



**PROPOSED AGENDA
REGULAR MEETING OF THE PORTLAND CITY COUNCIL**

7:00 P.M. Monday, November 6, 2023

City Council Chambers

City Hall, 259 Kent St, Portland, MI 48875

<u>Estimated Time</u>		<u>Desired Outcome</u>
7:00 PM	I. <u>Call to Order</u>	
7:01 PM	II. <u>Pledge of Allegiance</u>	
7:02 PM	III. <u>Acceptance of Agenda</u>	Decision
7:04 PM	IV. <u>Public Comment</u> (5-minute time limit per speaker)	
7:05 PM	V. <u>City Manager Report</u>	
7:05 PM	VI. <u>Presentations</u>	
7:15 PM	A. DDA Director Conner Wellman – Downtown Report	
7:15 PM	VII. <u>Public Hearing(s)</u>	
7:20 PM	A. First Reading of Ordinance 167F to Approve the Year 2023 Amendment to the Development Plan and Tax Increment Financing Plan Proposed by the Downtown Development Authority of the City of Portland and to Provide for the Collection of Tax Increment Revenues	
7:20 PM	VIII. <u>Old Business</u> - None	
7:25 PM	IX. <u>New Business</u>	
7:25 PM	A. Second Reading of Ordinance 175VV Amending Section 8-8 of Chapter 42, "Zoning," of the Code of Ordinances of the City of Portland as it Relates to the Regulation of Fences and Walls	Decision
7:28 PM	B. Second Reading of Ordinance 175WW to Amend the City Zoning Map	Decision
7:30 PM	C. Proposed Resolution 23-74 to Authorize Issuance of General Obligation Limited Tax Bonds, Series 2023	Decision
7:35 PM	D. Proposed Resolution 23-75 Approving Fleis & VandenBrink's Proposal to Provide Design, Bidding, and Construction Engineering Services for the 103 E. Grand River Avenue Property	Decision
7:38 PM	E. Proposed Resolution 23-76 Approving a Change Order and Payment Anlaan Corporation for Work Performed for Boardwalk Repairs	Decision
7:40 PM	F. Proposed Resolution 23-77 Approving Payment to F&V Construction Work Performed for the Wastewater Treatment Plant Project	Decision

<u>Estimated Time</u>		<u>Desired Outcome</u>
7:42 PM	G. Proposed Resolution 23-78 to Enter into a Countywide Early Voting Agreement for Election Services	Decision
7:45 PM	<p>X. <u>Consent Agenda</u></p> <p>A. Minutes and Synopsis of the Regular City Council Meeting held on October 16, 2023</p> <p>B. Payment of Invoices in the Amount of \$264,859.92 and Payroll in the Amount of \$126, 876.16 for a Total of \$391,736.08</p> <p>C. Purchase Orders over \$5,000.00</p> <ol style="list-style-type: none"> 1. Motorola Solutions, Inc. in the Amount of \$5,940.00 for an Annual Contract for August 2023 – August 2024 2. Resco in the Amount of \$8,317.85 for an Underground Utility Locator 3. Resco in the Amount of \$27,225.00 for Transformers 4. Alpine Power System in the Amount of \$29,975.00 for a Battery Backup System for the Hydro Dam Controls 5. JD & Son’s Fence Construction in the Amount of \$31,629.95 to Replace the Fence at Ballfield No. 2 at Bogue Flats <p>XI. <u>Communications</u></p> <ol style="list-style-type: none"> A. DDA Minutes for September 25, 2023 B. DDA Special Meeting Minutes for October 9, 2023 C. 2023 Merit Award D. September 2023 Utility Billing Reports E. October 2023 Water Department Report F. Ionia County Board of Commissioners Agenda for October 20, 2023 G. Ionia County Board of Commissioners Agenda for October 24, 2023 	Decision
7:50 PM	XII. <u>Other Business</u> – None	
7:55 PM	XIII. <u>City Manager Comments</u>	
7:50 PM	XIV. <u>Council Comments</u>	
7:55 PM	XV. <u>Adjournment</u>	Decision

**CITY OF PORTLAND
Ionia County, Michigan**

Council Member _____, supported by Council Member _____, made a motion to adopt the following ordinance:

ORDINANCE NO. 167F

**AN ORDINANCE TO APPROVE THE YEAR 2023 AMENDMENT TO
THE DEVELOPMENT PLAN AND TAX INCREMENT FINANCING
PLAN PROPOSED BY THE DOWNTOWN DEVELOPMENT
AUTHORITY OF THE CITY OF PORTLAND AND TO PROVIDE FOR
THE COLLECTION OF TAX INCREMENT REVENUES**

THE CITY OF PORTLAND ORDAINS:

Section 1. Title. This Ordinance shall be known and may be cited as the “Ordinance providing for the year 2023 amendment to the Development Plan and Tax Increment Financing Plan.”

Section 2. Definitions. The terms used herein shall have the same meaning given them in Act 57 as hereinafter in this section provided, unless the context clearly indicates to the contrary. As used in this Ordinance:

- (a) “Act 57” shall mean Act 57, Public Acts of 2018, as amended, as now in effect or hereinafter amended, being known as the Recodified Tax Increment Financing Act.
- (b) “Authority” shall mean the Downtown Development Authority of the City of Portland.
- (c) “Authority Board” shall mean the Board of the Authority, its governing body.
- (d) “City Council” shall mean the City Council of the City of Portland, Ionia County, Michigan, a municipal corporation of the state of Michigan.
- (e) “Development Area” shall mean the development area designated in the Development Plan.
- (f) “Development Plan” shall mean the Development Plan portion of the Plan.
- (g) “Plan” shall mean the Downtown Development Authority of the City of Portland Development Plan and Tax Increment Financing Plan, originally approved and adopted by Ordinance No. 167, as amended by the Year 1987 Amendments, the Year 1988 Amendment, the Year 1991 Amendment, the Year 1992 Amendment, the Year 2001 Amendment, the Year 2003 Amendment, and the Year 2014 Amendment.

(h) “Tax Increment Financing Plan” shall mean the Tax Increment Financing Plan portion of the Plan for the collection of tax increments.

(i) “Year 2023 Amendment” shall mean the Year 2023 Amendment to the Downtown Development Authority of the City of Portland Development Plan and Tax Increment Financing Plan, as amended, submitted by the Authority to the City Council pursuant to Act 57 and approved by this Ordinance and as it may be hereafter amended.

Section 3. Public Purpose. The City Council finds and confirms the continued necessity to halt property value deterioration, to eliminate the causes of such deterioration, and to promote economic growth, and hereby determines that the Year 2023 Amendment adopted by the Authority Board on October 9, 2023 constitutes a public purpose. A Copy of the Year 2023 Amendment shall be maintained on file in the City Clerk’s office and shall be cross-indexed to this Ordinance.

Section 4. Considerations. In accordance with Section 219 of Act 57, the City Council has considered the factors enumerated in that section and herein stated, making the following determinations:

1. The Development Area Citizens Council has recommended the adoption of the Year 2023 Amendment.
2. The Year 2023 Amendment meets the requirements set forth in Section 217(2) of Act 57.
3. The proposed method of financing the development described in the Year 2023 Amendment is feasible and the Authority has the ability to arrange the financing.
4. The development is reasonable and necessary to carry out the purposes of Part 2 of Act 57.
5. The land included within the Development Area to be acquired is reasonably necessary to carry out the purposes of the Year 2023 Amendment and of Part 2 of Act 57 in an efficient and economically satisfactory manner.
6. The Year 2023 Amendment is in reasonable accord with the City of Portland Master Plan.
7. Public services, such as fire and police protection and utilities, are or will be adequate to serve all of the projects described in the Year 2023 Amendment and the Development Area generally.
8. All changes in zoning, streets, street levels, intersections, and utilities, if any, as described in the Year 2023 Amendment are reasonably necessary for the projects described in the Year 2023 Amendment and for the City of Portland.

Section 5. Meetings. Representatives of all taxing jurisdictions within which all or a portion of the Development Area lies have had a reasonable opportunity to present their opinions and comments regarding the Year 2023 Amendment to the City Council.

Section 6. Public Hearing. The City Council has held a public hearing on the Year 2023 Amendment with notice properly given in accordance with Section 218 of Act 57, and the City Council has provided an opportunity for all interested persons to be heard regarding the Year 2023 Amendment.

Section 7. Approval. The Year 2023 Amendment is hereby approved in the form attached hereto as Exhibit A.

Section 8. Development Area. The Development Area as set forth and described in the Plan is hereby ratified and confirmed.

Section 9. Transmittal of Revenues. The City Treasurer shall continue to transmit to the Authority that portion of the tax levy of all taxing bodies paid each year on real and personal property in the Development Area on the captured assessed value as set forth in the Tax Increment Financing Plan.

Section 10. Severability and Repeal. If any portion of this Ordinance shall be held to be unlawful, the remaining portions shall remain in full force and effect. All ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 11. Publication and Effective Date. The City Clerk shall cause this Ordinance to be published and recorded as provided in the City Charter and it shall take effect on the date of publication, but not less than ten (10) days after its adoption by the City Council.

Ayes:

Nays:

Absent:

Abstain:

ORDINANCE DECLARED ADOPTED.

James E. Barnes, Mayor

Monique I. Miller, City Clerk

Introduced:

Adopted:

Published:

Effective:

CERTIFICATE

I, Monique I. Miller, the Clerk for the City of Portland, Ionia County, Michigan, certify that the foregoing Adoption of the Downtown Development Authority Development Plan and Tax Increment Financing Plan Amendment Ordinance was adopted at a regular meeting of the City Council held on [REDACTED].

Monique I. Miller, City Clerk



M E M O R A N D U M

To: Downtown Development Authority Board of Directors of City of Portland
From: Dickinson Wright PLLC
Date: October 6, 2023
Re: 2023 Restatement of Downtown Development Plan and Tax Increment Financing Plan

Please find enclosed (1) a 2023 Restated Downtown Development Plan and Tax Increment Financing Plan, and (2) a resolution approving and recommending the City Council approve the 2023 Restated Downtown Development Plan and Tax Increment Financing Plan.

The 2023 Restated Plan is an amendment to the DDA's Development Plan and Tax Increment Financing Plan, which was first adopted in the late-1980's. A development plan and tax increment financing plan is necessary for the DDA to capture and spend tax increment revenues. In light of legislative changes occurring since the last amendment, including the 2018 recodification of the underlying statutory authorization in a new legislative act (Recodified Tax Increment Financing Act, Public Act 57 of 2018) and some other changing content and compliance requirements, we concluded it appropriate to restate the existing development plan and tax increment financing plan in its entirety rather than amending individual sections of the existing plans, as previously amended, on a piecemeal basis. The plans remain living documents guiding the DDA's development strategy, and the DDA may seek further amendments at any time as circumstances change.

The 2023 Restated Plan will extend the duration of tax increment capture for 30 years and includes an updated list of anticipated development projects. The City's Development Area Citizens Council has previously reviewed and recommended the approval and implementation of the development projects.

If approved by the DDA, the 2023 Restated Plan would next proceed to the City Council for a public hearing and consideration of an amended ordinance. All impacted landowners and taxing jurisdictions must be notified as required by the statute. Following the public hearing, the City Council will have the opportunity to approve or reject the 2023 Restated Plan, or approve it with modification.

Thank you for the opportunity to assist you with this matter.

**2023 RESTATED
DOWNTOWN DEVELOPMENT PLAN
AND
TAX INCREMENT FINANCING PLAN**

Prepared by the
Downtown Development Authority
Of the City of Portland

The Downtown Development Plan and Tax Increment Financing Plan, first adopted by the City Council for the City of Portland, on February 22, 1988, as amended, was amended and restated by City of Portland on [REDACTED], 2023, after public hearing and after recommendation by the Downtown Development Authority of City of Portland.

