & Hospital Finance Authority 	LDFA Board of Directors Parks and Cemetery Board Planning Commission Sister City Committee Sturges-Young Center for the Arts Board Sturgis Building Authority Sturgis District Library Board Sturgis Housing Commission Zoning Board of Appeals

Please contact the City Clerk or refer to the Boards and Commissions Handbook on the City's website for more information.

Applications will be kept for one year. Return to: City Clerk's Office, 130 N. Nottawa St, Sturgis, MI 49091 or krhodes@sturgis@sturgismi.gov 94