LIST OF OFFICIALS

Board of Directors Downtown Development Authority

Cory Grimminck, Chairperson	Margery Briggs, Secretary	April Vogl
Jason Williamson	Leo Madarang, Vice Chair	S. Tutt Gorman, City Manager
Becky Ward	James E. Barnes, Mayor/Treasurer	

Dickinson Wright, PLLC – Legal Counsel

Melinda Tolan – Finance Director/City Treasurer

Monique I. Miller – Clerk

City Council

James E. Barnes, Mayor
Joel VanSlambrouck, Mayor Pro-Tem
Amanda L. Johnston
Patrick Fitzsimmons
Erica Sheehan

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I. INTRODUCTION

A. Purpose of the Recodified Tax Increment Financing Act.

Part 2 of the Recodified Tax Increment Financing Act, 2018 PA 57, as amended, MCL 125.4101 *et seq.* (the “Act”), formerly the Downtown Development Authority Act, 1975 PA 197, as amended, authorizes municipalities to establish downtown development authorities (“DDAs”) to address deteriorating property values and to foster economic development in their downtowns. The legislature empowered DDAs to be bodies that would initially study economic conditions and trends in their downtowns and analyze the causes of those trends. The legislature intended DDAs to undertake long-range planning in cooperation with their local planning staffs and planning commissions to envision future economic vibrancy of their downtowns and to prepare plans and undertake improvement projects to catalyze economic development toward that envisioned future.

This catalytic effect is to result from coordinated and cooperative efforts among DDAs, their municipal governments, businesses, residents, and property owners in the downtown development areas, and other governmental and private sector entities interested in redevelopment of their downtowns. In other words, it was anticipated that DDAs might be a focal point of such efforts and might even lead those efforts, but that such efforts would involve multiple parties working together to implement downtown visions.

Toward that end, DDAs were empowered to create downtown development plans and were also empowered to use tax increment revenues generated from economic growth in their downtowns in order to finance the implementation of those downtown development plans. Importantly, the funds to implement the plan come from its success. Economic growth must result for the tax increments to be generated. Of course, as the resulting economic growth increases, more funds are generated allowing even more investment to foster even more growth. In a real sense, DDAs that are able to excite growth around a bold vision generate far more resources toward its implementation than those whose vision is more timid and whose leadership less influential.

B. Creation of the Downtown Development Authority.

In September 1987, the City Council of the City of Portland (the “City”) created and established the Downtown Development Authority of the City of Portland (the “DDA”) and designated the boundaries of the downtown district. The DDA was granted all the powers permitted a downtown development authority under the Act. In creating and establishing the DDA, the City Council found that the DDA was necessary and in the best interests of the public to halt the deterioration of property values and increase property tax valuation where possible in the City’s business district, to eliminate the causes of said deterioration, and to promote economic growth.

C. History of the Downtown Development Plan and Tax Increment Financing Plan.

The Downtown Development Plan and Tax Increment Financing Plan was originally developed and adopted by the Board of Directors of the DDA (“DDA Board”) in 1987 (the “Original Plan”). The Original Plan was adopted by the City on February 22, 1988, and subsequently amended in 1991, 1992, 2001, 2003, and 2014. The Original Plan, as amended, is now being restated by this 2023 Restatement of the Downtown Development Plan and Tax Increment Financing Plan (the “2023 Restatement” or the “Plan”). This Plan adopts by reference and incorporates the Original Plan and earlier amendments.

D. Purpose of the Plan.

Under the Act, the DDA must prepare and submit a tax increment financing plan and a development plan if it determines that creation of such plans is necessary for the achievement of the purposes of the Act. This document constitutes both of these plans, with the development plan in the format described in Section 217(2) of the Act, followed by the tax increment financing plan as described in Sections 214, 215 and 216 of the Act.

The DDA can have multiple sources of funding with which it can undertake its projects. Section II.I of the Plan identifies the sources of funding that the DDA anticipates having available during the term of this Plan. The purpose of the Tax Increment Financing portion of the Plan is to authorize the DDA to collect one of these sources of revenue - tax increment revenues. This process is more fully explained in Section III.A. The Tax Increment Financing Plan also sets the time limit during which these development projects may be undertaken and financed.

The Development Plan portion of this Plan acts as the authorizing document that gives the DDA authority to spend its funds on development projects. With a main purpose of the DDA being to prevent deterioration and to promote economic development and redevelopment, the Development Plan sets forth the vision the DDA will implement to accomplish this purpose. The vision is centered on capital projects called “development projects” that are designed to spur economic development and redevelopment. The Development Plan designates a Development Area, and the DDA must undertake its development projects in this Development Area. The development projects are intended to provide infrastructure improvements and other capital improvements that assist in the redevelopment of obsolete sites and provide the public infrastructure needed to support and spur new development.

While a DDA may undertake a number of activities pursuant to the powers granted to the DDA by Section 207 of the Act, it may only spend tax increment revenues in accordance with the Development Plan. Therefore, when spending tax increment revenues, the expenditures must be in support of development projects that are specified in the Development Plan. The Development Plan should then act as a living document, on the one hand guiding the activities of the DDA in spending tax increment revenues, and on the other hand being amended and revised

so that it is kept up to date with the current needs of the development area and planning vision for the redevelopment of this area. The DDA may have other sources of funds that are available to it from time to time that it may spend in furtherance of its powers, but tax increment revenues must be spent in accordance with the Plan.

A DDA is allowed to accumulate funds over time in order to have the funds on hand needed to fund projects. As long as there are projects to be completed, a fund balance may be retained for that purpose for a reasonable period of time. If at some time, however, the DDA does not have projects for which the funds are needed, surplus funds are returned proportionately to the taxing jurisdictions. When all of the development provided for has been accomplished and paid for, the Plan will terminate and the DDA will stop collecting tax increment revenues under it.

II. DEVELOPMENT PLAN

A. The designation of boundaries of the development area in relation to highways, streets, streams, or otherwise. Section 217(2)(a).

1. The Development Area boundaries as previously set forth in the Original Plan, as amended, are hereby confirmed and incorporated herein by reference.
2. A legal description and map depiction of the Development Area is attached as Exhibit A and Exhibit B in the Appendix.

B. The location and extent of existing streets and other public facilities within the development area, the location, character, and extent of the categories of public and private land uses then existing and proposed for the development area, including residential, recreational, commercial, industrial, educational, and other uses, and a legal description of the development area. Section 217(2)(b).

The Development Area includes a traditional, pedestrian-friendly downtown/city-center area and more conventional general commercial development along Grand River Avenue heading east out of the downtown. The center of the Development Area is nearly fully occupied by specialty retail shops, office, restaurants, taverns, and upper-level lofts and rental housing. The Development Area also includes several parks and manufacturing plants. The Development Area includes public land uses such as Portland City Hall, various parks, and the Portland District Library, along with sanitary sewer, storm sewer, public water lines, streets, rights-of-way, and other public facilities and infrastructure. The land development pattern proposed for the Development Area will complement the City of Portland's Master Plan, as amended and updated from time to time, and which is incorporated herein by reference. Additional land use and zoning information is available at City Hall. A map of existing land uses and proposed land uses, as set forth in the City's current Master Plan, is attached as Exhibit C and Exhibit D, respectively.

The boundaries of the Development Area are set forth by Exhibit B and a legal description of the Development Area may be found in Exhibit A. The boundaries of the Development Area are not changing.

C. A description of existing improvements in the development area to be demolished, repaired, or altered, a description of any repairs and alterations, and an estimate of the time required for completion. Section 217(2)(c).

Streets, sidewalks, curbs, gutters, parkway, driveway approaches, and other public infrastructure, will need to be reconstructed as projects are done in the Development

Area. In addition, certain public infrastructure will be replaced. Redevelopment of parcels and assembling of larger tracts of land by combining existing parcels may require demolition of buildings, paving, and other infrastructure. An estimate of the time required for completion of individual projects is included in Table 1.

D. The location, extent, character and estimated cost of the improvements including rehabilitation contemplated for the development area and an estimate of the time required for completion. Section 217(2)(d).

1. This 2023 Restatement incorporates by reference and, as applicable, amends the scope of previously approved development projects. This 2023 Restatement also provides an update on the estimate of cost and time for completion. Wherever the provisions of this 2023 Restatement are inconsistent with any provisions of the Original Plan, as amended, this 2023 Restatement shall control. All provisions of the Original Plan, as amended, consistent with this 2023 Restatement, shall be and remain in full force and effect.

2. The development projects contemplated in this 2023 Restatement include:

Consultation and Operational Expenses

Administrative Costs & DDA Executive Director/Staff. This component involves the hiring and retention of a DDA Executive Director and/or additional staff and related administrative costs to implement projects and day-to-day operations on behalf of the DDA.

Items of this component may include but are not limited to:

1. Recruitment and on-boarding.
2. Salary and benefits.
3. Ongoing training.
4. Equipment and office supplies including, but not limited to, computers, software, phones, office furniture, etc.
5. Legal, architectural, grant-writing, engineering, inspection, environmental services, financial and accounting, advertising and marketing, and other professional services fees.
6. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Promotional and Identity Building

Marketing Initiatives. This component involves the creation, operation, and funding of marketing initiatives that benefit the retail and business character of the Development Area, and general marketing of the downtown district.

Items of this component may include, but are not limited to:

1. Marketing initiatives undertaken by the DDA acting alone or through collaboration with other entities including, but not limited to, sponsorship of fireworks display.
2. Purchase of advertising, including, but not limited to, print advertising, radio advertising, internet or electronic advertising, television advertising, billboard advertising, and direct mail advertising.
3. Marketing blitzes and promotions.
4. Production of informational material about the downtown.
5. Collaboration with the City on specific marketing and community engagement efforts.
6. Professional fees.
7. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

District Beautification. This component involves the enhancement in appearance and marketability of the development area.

Items of this component may include, but are not limited to:

1. Installation of banners, seasonal decorations, and signage in the Development Area.
2. Acquisition and construction of public art and cultural amenities, including, but not limited to, artwork, statues, and water features.
3. Installation of shelters, fountains, benches, picnic tables, playground equipment, ball fields, courts, other seating and

gathering areas, signage, trash receptacles, dumpster enclosures, tree grates, parking, etc.

4. Engineering, legal, and other professional fees.
5. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Placemaking and Public Amenities

Parks and Recreational Areas. This component involves the planning, acquisition, and development of new parks and public recreational areas in the Development Area including, but not limited to, the redevelopment of Looking Glass River Plaza (103 E. Grand River Ave.) and the alleyway between Bridge Street and the municipal parking lot at City Hall.

Items of this component may include, but are not limited to:

1. Acquisition of property, rights-of-way, and easements.
2. Demolition of existing structures, clearing the site(s) of obstacles, remediation, and other site work as deemed necessary by the DDA.
3. Installation of shelters, fountains, benches, picnic tables, playground equipment, ball fields, courts, equipment necessary for a disc golf course, other seating and gathering areas, signage, trash receptacles, dumpster enclosures, tree grates, parking, etc.
4. Installation of irrigation and other infrastructure improvements to support the site(s).
5. Landscaping, including but limited to the installation of pathways, grass, bushes, trees, other plantings, wood chips, ground covering and other decorative items.
6. Engineering, legal and other professional fees.
7. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

District Signage. This component involves the enhancement in appearance, marketability, and accessibility of the development area.

Items of this component may include, but are not limited to:

1. Planning, purchase, and installation of wayfinding signage in the Development Area.
2. Engineering, legal, and other professional fees.
3. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Public Amenity Repair and Maintenance

Boardwalk. This component consists of the construction, repair, or reconstruction of the Boardwalk to enhance pedestrian access and use.

Items of this component may include, but are not limited to:

1. Acquisition of property, rights-of-way, and easements.
2. Removal of plant material, bituminous material, sidewalk, curb, and gutter.
3. Filling, grading, and other site preparation.
4. Installation of curb, gutter, sidewalks, boardwalk, and other paved or unpaved surfaces.
5. Landscape improvements and site amenities, including but not limited to grass, trees, other plantings, and other decorative items.
6. Installation of shelters, benches, trash receptacles, lighting, signage, banners, tree grates, etc.
7. Engineering, landscape architects, legal, and other professional fees.
8. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Existing Park and Public Amenities Improvements. This component involves park improvements and addition of amenities to existing parks and recreational areas in the Development Area, including but not limited to the Splashpad, Bandshell, Powers Park, Red Mill Pavilion, and Bouge Flats.

Items of this component may include, but are not limited to:

1. Installation of shelters, fountains, benches, picnic tables, playground equipment, ball fields, courts, equipment related to a skate park, other seating and gathering areas, signage, trash receptacles, dumpster enclosures, tree grates, parking, etc.
2. Removal of existing structures, equipment, grass, plantings, debris, soil, wood chips, and other material.
3. Installation of irrigation, lighting, and other infrastructure improvements to support the sites.
4. Landscaping, including but limited to the installation of pathways, grass, bushes, trees, other plantings, wood chips, ground covering, and other decorative items.
5. Engineering, legal, and other professional fees.
6. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Trails and Walkways. This component involves ongoing repairs and maintenance for the Veteran's Memorial Bridge Walkway, the River Trail, and other trails and walkways in the Development Area.

Items of this component may include, but are not limited to:

1. Infrastructure improvements to support the sites.
2. Construction costs.
3. Demolition, removal of material, and other site work.
4. Acquisition of property, easements, and rights-of-way.
5. Filling, grading, and other site preparation.

6. Installation of curb, gutter, sidewalks, boardwalk, and other paved or unpaved pathways.
7. Landscape improvements and site amenities, including, but not limited to, grass, trees, other plantings, and other decorative items.
8. Installation of shelters, benches, trash receptacles, lighting, signage, banners, tree grates, parking, etc.
9. Engineering, landscape architect, legal, and other professional fees.
10. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

City Hall Outdoor Upgrades/Renovations. This component involves the updating and renovation to the landscaping and walkways near City Hall.

Items of this component may include, but are not limited to:

1. Construction costs.
2. Demolition, removal of material, and other site work.
3. Infrastructure improvements to support the site.
4. Engineering, design, legal, and other professional fees.
5. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Public Hardscape Enhancements

Sidewalks. This component consists of the construction of sidewalks, walkways, pathways, and other improvements in the Development Area to enhance pedestrian access and to create a walkable community.

Items of this component may include, but are not limited to:

1. Acquisition of property, rights-of-way, and easements.

2. Removal of plant material, bituminous material, sidewalk, curb, and gutter.
3. Filling, grading, and other site preparation.
4. Installation of curb, gutter, sidewalks, boardwalk, and other paved or unpaved surfaces.
5. Landscape improvements and site amenities, including but not limited to grass, trees, other plantings, and other decorative items.
6. Installation of shelters, benches, trash receptacles, lighting, signage, banners, tree grates, etc.
7. Engineering, landscape architects, legal, and other professional fees.
8. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Streetscape Enhancements/Improvements. This component involves enhancements and improvements along streets within the Development Area.

Items of this component may include, but are not limited to:

1. Installation and/or replacement of street lighting.
2. Installation and/or replacement of existing traffic signals.
3. Installation and/or replacement of signal arm structures or such other traffic control devices, along with any necessary or incidental items.
4. Landscaping, including but not limited to, the installation of grass, trees, other plantings, irrigation, water features, and other decorative items.
5. Installation of benches, trash receptacles, signage, banners, dumpster enclosures, tree grates, safety systems, etc.
6. Demolition of existing structures and clearing the sites of other obstacles and site work.

7. Engineering, legal, and other professional fees.
8. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Public Facilities and Parking Infrastructure. This component includes the acquisition, construction, renovation, repair, rehabilitation, restoration, and/or preservation of public facilities and parking lots and related infrastructure in the Development Area.

Items of this component may include but are not limited to:

1. Acquisition of property, easements, and rights-of-way.
2. Demolition of existing structures and clearing the sites of other obstacles.
3. Filling, grading and other site preparation.
4. Costs of construction and/or repair of public facilities and/or parking infrastructure and related improvements.
5. Alteration of roadways, lots, structures, improvements, or utilities impacted by any improvement.
6. Compliance with barrier-free design requirements of the State of Michigan.
7. Landscape improvements and site amenities, including, but not limited to, striping, grass, trees, other plantings, and other decorative items.
8. Installation of benches, trash receptacles, lighting, signage, banners, tree grates, safety systems, etc.
9. Remediation.
10. Engineering, legal, and other professional fees.
11. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

Downtown Building Enhancements/Business Development

Façade Incentives and Other Small Business Development. This component includes support for buildings and businesses in the Development Area to the extent permitted by Act 57.

Items of this component may include but are not limited to:

1. Creation, operation, and funding for retail business incubators in the Development Area.
2. Developing long-range plans designed to halt deterioration of property values and promote economic growth.
3. Studying and analyzing economic changes taking place in the Development Area and identifying goods or services that are not available or that are underserved in the Development Area.
4. Working with business owners and storeowners to improve storefronts and façades.
5. Purchasing easements, leasehold interests, or other interests in faces in conjunction with agreements that require façade improvements and maintenance.
6. Offering basic management classes, business seminars, or other business education programs, or partnering with organizations offering such classes, seminars, or programs.
7. Engineering, legal, and other professional fees.
8. Any other items which are necessary or incidental to the items listed above, or which the DDA Board determines to be necessary in connection with this project.

The projects covered in this Section II.D have a total estimated cost of \$9,665,000 and will be undertaken during the term of this Plan as development pressure and available funding allow. The foregoing project improvement plan is intended to be general in nature to provide flexibility in design and implementation. Detailed planning, design, and engineering studies should be conducted to set specific project parameters. The order of the projects and activities implies no ranking of priorities. A list of individually-planned projects with a general statement of priority and estimated cost is included as Table 1.

E. A statement of the construction or stages of construction planned, and the estimated time of completion of each stage. Section 217(2)(e).

The DDA anticipates development to occur in stages, which it will determine after approval of the 2023 Restatement. A general statement of stages and prioritization of planned project development and construction is included in Table 1. Medium- and long-range projects are seen as long-range capital projects which will likely take precedence later in the development program unless major funds are available sooner. The annual DDA budget will determine the pace at which the desired projects are completed.

F. A description of any parts of the development area to be left as open space and the use contemplated for the space. Section 217(2)(f).

Included within the list of development projects is the acquisition and construction of a new park in the Development Area, additions and improvements to existing parks, and the development of new recreational facilities. Other opportunities, such as open space pocket park sites and collaboration with other property owners, may be explored. It is anticipated that the development program will have no negative effect on existing parks and recreation areas in the Development Area.

G. A description of any portions of the development area which the authority desires to sell, donate, exchange, or lease to or from the municipality and the proposed terms. Section 217(2)(g).

The DDA does not currently anticipate it will sell, donate, exchange, or lease any property to or from the City. Certain areas in the Development Area, however, may be owned by the City and be developed for public use and benefit. Any transactions will be done according to the best interest of the City.

H. A description of desired zoning changes and changes in streets, street levels, intersections and utilities. Section 217(2)(h).

The City anticipates using modern, flexible forms of zoning in order to most effectively plan and implement redevelopment opportunities. These forms of zoning include form based zoning, concept zoning, and the use of planned unit developments. No specific zoning changes are anticipated at this time.

The Plan includes a number of street changes. It includes improving traffic safety, the construction of new roads, access roads, service drives, sidewalks, bicycle lanes, and transit stops.

I. An estimate of the costs of the development, a statement of the proposed method of financing the development and the ability of the authority to arrange the financing. Section 217(2)(i).

The estimated costs of the development are set forth in Section D.

Financing for the public improvements to be undertaken on public- or DDA- owned lands will come from the following potential sources:

- Bond Proceeds
- Future Tax Increment Revenues
- Interest on Investments
- Moneys borrowed from the issuance of revenue bonds
- Donations received by the DDA
- Proceeds from any property, building, or facility owned, leased, licensed, operated or sold by the DDA
- Grant funds and low interest loans obtained from State and Federal Agencies
- Grant funds received from foundations
- Proceeds from a special assessment district created as provided by law
- Special event fund raising
- Moneys obtained from other sources approved by the City Council

The proceeds received from tax increment revenues in the Development Area plus the availability of funds from other authorized sources will be sufficient to finance all activities and improvements to be carried out under this Plan.

J. Designation of the person or persons, natural or corporate, to whom all or a portion of the development is to be leased, sold, or conveyed in any manner and for whose benefit the project is being undertaken if that information is available to the authority. Section 217(2)(j).

At this time, there will be no person or persons, natural or corporate, to whom all or any portion of the development is to be leased, sold, or conveyed in any manner. As redevelopment

occurs, properties may be acquired and later leased, sold, or conveyed. Potential future purchasers or lessees have not been identified at this time.

- K. **The procedures for bidding for the leasing, purchasing, or conveying in any manner of all or a portion of the development upon its completion, if there is no express or implied agreement between the authority and persons, natural or corporate, that all or a portion of the development will be leased, sold, or conveyed in any manner to those persons. Section 217(2)(k).**

Not Applicable.

- L. **Estimates of the number of persons residing in the development area and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, a development plan shall include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sales prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. Section 217(2)(1).**

There are approximately 100 persons residing in the Development Area.

There are no persons or families to be displaced as a result of the development. There are no occupied residences designated for acquisition and clearance by the DDA.

- M. **A plan for establishing priority for the relocation of persons displaced by the development in any new housing in the development area. Section 217(2)(m).**

Not Applicable.

No Relocation is currently anticipated.

- N. **Provision for the costs of relocating persons displaced by the development and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, being Public Law 91-646, 42 U.S.C. sections 4601, et seq. Section 217(2)(n).**

Not Applicable.

No Relocation is currently anticipated.

- O. **A plan for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws. Section 217(2)(o).**

Not Applicable.

III. TAX INCREMENT FINANCING PLAN

A. Detailed Explanation of the Tax Increment Procedure. Section 214(1).

The Act permits the DDA to undertake a broad range of activities that will promote economic growth and eliminate the causes of value deterioration in its business district. These activities include the adoption and implementation of a plan of development in the downtown district necessary to achieve the purposes of the Act.

One of the DDA's means of implementing a plan of development is tax increment financing. A tax increment financing plan must be prepared, submitted to, and approved by the governing body of the municipality through an ordinance adopting a tax increment financing plan.

The purpose of tax increment financing is to capture tax revenues attributable to increases in value of real and personal property within the boundaries of the Development Area. The increases in property value may be attributable to new construction, rehabilitation, remodeling, alterations, additions, inflation, or other factors the assessor may deem appropriate.

Section 201(b) of the Act defines "assessed value" for valuations made after December 31, 1994 as taxable value as determined under MCL 211.27a. The most recently assessed values, as finally equalized by the State Board of Equalization, of all the taxable properties located within the boundaries of the development area at the time the ordinance originally establishing the tax increment financing plan was approved is what is called the "initial assessed value." At the time the ordinance adopting the tax increment financing plan is approved, property exempt from taxation is given an initial assessed value of zero.

In each year after the tax increment financing plan is approved, the total assessed value of real and personal property within the boundaries of the development area is referred to as the "current assessed value." The difference between the current assessed value and the initial assessed value in each year is known as the "captured assessed value."

Each year tax increments will be captured from all local taxing jurisdictions whose taxes are eligible for capture under the Act. During the period the Development Plan and Tax Increment Financing Plan are in force, the local taxing jurisdictions continue to receive the full amount of tax revenue based on the initial assessed value. However, the portion allocable to the captured assessed value is transmitted to the DDA for use according to the Tax Increment Financing Plan. This portion is known as "tax increment revenue." The tax increment revenue will be used for the purposes set forth in this tax increment financing plan and, if bonds are issued to finance a project in the Development Plan, the tax increment revenues will be pledged to the repayment of such bonds.

The amount of tax increment revenue to be transmitted to the DDA by the City and County Treasurer will be that portion of the tax levy of all taxing bodies, whose taxes are eligible for capture, paid each year on real and personal property in the Development Area on the captured assessed value. The DDA will expend the tax increments revenue received for the development program only pursuant to this Tax Increment Financing Plan. Any surplus funds shall revert proportionately to the respective taxing bodies.

This Tax Increment Financing Plan shall be administered in full compliance with Sections 214, 215 and 216 and all other provisions of the Act.

B. The maximum amount of bonded indebtedness to be incurred. Section 214(1).

The maximum amount of bonded indebtedness to be incurred under this Tax Increment Financing Plan shall be \$1,500,000. Bonds issued under this Tax Increment Financing Plan may be issued in any form authorized under the Act.

C. The duration of the program. Section 214(1).

The Tax Increment Financing Plan will remain in effect for a period of 30 years from the legal effective date of this 2023 Restatement with the ability to be renewed at any time. If bonding has occurred, the Tax Increment Financing Plan will need to be extended to cover the period of bonded indebtedness. The Tax Increment Financing Plan may be modified from time to time by the City Council in accordance with the procedures required by the Act. The City Council may abolish this plan when it finds that the purposes for which this plan was approved have been accomplished, but not before the principal and interest owing on any bonds which are outstanding has been paid in full, or funds sufficient for such payment have been segregated.

D. Compliance with Section 215 of the Act. Section 214(1).

As referred to above, it is the intent of these plans to comply with Section 215 of the Act regarding tax increments, amount of tax increments, expenditure of tax increments, and submission of the tax increment financing report.

These revenues shall not be used to circumvent existing property tax limitations. The City Council may abolish the Tax Increment Financing Plan when it finds that the purposes for which is was established are accomplished. However, the Tax Increment Financing Plan shall not be abolished until the principal of, and interest on, bonds issued pursuant to Section 216 have been paid or funds sufficient to make the payment have been segregated.

The DDA Board shall submit to the City Council an annual report on the status of the tax increment financing account. The report shall include: the amount and source of revenue in the

account; the amount and purpose of expenditures from the account; the amount of principal and interest on any outstanding bonded indebtedness; the amount in any bond reserve account; the initial assessed value of the project area; the captured assessed value retained by the DDA; the tax increments received; the number of jobs created as a result of the implementation of the Tax Increment Financing Plan; and any additional information the governing body considers necessary.

It is recognized that the amount of tax increment revenue to be transmitted to the Authority by the City Treasurer and/or County Treasurer shall be that portion of the tax levy of all taxing bodies paid each year on the assessed value of real and personal property in the Development Area on the captured assessed value.

It is further recognized that tax increment revenues shall be expended by the DDA only in accordance with the provisions of this Tax Increment Financing Plan and that surplus tax increment revenues shall be returned to the local taxing jurisdictions.

The DDA is also required to comply with reporting requirements set forth in Part 9 of the Act.

E. A statement of the estimated impact of tax increment financing on the assessed values of all taxing jurisdictions in which the development area is located. Section 214(1).

This Tax Increment Financing Plan will in no way diminish the assessed values of property within the Development Area boundaries. Local taxing jurisdictions will, therefore, suffer no loss of current tax revenues.

For the period during which the Tax Increment Financing Plan is in effect, the assessed values of properties within the Development Area will effectively remain constant insofar as the local taxing jurisdictions are concerned. Any increase in property values will generate tax increment revenues, which will be available only to the DDA during the duration of the Tax Increment Financing Plan unless excess funds are available and, if available, will be distributed proportionally to the taxing units.

It is anticipated that the development activities of the DDA, financed in whole or in part by tax increment revenues, will produce a positive material effect on the assessed values of property within and in the proximity of the development and will ultimately result in the eventual collection of greater real property tax revenues than would otherwise have been available.

Pursuant to Section 214(4) of the Act, the DDA shall fully inform the taxing jurisdictions within the Development Area subject to capture of the fiscal and economic implications of the proposed development.

A schedule containing an estimate of the impact on the taxing jurisdictions, and other relevant tax capture estimates, are included as Tables 2, 3, and 4 in the Appendix.

F. Provision for use of part or all of the captured assessed value, particularly the portion to be used by the DDA. Section 214(1).

Under this Tax Increment Financing Plan, the entire tax increment amount is to be utilized by the DDA.

The tax increment revenue paid to the DDA by the City and County Treasurer is to be disbursed by the DDA from time to time in such manner as the DDA may deem necessary and appropriate in order to carry out the purposes of the Development Plan, including, but not limited to, the following:

- The principal, interest, and reserve payments required for any bonded indebtedness to be incurred in its behalf for purposes provided in the Development Plan.
- Cash payments for initiating and completing any improvement or activity called for in the Development Plan.
- Cash payments for professional fees incurred by the DDA in connection with its operation and in the planning and implementation of projects provided for in this Plan.
- Cash payments to public or private entities for services rendered in drafting and developing grant applications.
- Payments to the City to reimburse the City for services, materials and other assistance provided to the DDA.
- Any annual operating deficits that the DDA may incur from acquired and/or leased property in the development area.
- Payments of principal and interest on any sums that the DDA should borrow before or during the construction of any improvement or activity to be accomplished by the Development Plan, after approval by the City Council.
- Payments required to establish and maintain a capital replacement reserve.
- Payments required to establish and maintain a capital expenditure reserve.
- Payments of the costs of any additional improvements to the Development Area that are determined necessary by the DDA and approved by the City Council.

The DDA may modify its priority of payments at any time if, within its discretion, such modification is necessary.

Instead of financing a project, the DDA may accumulate funds that it receives from tax capture in order to build up a fund balance that is sufficient to pay the cost of a project. To the extent that the tax increment revenues of the DDA in any one year exceed the sum necessary for the DDA to implement the projects listed in the Development Plan or to meet the commitments and payments as set forth above, such surplus funds shall revert proportionately to the respective taxing bodies as provided in Section 215(2) of the Act.

IV. OTHER INFORMATION

A. Estimate of the captured assessed value and tax increment revenue for each year of the plan.

The estimate of the captured assessed value and tax increment revenues for each year of the plan, over a 30-year period, is set forth on Tables 3 and 4 in the Appendix.

B. Costs of the plan to be reimbursed from tax increment revenues.

The DDA shall reimburse the City general fund from tax increment revenues any costs incurred by the City for implementation of this Plan which the City requests to have reimbursed.

C. Sharing Agreements.

The DDA Board of Directors may, from time to time and to the extent permitted by 1996 PA 381, as amended, decide to enter into agreements with a brownfield redevelopment authority to forgo or transfer its tax capture (or a portion thereof) to allow the brownfield redevelopment authority to instead capture and utilize those tax increments for a specific project. Following the termination of the Brownfield Plan, the DDA will thereafter capture all available tax increment for the remaining duration of this Plan. Such agreements, if any, may impact the percentage of incremental growth captured by the DDA.

APPENDIX

EXHIBIT A

EXHIBIT A
LEGAL DESCRIPTION FOR THE PORTLAND DOWNTOWN DEVELOPMENT AUTHORITY
AS AMENDED: 9/87 Approved 11/2/87

Commencing in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 28 T6N R5W at the intersection of the centerline of the C. & O. Railroad Right-of Way and the North Corporate City Limits, also being the North 1/8 line of Section 28; sd point being 80 ft. M/L East of the Ely line of lot 1 of the Culver Addition. Th: E. on N. 1/8 line 970 ft. M/L. to the NELY line of the Zoned Industrial Line of the Portland City Zoning Map. Th: S 05° 51' E. 260.8 ft. Th: S 00° 51' W. 300 ft. Th: Continuing alg sd Industrial line S 50° E. M/L. 300 ft. M/L.. Th: Continuing alg sd I. line S 60° E M/L. 400 ft. M/L. Th: Continuing alg sd I. line S 52° E M/L. 300 ft. M/L. Th: Alg sd I. line S 40° E M/L. 600 ft. M/L. Th: Alg sd I. line S 31° E M/L 550 ft. M/L. Th: Alg sd. I. line, S 10° E M/L. 400 ft. M/L. Th: Alg sd. I. line S 00° W M/L 200 ft. M/L.. Th: Alg sd. I. line S 25° W M/L 450 ft. M/L to the NLY line of the C. & O. RRD ROW. line. Th: S 32° E. M/L alg sd NLY line of RRD ROW 153 ft. ft. M/L to the WLY bank of the Grand River. Th: Continuing SELY alg NLY RRD ROW line across sd River to the ELY bank sd River 300 ft. M/L to ELY bank sd River. Th: S 37° 16' 39" E. 476 ft. alg NLY RRD ROW. Th: S 45° 46' 39" E. 200 ft. Th: S. 49° 30' E. 110.3 ft. to the centerline of Divine Hwy. Th: NELY alg sd centerline of Divine Hwy. 388 ft. Th: ELY 33 ft. to NW crn lot 24 of the Supervisor Linebaugh Addition. Th: SELY alg NLY line lot 24 - 157 ft. Th: S. 179.4 ft. alg E. line lot 24 to centerline Looking Glass Ave. Th: W. on sd cen. li/ 70 ft. to a pt. that is 33 ft. N. and 20 ft. W. of the NE corn of lot 46. Sup. Linebaugh Add. Th: S 280 ft. M/L to the NLY line of the C. & O. RRD ROW. Th: SELY alg said RRD ROW 720 ft. M/L to the E. line Section 33 T6N R5W. Th: S. 62° E. alg sd NLY RRD ROW line 2,500 ft. M/L to the WLY li of the R-4 Zoned Area of City Zoning Map if extended N. to N. li. sd. RRD Row. Th: S 37° 59' 57" W 657.1 ft. to a pt that is N 37° E 210.37 ft. from the centerline of E. Gr. River Ave. Th: S 37° E. 310.6ft. Th: N 52° 48' E. 114.55 ft. Th: S 37° E. 505.55 ft. to the E. li. of Bristle Street. Th: N 52° 48' E. 135 ft. Th: S 37° 12' E. 666 ft. to the E. line of Rowe Ave. Th: N 50° 59' E. 240 ft. M/L to NLY line of the C. & O. RRD ROW. Th: SELY 310 ft. M/L alg sd RRD ROW line to the East Corporate limits. Th: SLY 150 ft. M/L alg sd Corporate line to the SLY line of sd RRD ROW. Th: SELY alg sd SLY RRD ROW 780 ft. M/L to the most SLY pt of the S. City Limits at its intersection with the Nly line of I-96 Highway ROW East of E. Gr. River Ave. (SW $\frac{1}{4}$ OF SE $\frac{1}{4}$ SEC. 34 T6N R5W). Th: NWLY 1130 ft. M/L alg the Nly I-96 Exit 77 Ramp ROW to the Ely line ROWE AVE., at its intersection with the ELY line of E. Gr. River Ave. & the N/S $\frac{1}{4}$ line. Th: S. on sd N/S $\frac{1}{4}$ line 425 ft. M/L to the S 1/8 line, also being the S. Corporate line West of E. Gr. River Ave. Th: West on S 1/8 line 1117.23 ft. Th: N 331.86 ft. Th: N 89° 58' 50" E. 447.36 ft. to E. line of Zoned R-3 line of City Zoning Map East of Charlotte Hwy. Th: N 00° 02' 50" E. 530.32 ft. alg E. line of R-3 area. Th: N 38° 00' 58" W. 140.58 ft. Th: S 89° W 222.69 ft. Th: S. 96.5 ft. Th: W. 188 ft. Th: N 96.5 ft. Th: W. 150 ft. to the centerline of Charlotte Hwy. Th: S 43 ft. alg sd centerline - also the W. 1/8 line Sec. 34.: Th: S 89° 29' 12" W. 299.05 ft. Th: N 00° W 150.16 ft. Th: N 89° 29' 12" E. 146.43 ft. Th: N 01° E. 200.34 ft. to centerline of E. Bridge Street. Th: W. on said centerline 250 ft. M/L to the intersection with the centerline of Newton Street. Th: N 32° E. alg said centerline of Newton St. 460 ft. M/L to the SW corner of lot 10 of the Pierce Addition to the to the City of Portland. Th: N 01° 40' E. 221.6 ft. alg W. li. of lots 5 through 10 sd Pierce Addition to the WLY point of lot 5. Th: N 45° 40" W. 199.0 ft. to SWLY crn lot 1 of Pierce Add. Th: S 35° 34' W. 30 ft. M/L to a pt that is N 35° E. 190 ft. from NLY line of James Street. Th: N 54° 12' 20" W. 268.2 ft. Th: N 35° E. 23 ft. M/L to a pt. that is N 35° E . 212.8 ft. from N. Line James St. Th: N 47° W M/L 151 ft. to E. li of lot 6 of the Goodwin Addition to the City. Th: S 35° W. 31.67 ft. alg. E. li. of lot 6 to a pt that is N 35° E . 200 ft. from SE crn of Goodwin Add. Th: N 54° 30' W. 277.5 ft. to NW crn of lot 13 Goodwin Add. Th: N 54° 30' W. 215.3 ft. across East St. alg N. line lot 15 if extended, to a pt on lot 14 sd. Addition. Th: S 35° 30" W. 100 ft. to NE crn of lot 20 Goodwin Add. Th: N 54° 30' W. 100 ft. to the W. line of lot 14 sd Addition and NW crn of lot 21. Th: N 35° 30' E. 50 ft. alg WLY line of lot 14. Th: N 60° 29' 12" W 120 ft. to the E. line of platted alley lying E. of lots 62 through 65 of the James Newman Addition. Th: NELY alg E. line sd alley to the centerline of E. Gr. River Ave. 228 ft. M/L. Th: N 60° 29' 12" W. 208 ft. M/L alg sd centerline

to the WLY line of N. Grant St. Th: NWLY & WLY - 800 ft. M/L alg sd centerline of E. Gr. River Ave. to a pt that is 33 ft. M/L NELY from NE crn lot 72 of the Original Plat of the City of Portland if ELY line sd lot were extended to the centerline sad Gr. River Ave. Th: S 32° W 33 ft. N/L to the NE crn lot 72 sd plat. Th: S 58° E. 140 ft. to NE crn lot 81, Original Plat. Th: S 32° W. 200 ft. to SE corn lot 84, sd. plat. Th: N 58° W. 140 ft. alg SLY line lot 84 to SE corn lot 75 sd plat. Th: S 32° W. 699 ft. alg ELY line lots 76 through 79 and lots 123 through 130. to centerline of Academy Street. Th: N 58° W 153 ft. alg sd centerline to the intersection of centerline of Maple St. Th: S 32° W 466 ft. alg centerline Maple St. to centerline of Brush St. Th: N 58° W 206 ft. alg centerline Brush St. to the centerline of Kent St. Th: S 32° W 158 ft. M/L alg centerline Kent St. to centerline Riverside Dr. (platted as Hill St. in Supervisor Linebaugh Addition # 2.) Th: N 52° W. 322 ft. M/L to centerline Riverside Dr. (platted as Boers St. in sd Addition.) Th: S 38° W 27.6 ft. alg sd. centerline Riverside Dr. to NELY line of lot 38 if extended. Th: N 52° W. 298 ft. alg the NLY line of lot 138 to the ELY bank of the Grand River. Th: S 60° W M/L 700 ft. M/L across the Grand River to the SE corn. of lot 204 of the Bartow's 2nd Addition. Th: NWLY 370 ft. M/L alg the SWLY lines of lots 204 and 205 and if extended to the NLY line of Canal St. Th: NELY alg the NLY line of Canal St. 1689 ft. M/L to a pt that is SW 89.19 ft. from the most SELY pt of lot 29 of the Original Plat. Th: N 51½° W 159.93 ft. to the NWLY line of lot 29 sd. plat Th: SWLY 59 ft. M/L alg the NWLY line of lot 29 (also SLY line lot 28) to the SWLY crn lot 28. Th: NWLY 40 ft. M/L alg SWLY line lot 28 to the SLY line of lot 27. Th: WLY 31.91 ft. on SLY line lot 27 to W. line lot 27. Th: NWLY 153 ft. alg WLY line lot 27 if extended to centerline of Market St. Th: NELY alg sd cen. line 155 ft. M/L to intersection with centerline of W. Bridge St. (platted Broad St., Original Plat. Th: S 51° 30' E. 60 ft. M/L to a pt that is S 38° W 45 ft. M/L from the SELY crn lot 26 of sd plat. Th: N 38° E. alg the ELY line lots 26 and 21 to the SLY line of W. Gr. River Ave. Th: SELY 350 ft. M/L alg. SLY li. W. Gr. River Ave. to WLY line Water St. Th: N 38° E. 33 ft. M/L to centerline sd Ave. Th: NWLY alg sd. centerline W. Gr. River Ave. 120 ft. M/L to E. line of platted alley lying between lots 3 and 4 of Original Plat. if extended. Th: N 38° E. 150 ft. M/L to SLY line of lot 1 Original Plat. Th: SELY alg SLY line lot 1 to W. line of Water St. Th: NLY 100 ft. M/L alg WLY line Water St. to South line of Section 28 T6N R5W., also being the SE corn of lot 80 of the Supervisor Linebaugh Addition, sheet # 2. Th: NELY 541.10 ft. alg sd WLY line Water St, and ELY line of lots 80- 82- 83- 84- 85- and 86 to SE crn of lot 87 sd. Addition. Th: WLY 295.9 ft. alg SLY line lots 87 & 88 to E. line lot 96 sd. Addition. Th: NELY 118.2 ft. alg sd. ELY line to NELY crn lot 95. Th: West 61 ft. M/L on NLY line lot 95 to a pt that is 170 ft. E. of SW crn lot 94. Th: N. parallel to Pleasant St. 180 ft. to a pt that is 180 ft. E. of NW crn. of lot 93 sd. Addition. Th: NW 113 ft. M/L to NE crn lot 92. Th: N 69 ft. alg E. line. lots 91 and 90. Th: W. 20 ft. alg N. li. lot 90. Th: NWLY 55.3 ft. alg NELY li. lot 90 to NE crn lot 90. S. Linebaugh Add. Th: W. 108 ft. alg N. line lot 90 and if extended to cen. li. Pleasant St. Th: N alg sd. cen. li. Pleasant St. 518.11 ft. to cen. li. Water St. (platted Railroad St.) Th: NWLY alg. cen li. Water St. 380 ft. M/L to cen. li. Quarterline St. also being N/S ¼ line of Sec. 28. Th: N. on sd N/S ¼ line 122.61 ft. Th: N 58° E. 201.59 ft. M/L to cen. li. C. & O. RRD ROW. Th: N. 32° W alg sd. cen. li. RRD ROW 730 ft. M/L to E/W ¼ line. Th: NWLY alg sd centerline RRD ROW 1780 ft. M/L to the North corporate City Limits, also being the North 1/8 line of Section 28 and pt of the Point of Beginning. The RRD ROW is 100 ft. in width with the SWLY ROW being 56 ft. and NELY being 44 ft. in width. This description being a part of Sections 28 - 33 & 34 of the TWP of Portland, Now City of Portland. T6N R5W.

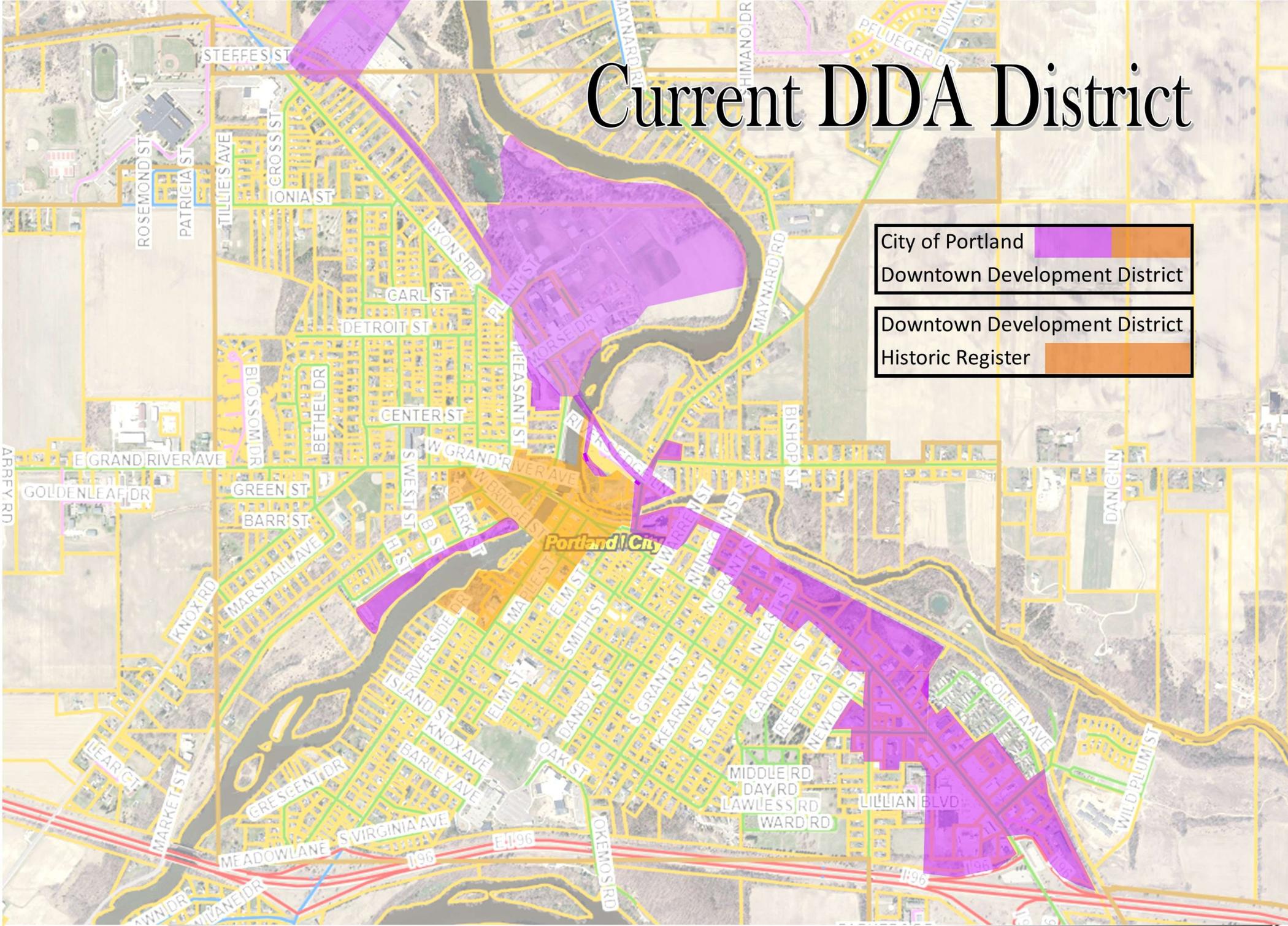
**City of Portland Downtown Development Authority
Legal Description Addendum
January 15, 2014**

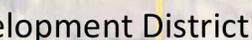
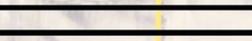
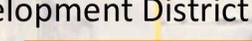
The City of Portland Downtown Development Authority excluded the following parcels within the district effective January 15, 2014:

- 300-079-000-045-00 -- 1020 East Grand River Avenue
- 300-091-000-178-00 -- 1042 East Grand River Avenue
- 300-091-000-180-00 -- 1082 East Grand River Avenue
- 300-210-000-015-00 -- 137 Charlotte Highway
- 300-210-000-020-00 -- 125 Charlotte Highway
- 300-079-000-155-00 -- 1037 East Grand River Avenue
- 300-200-000-230-00 -- 515 East Grand River Avenue
- 300-200-000-220-00 -- 529 East Grand River Avenue
- 300-250-000-255-00 -- 248 Divine Highway
- 300-260-000-130-00 -- 126 Riverside Drive
- 300-260-000-135-00 -- 132 Riverside Drive
- 300-050-000-610-00 -- 247 Maple Street
- 300-050-000-605-00 -- 239 Maple Street

EXHIBIT B

Current DDA District



City of Portland	
Downtown Development District	
Downtown Development District	
Historic Register	

This map is neither a legally recorded map nor a survey and is not intended to be used as one. This map is a compilation of records, information and data located in various city, county, state and federal offices and other sources regarding the area shown, and is to be used for reference purposes only. The user of this map acknowledges that the State/County/Cities/Townships/Villages shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the State/County/Cities/Townships/Villages from any and all claims brought by the User, its employees or agents, or third parties which arise out of the User's access or use of data provided. Map Created: 7/7/2016

EXHIBIT C

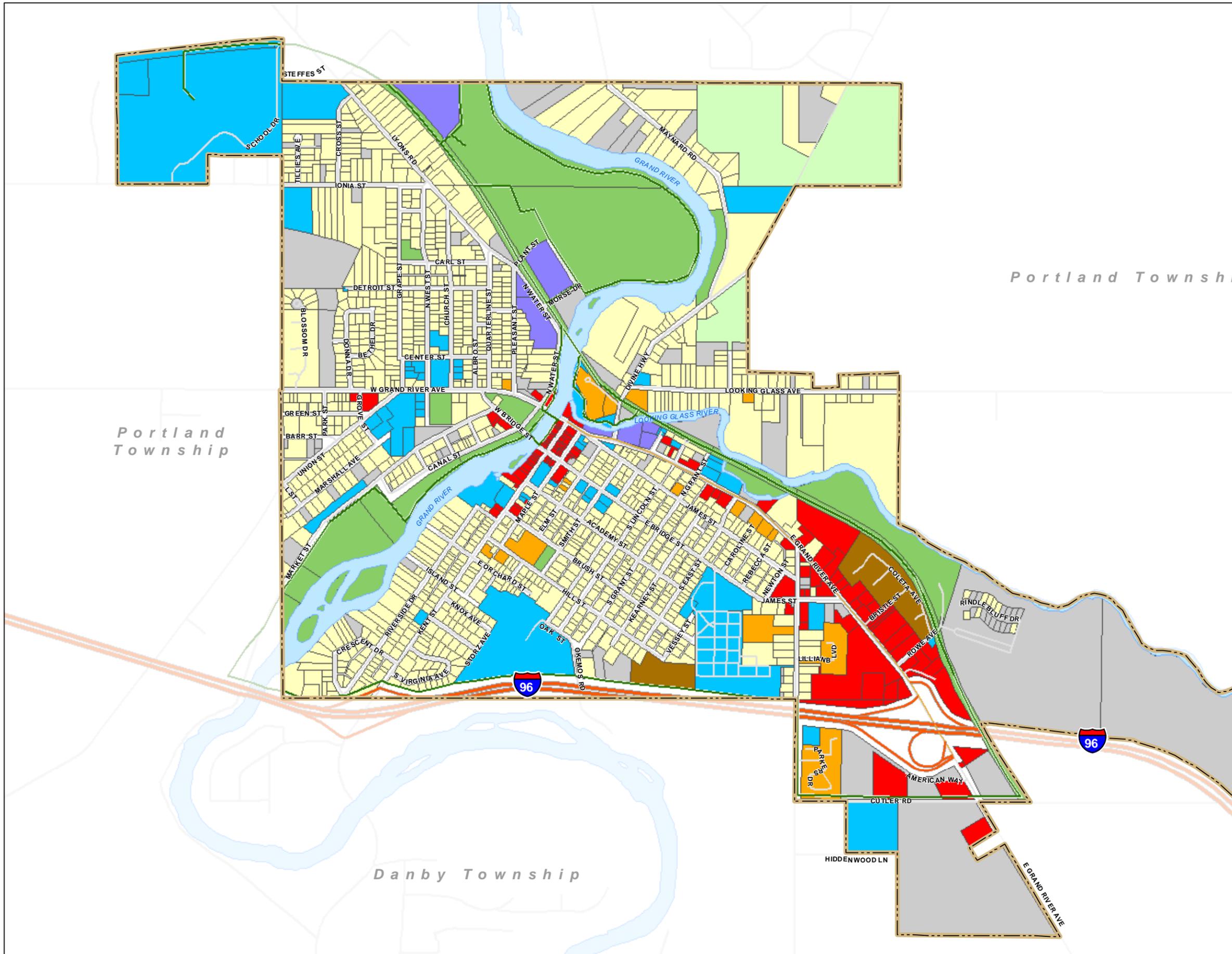
Existing Land Use

City of Portland, Michigan

January 8, 2015

LEGEND

-  Agricultural
-  Single Family Residential
-  Multiple Family Residential
-  Manufactured Home Park
-  Commercial
-  Industrial
-  Recreation/ Open Space
-  Public/ Quasi-Public
-  Vacant
-  River
-  RiverTrail
-  City Boundary



FEET 0 1,000 2,000



McKENNA
ASSOCIATES

Map Feature Source: Iona County, 2014

EXHIBIT D

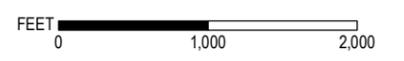
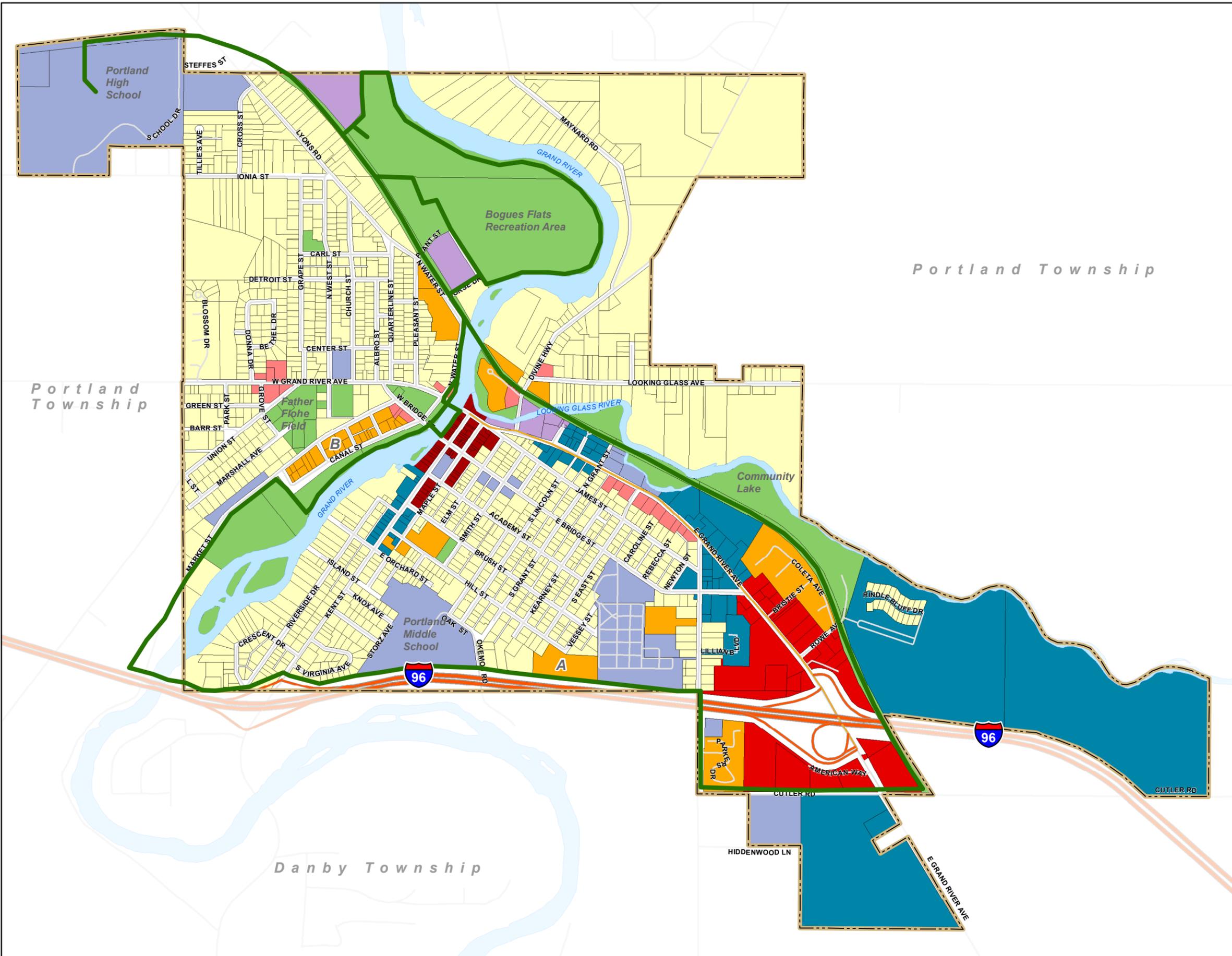
Future Land Use

City of Portland, Michigan

June 8, 2014

LEGEND

- RiverTrail
- Single Family Residential
- Transitional Residential
- Central Business District
- Convenience Commercial
- Neighborhood Commercial
- Mixed Use
- Public/ Quasi-Public
- Industrial
- Recreation/Open Space
- River
- City Boundary



MCKenna
ASSOCIATES

Map Feature Source: Iona County, 2014

Table 1

LIST OF PLANNED PROJECTS BY PRIORITY & ESTIMATED COST CITY OF PORTLAND DDA 2023-2054		
PROJECT PRIORITY *	PROJECT DESCRIPTION	ESTIMATED PROJECT COST**
<i>Promotional and Identity Building</i>		
O	Holiday Decorations	\$ 240,000
O	Fireworks	\$ 300,000
O	Other marketing events	\$ 110,000
<i>Placemaking and Public Amenities</i>		
A	Looking Glass River Plaza (103 E Grand River Ave)	\$ 300,000
A	Wayfinding Signage with Consultation Services	\$ 75,000
B	Alley Improvements & Placemaking (Bridge St & City Hall Parking Lot)	\$ 20,000
C	Disc Golf Course	\$ 50,000
<i>Public Amenity Repair and Maintenance</i>		
A	Boardwalk Repairs	\$ 150,000
A	Splashpad	\$ 240,000
B	Bandshell Structure -Repairs, Shade System	\$ 60,000
C	Veteran's Memorial Bridge Walkway	\$ 120,000
<i>Parks and Public Spaces</i>		
B	River Trail (Grand River Ave down Water St to Wildflower Garden)	\$ 150,000
B	Powers Park Improvements	\$ 50,000
B	Red Mill Pavilion Improvements	\$ 60,000
C	City Hall Walkway & Landscaping Improvements	\$ 25,000
C	Bouge Flats Improvements	\$ 75,000
<i>Public Hardscape Enhancements</i>		
A	Sidewalk Improvements	\$ 100,000
AB	Streetscapes - Lighting / Safety Signals / Trees / Planters	\$ 300,000
BC	<i>Municipal Parking Lots:</i>	
B	ADM Parking Lot	\$ 100,000
C	Other existing lots: Maple, Canal, City Hall, Scout Park	\$ 200,000
<i>Downtown Building Enhancements / Business Development</i>		
O	Façade Incentives	\$ 300,000
O	Small Business Development	\$ 75,000
<i>Consultation and Operational Expenditures</i>		
O	DDA Operations	\$ 5,605,100
O	Professional Services	\$ 959,900
TOTAL		\$ 9,665,000
<p>*Project Priority Ranks as Follows: O = Ongoing A = Short Term (0 - 5 years) B = Mid Term (6 - 10 years) C = Long Term (11 - 30 years)</p> <p>** Acutal Project Costs will depend upon the design and specification of project components and market conditions at the time of implementation</p>		

TABLE 2

Available Revenue Allocation
 By Taxing Jurisdiction -Ad Valorem
 City of Portland Downtown Development Authority

Year	Taxable Value	Initial Year (Base) *Amended 2014	Captured Value	Portland General 12.5434	Portland Streets 0.991	Ionia County 6.0499/5.0632	Total Captured Levy 19.5843/18.5976	Personal Property Tax From State	Total REVENUE:
2023	\$20,388,707.00	\$6,814,300.00	\$13,574,407.00	\$170,269.22	\$13,452.24	\$82,123.80	\$265,845.26	\$60,718.00	\$326,563.26
2024	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$69,364.29	\$224,541.09	\$67,396.98	\$291,938.07
2025	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$69,364.29	\$224,541.09	\$74,810.65	\$299,351.74
2026	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$69,364.29	\$224,541.09	\$77,054.97	\$301,596.06
2027	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$69,364.29	\$224,541.09	\$79,366.62	\$303,907.71
2028	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$69,364.29	\$224,541.09	\$80,160.28	\$304,701.37
2029	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$69,364.29	\$224,541.09	\$80,961.89	\$305,502.97
2030	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$81,771.50	\$294,999.72
2031	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$82,589.22	\$295,817.44
2032	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$83,415.11	\$296,643.33
2033	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$84,249.26	\$297,477.48
2034	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$85,091.76	\$298,319.97
2035	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$85,942.67	\$299,170.89
2036	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$86,802.10	\$300,030.32
2037	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$87,670.12	\$300,898.34
2038	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$88,546.82	\$301,775.04
2039	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$89,432.29	\$302,660.51
2040	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$90,326.61	\$303,554.83
2041	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$91,229.88	\$304,458.10
2042	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$92,142.18	\$305,370.39
2043	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$93,063.60	\$306,291.82
2044	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$93,994.24	\$307,222.45
2045	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$94,934.18	\$308,162.39
2046	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$95,883.52	\$309,111.74
2047	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$96,842.35	\$310,070.57
2048	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$97,810.78	\$311,038.99
2049	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$98,788.89	\$312,017.10
2050	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$99,776.77	\$313,004.99
2051	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$100,774.54	\$314,002.76
2052	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$101,782.29	\$315,010.50
2053	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$102,800.11	\$316,028.33
2054	\$18,279,662.00	\$6,814,300.00	\$11,465,362.00	\$143,814.62	\$11,362.17	\$58,051.42	\$213,228.22	\$103,828.11	\$317,056.33
			TOTALS	\$4,628,522.49	\$365,679.62	\$1,949,595.09	\$6,943,797.20	\$2,829,958.28	\$9,773,755.48

*2023 uses the amended 2014 base.

**2030 the county no longer collects road millage.

***The state replaces the personal property tax revenue.

Table 3

Estimate of Ad Valorem Captured Taxable
Value
City of Portland Downton Development Authority

Year	Taxable Value	Growth	Initial Taxable	Captured Taxable
2023	\$20,388,707.00	\$0.00	\$6,814,300.00	\$13,574,407.00
2024	\$18,279,662.00	-\$2,109,045.00	\$6,814,300.00	\$11,465,362.00
2025	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2026	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2027	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2028	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2029	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2030	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2031	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2032	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2033	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2034	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2035	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2036	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2037	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2038	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2039	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2040	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2041	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2042	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2043	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2044	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2045	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2046	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2047	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2048	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2049	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2050	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2051	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2052	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2053	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00
2054	\$18,279,662.00	\$0.00	\$6,814,300.00	\$11,465,362.00

TABLE 4

Estimate of Availble Revenue Stream
 City of Portland Downtown Development Authority

Captured Taxable			
Year	Values	Available Tax Increment Revenues	Disbursement Cycle
2023	\$13,574,407.00	\$326,563.26	2023-2024
2024	\$11,465,362.00	\$291,938.07	2024-2025
2025	\$11,465,362.00	\$299,351.74	2025-2026
2026	\$11,465,362.00	\$301,596.06	2026-2027
2027	\$11,465,362.00	\$303,907.71	2027-2028
2028	\$11,465,362.00	\$304,701.37	2028-2029
2029	\$11,465,362.00	\$305,502.97	2029-2030
2030	\$11,465,362.00	\$294,999.72	2030-2031
2031	\$11,465,362.00	\$295,817.44	2031-2032
2032	\$11,465,362.00	\$296,643.33	2032-2033
2033	\$11,465,362.00	\$297,477.48	2033-2034
2034	\$11,465,362.00	\$298,319.97	2034-2035
2035	\$11,465,362.00	\$299,170.89	2035-2036
2036	\$11,465,362.00	\$300,030.32	2036-2037
2037	\$11,465,362.00	\$300,898.34	2037-2038
2038	\$11,465,362.00	\$301,775.04	2038-2039
2039	\$11,465,362.00	\$302,660.51	2039-2040
2040	\$11,465,362.00	\$303,554.83	2040-2041
2041	\$11,465,362.00	\$304,458.10	2041-2042
2042	\$11,465,362.00	\$305,370.39	2042-2043
2043	\$11,465,362.00	\$306,291.82	2043-2044
2044	\$11,465,362.00	\$307,222.45	2044-2045
2045	\$11,465,362.00	\$308,162.39	2045-2046
2046	\$11,465,362.00	\$309,111.74	2046-2047
2047	\$11,465,362.00	\$310,070.57	2047-2048
2048	\$11,465,362.00	\$311,038.99	2048-2049
2049	\$11,465,362.00	\$312,017.10	2049-2050
2050	\$11,465,362.00	\$313,004.99	2050-2051
2051	\$11,465,362.00	\$314,002.76	2051-2052
2052	\$11,465,362.00	\$315,010.50	2052-2053
2053	\$11,465,362.00	\$316,028.33	2053-2054
2054	\$11,465,362.00	\$317,056.33	2054-2055
TOTAL TIF Revenues		\$9,773,755.48	

**CITY OF PORTLAND
Ionia County, Michigan**

Council Member _____, supported by Council Member _____, made a motion to adopt the following ordinance:

ORDINANCE NO. 175VV

**AN ORDINANCE AMENDING SECTION 8-8 OF CHAPTER 42, "ZONING," OF THE
CODE OF ORDINANCES OF THE CITY OF PORTLAND AS IT RELATES TO THE
REGULATION OF FENCES AND WALLS.**

THE CITY OF PORTLAND ORDAINS:

Section 1. Zoning Text Amendment. Section 8-8 of Article VIII, "General Provisions," Division 3, "Site Development Regulations," Chapter 42, "Zoning," of the Code of Ordinances, City of Portland, Michigan, is hereby amended to read in its entirety as follows:

Sec. 8-8. – Fences and Walls.

- (a) No solid fence, wall, or planting screen greater than 30 inches in height as measured from the natural grade, shall be located within the clear vision area, as required in section 8-21.
- (b) Fencing which is essentially open (e.g., wrought iron, chain link, split rail, or picket fence) may be up to 48 inches high in the front yard. Stockade fence and masonry walls shall be limited to 36 inches high in the front yard.
- (c) In non-residential districts, a wall, fence, or yard enclosure may be up to eight feet high in a side or rear yard.
- (d) In residential districts, fences may be up to six feet high in the side or rear yard.
- (e) All fences erected or caused to be erected by individual property owners shall be located on their property.
- (f) No fence, wall, or other barrier shall be placed within a street right-of-way.
- (g) No electrically charged fences are permitted. Barbed wire may be permitted by the planning commission in non-residential districts for security purposes where the nature of the use is such that added security or protection is warranted.
- (h) No fence or wall shall be erected which constitutes a fire hazard either of itself or in connection with the existing structures in the vicinity, nor which will interfere with access by the first responders.
- (i) All fences and walls shall be maintained in sound structural condition and anchored into the ground. Failure to maintain the fence or wall shall be considered a violation of this ordinance.

- (j) Fences constructed of wood or other material having one finished side shall be erected with that side facing the adjoining street or abutting property.
- (k) Fences and walls shall be constructed of traditional materials customarily used for wall and fence construction such as, but not limited to, pressure-treated wood, high quality vinyl, wrought iron, vinyl coated chain link, split rail, brick, or masonry. Scrap or "recycled" material shall not be used. Recycled garage doors, sheet metal, corrugated metal, wood pallets, siding, file cabinets, tires, plywood, and similar materials are expressly prohibited.
- (l) No fence shall be erected on any lot prior to issuance of a permit from the zoning administrator.

Section 2. Publication and Effective Date. The City Clerk shall cause this Ordinance to be published and recorded as provided in the City Charter and it shall take effect on the date of publication, but not less than ten (10) days after its adoption by the City Council.

Ayes:

Nays:

Absent:

Abstain:

ORDINANCE DECLARED ADOPTED.

James E. Barnes, Mayor

Monique I. Miller, City Clerk

Introduced:

Adopted:

Published:

Effective:

CERTIFICATION

I certify that this is a true and complete copy of the ordinance adopted at a regular meeting of the City Council of the City of Portland on _____, 2023.

Dated: _____, 2023

Monique I. Miller, City Clerk

**CITY COUNCIL
CITY OF PORTLAND
Ionia County, Michigan**

Council Member _____, supported by Council Member _____, made a motion to adopt the following ordinance:

ORDINANCE NO. 175WW

AN ORDINANCE TO AMEND THE CITY ZONING MAP

THE CITY OF PORTLAND ORDAINS:

SECTION 1. AMENDMENT. The Official Zoning Map of the City of Portland is amended as follows:

Rezone the property located at 155 Rowe Ave. (34-300-034-000-254-20) from C-3 (Highway Commercial District) to C-2 (General Business District).

SECTION 2. PUBLICATION AND EFFECTIVE DATE. This Ordinance must be published and recorded as provided in the City Charter and takes effect on the date of publication, but not less than ten (10) days after its adoption by the City Council.

Ayes:

Nays:

Absent:

Abstain:

ORDINANCE DECLARED ADOPTED.

Dated: November 20, 2023

James E. Barnes, Mayor

Monique I. Miller, City Clerk

Introduced: November 6, 2023

Adopted:

Published:

Effective:

CERTIFICATION

I certify that the foregoing is a true and complete copy of Ordinance No 175WW, which was adopted by the Portland City Council at a regular meeting, held on November 20, 2023, which was conducted in accordance with the Open Meetings Act, Act 267 of the Public Acts of Michigan of 1976, as amended.

Dated: November 20, 2023

Monique I. Miller, City Clerk

PORTLAND CITY COUNCIL
Ionia County, Michigan

Council Member _____, supported by Council Member _____, made a motion to adopt the following resolution:

RESOLUTION NO. 23-74

**RESOLUTION TO AUTHORIZE ISSUANCE OF
GENERAL OBLIGATION LIMITED TAX BONDS, SERIES 2023**

WHEREAS, pursuant to Act 34, Public Acts of Michigan, 2001, as amended (“Act 34”), the City of Portland (the “City”) has the authority to issue bonds to pay the costs of any capital improvement items; and

WHEREAS, the City desires to plan, design, acquire, and construct certain capital improvements, including without limitation, improvements to the City’s Electric System, including, without limitation, automated metering infrastructure including without limitation new meters, radio gateways for collection of radio data, and a cloud-based data management system; a new electric substation, including without limitation, a 46kV substation drop tapped from the nearby 46KV line that feeds the current distribution substation and utilize 46KV fusing, a 12MVA main transformer, voltage regulators, low profile 15kV bus structure, (6) viper style reclosers with SEL relaying, and (6) underground 15kV distribution circuits with duct bank connecting to existing distribution circuits; and such other capital improvements the City shall determine to make (the “Improvements”); and

WHEREAS, the Improvements will enable the City to provide more efficient and better quality public services to City residents; and

WHEREAS, to finance the cost of making the Improvements, the City Council deems it necessary to borrow funds and to issue its General Obligation Limited Tax Bonds, Series 2023 therefor pursuant to the provisions of Act 34.

NOW, THEREFORE, BE IT HEREBY RESOLVED:

1. NECESSITY. It is necessary for the public health, safety, and welfare of the City to make the Improvements and issue bonds of the City, pursuant to Act 34, to finance the Improvements.

2. ESTIMATED COST - PERIOD OF USEFULNESS. The cost of the Improvements to be financed, including the payment of engineer’s fees, legal, and financial expenses and other expenses incident to the financing of the Improvements, which is currently

estimated not to exceed \$3,800,000 is hereby approved and confirmed, and the estimated period of usefulness of the Improvements is determined to be (20) years.

3. ISSUANCE OF BONDS. To defray a portion of the cost of the Improvements, including legal, engineering, financial, and other expenses, the City shall issue its bonds known as “General Obligation Limited Tax Bonds, Series 2023” (the “Bonds”) in the aggregate principal sum of not to exceed \$3,800,000 as finally determined by the Authorized Officer (defined below) at the time of sale. The balance of the cost of the Improvements, if any, shall be paid by grants or funds appropriated by the City.

4. BOND TERMS. The Bonds shall be issued in fully registered form as to both principal and interest, in the denomination of \$5,000 each, or any whole multiple thereof or such other denominations determined by the Authorized Officer. The Bonds shall be numbered consecutively in the order of their registration, shall be dated the date of delivery or such other date approved by the Authorized Officer, and shall be payable serially or as term bonds on such dates, in such years and in such amounts as determined by the Authorized Officer at the time of sale. The Bonds shall bear interest as determined by the Authorized Officer, payable semiannually on such dates as determined by the Authorized Officer at the time of sale. The Authorized Officer may alter or determine the bond terms within the parameters of this resolution as hereafter provided.

5. PAYMENT OF PRINCIPAL AND INTEREST. Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America to the person appearing on the Bond registration books as the registered owner thereof. Payment of principal on the Bonds shall be made at the principal office of the Paying Agent (defined below), upon surrender of the Bonds. Payment of interest on the Bonds shall be paid to the registered owner at the address as it appears on the registration books as of the determination date. Initially, the determination date shall be the date as of the fifteenth (15th) day of the month prior to the payment date for each interest payment; however, the determination date may be changed by the City to conform to market practice.

6. PLEDGE OF FULL FAITH AND CREDIT, GENERAL OBLIGATION. The City hereby pledges its limited tax, full faith and credit, general obligation for the prompt payment of the principal of and interest on the Bonds as and when due. Each year, the City shall be

obligated, as a first budget obligation, to advance money from its general funds to pay the principal of and interest on the Bonds as they become due. In the event there are insufficient moneys for the payment of principal of and interest on the Bonds, the City shall levy a tax on all taxable property in the City for the prompt payment of principal and interest on the Bonds, which tax shall be limited as to rate and amount by applicable constitutional, statutory, and charter limitations on the taxing power of the City.

7. PRIOR REDEMPTION.

(a) Mandatory Redemption. Principal designated as a term bond maturity shall be subject to mandatory redemption, in whole or in part, by lot, at par plus accrued interest, on the redemption dates and in the amounts determined by the Authorized Officer. When term bonds are purchased by the City and delivered to the Paying Agent for cancellation or are redeemed in a manner other than by mandatory redemption, the principal amount of the term bonds affected shall be reduced by the principal amount of the Bonds so redeemed in the order determined by the City.

(b) Optional Redemption. The Bonds shall be subject to optional redemption prior to maturity as determined by the Authorized Officer at the time of sale.

(c) Notice of Redemption. Notice of redemption of Bonds shall be given by mail to the Registered Owners of the Bonds to be redeemed not less than thirty (30) days prior to the date fixed for redemption, addressed to the Registered Owner at the registered address shown on the registration books of the City maintained by the Paying Agent. Bonds so called for redemption shall not bear interest after the date fixed for redemption, provided funds are on hand with the Paying Agent to redeem the same. So long as the book-entry-only system remains in effect, the Paying Agent will give notice to Cede & Co., as nominee of the Depository Trust Company, New York, New York (“DTC”), and only Cede & Co. will be deemed to be a holder of the Bonds.

8. PAYING AGENT AND REGISTRATION.

(a) Appointment of Paying Agent. From time to time the Authorized Officer shall designate and appoint a paying agent, transfer agent and bond registrar (the “Paying Agent”) and is authorized to remove the Paying Agent and appoint a successor Paying Agent. The initial Paying Agent shall be appointed by the Authorized Officer. In the event of a change in the Paying

Agent, notice shall be given in writing, by certified mail, to each Registered Owner not less than sixty (60) days prior to the next interest payment date. The Paying Agent shall keep the official books for the recordation of the Registered Owners of the Bonds.

(b) Book-Entry-Only. At the option of the original purchaser, the Bonds may be issued initially in book-entry-only form as one fully registered bond per maturity and will be registered in the name of Cede & Co., as bondholder and nominee for DTC. If this option is selected, DTC will act as securities depository for the Bonds, purchase of the Bonds will be made in book-entry-only form, in the denomination of \$5,000 or any integral multiple thereof, and purchasers will not receive certificates representing their interest in Bonds purchased. Payment of principal and interest will be made by the Paying Agent to DTC. While the Bonds are held in book-entry-only form, then the Bonds shall be transferred in accordance with the procedures established by DTC. So long as the Bonds are registered to DTC or another bond depository, the Paying Agent or bond registrar shall have no responsibility with respect to such transfers. The Authorized Officer shall have the authority from time to time to appoint a successor depository trustee to serve in the place of DTC. While the Bonds are issued in book-entry-only form the Paying Agent shall serve as paying agent only. The Authorized Officer is authorized to sign a Blanket Issuer Letter of Representations or any other related document on behalf of the City in such form approved by the Authorized Officer.

(c) Discontinuance of Book-Entry-Only. In the event the book-entry-only system is not chosen or is discontinued, the following provisions would apply to the Bonds. Registration of the Bonds shall be recorded in the registration books of the City kept by the Paying Agent. Bonds may be transferred only by submitting the same to the Paying Agent, together with a satisfactory instrument of transfer signed by the Registered Owner or the Registered Owner's legal representative duly authorized in writing, after which a new Bond or Bonds shall be issued by the Paying Agent to the transferee (new registered owner) in denominations of \$5,000 or any integral multiple thereof, in the same outstanding aggregate principal amount as the Bond submitted for transfer. No transfer of Bonds shall be valid unless and until recorded on the bond registration books in accordance with the foregoing. The person in whose name any bond is registered may for all purposes, notwithstanding any notice to the contrary, be deemed and treated by the City and the Paying Agent as the absolute owner thereof, and any payment of principal and interest on any Bond to the Registered Owner thereof shall constitute a valid discharge of the City's

liability upon such Bond to the extent of such payment. No Bond shall be transferred less than fifteen (15) days prior to an interest payment date nor after the Bond has been called for redemption. So long as the Bonds are registered to DTC or another bond depository, the Paying Agent, acting as bond registrar, shall have no responsibility with respect to such transfers.

9. BOND FORM. The Bonds shall be substantially in the form attached hereto as Exhibit A, and incorporated herein, with such changes as are recommended by the City's Bond Counsel and approved by the officers of the City signing the Bonds, whose signature thereon shall be conclusive evidence of such approval.

10. EXECUTION OF BONDS. The Mayor or the Mayor Pro Tem and the Clerk or the Deputy Clerk of the City are hereby authorized and directed to sign the Bonds, either manually or by facsimile signature, on behalf of the City. Upon execution, the Bonds shall be delivered to the purchaser thereof upon receipt of the purchase price in accordance with the accepted bid therefor, plus the accrued interest, if any, to the date of delivery.

11. BONDS MUTILATED, LOST OR DESTROYED. If any Bond shall become mutilated, the City, at the expense of the holder of the Bond, shall execute, and the Paying Agent shall authenticate and deliver, a new Bond of like tenor in exchange and substitution for the mutilated Bond, upon surrender to the Paying Agent of the mutilated Bond. If any Bond issued under this Resolution shall be lost, destroyed or stolen, evidence of the loss, destruction or theft may be submitted to the Paying Agent and, if this evidence is satisfactory to both the City and the Paying Agent and indemnity satisfactory to the Paying Agent shall be given, the City, at the expense of the owner, shall execute, and the Paying Agent shall thereupon authenticate and deliver, a new Bond of like tenor, which shall bear the statement required by Act 354, Public Acts of Michigan, 1972, as amended, or any applicable law hereafter enacted, in lieu of and in substitution for the Bond so lost, destroyed or stolen. If any such Bond shall have matured or shall be about to mature, instead of issuing a substitute Bond, the Paying Agent may pay the same without surrender thereof.

12. BOND PAYMENT FUND. For payment of principal of and interest on the Bonds, there shall be established and maintained a debt service fund for the Bonds (the "Bond Payment Fund"). The accrued interest, if any, and capitalized interest, if any, received at the time of delivery of the Bonds and such amount of any premium determined by the Authorized Officer

shall be placed into the Bond Payment Fund. The City shall budget annually a sufficient amount to pay the annual principal of and interest on the Bonds and deposit such amount in the Bond Payment Fund as needed to make payments of principal and interest as they become due. Moneys in the Bond Payment Fund shall be expended solely for payment of principal and interest on the Bonds that first come due. Any monies remaining in the Bond Payment Fund after the annual payments of principal of and interest on the Bonds shall be transferred to the General Fund or other appropriate fund and shall no longer be pledged hereunder.

13. CONSTRUCTION FUND. Prior to delivery and sale of the Bonds, there shall be established a construction fund (the “Construction Fund”). After deducting the sums that are required to be deposited in the Bond Payment Fund, the balance of the proceeds of the Bonds shall be deposited into the Construction Fund. The moneys on deposit in the Construction Fund from time to time shall be used solely for the purpose for which the Bonds were issued. Any unexpended balance shall be used for such purposes as allowed by law. Any monies remaining in the Construction Fund after payment of all such costs shall be transferred to the Bond Payment Fund. After completion of the Improvements and disposition of any remaining Bond proceeds, pursuant to the provisions of this Section, the Construction Fund shall be closed.

14. INVESTMENT OF FUNDS. Moneys in the funds and accounts established herein may be invested by the City as allowed by law subject to the limitations imposed by arbitrage regulations and Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”).

15. DEPOSITORY AND FUNDS ON HAND. Monies in the several funds and accounts maintained pursuant to this Resolution may be kept in one or more accounts at financial institutions designated by resolution of the City, and if kept in one account, the monies shall be allocated on the books and records of the City in the manner and at the times provided in this Resolution.

16. ADDITIONAL BONDS. In accordance with the provisions of Act 34, the City reserves the right to issue additional bonds, which shall be of equal standing and priority with the Bonds.

17. SALE OF BONDS. The Authorized Officer is authorized to sell the Bonds pursuant to a negotiated sale in accordance with Act 34. It is hereby determined that such negotiated sale is in the best interests of the City and is calculated to be the most cost effective and

efficient method to sell the Bonds and provides the City with maximum flexibility in pricing the Bonds. The Authorized Officer is authorized to negotiate a bond purchase agreement, a placement agreement, or other purchase agreement or term sheet (the "Purchase Agreement") with an underwriter or other purchaser (a "Purchaser") to be selected by the Authorized Officer at or prior to the time of the sale of the Bonds. The Authorized Officer may determine that an underwriter may act on behalf of itself and any other underwriters as determined by the Authorized Officer. The Purchase Agreement shall set forth the principal amount of the Bonds, principal maturities and dates, interest rates and interest payment dates, redemption provisions, if any, purchase price to be paid by the Purchaser and compensation or expenses to be paid to the Purchaser, as well as such other terms and provisions as the Authorized Officer determines to be necessary or appropriate in connection with the sale of the Bonds.

Notwithstanding the foregoing, if the Authorized Officer determines that a competitive sale would be in the best interests of the City, the Bonds shall be sold pursuant to a competitive sale. In such case, the Authorized Officer shall set the date and time for sale of the Bonds, which date shall be at least seven (7) days after the publication of the official notice of sale and the Authorized Officer shall cause notice of the sale of the Bonds to be published in The Bond Buyer, which notice shall be in substantially the form attached hereto as Exhibit B, with such changes as are approved by the Authorized Officer. Following the receipt of such bids, the Authorized Officer is authorized to award the Bonds to the successful bidder therefor or reject all bids and negotiate the sale of the Bonds with a selected Purchaser.

18. AUTHORIZED OFFICER. Notwithstanding any other provision of this Resolution, the Mayor, the City Manager, and the Finance Director/Treasurer of the City, or any one of them acting alone or any number of them acting together (the "Authorized Officer") are authorized within the limitations set forth below to determine the title of the Bonds, the interest rate or rates, maximum interest rate, amount of discount or premium, amount of maturities, principal amount, amount of good faith deposit, if any, denominations, dates of issuance, dates of maturities, interest payment dates, optional and mandatory redemption rights, and term bond options. The authority granted to the Authorized Officer by this Section, is subject to the following limitations:

- (a) The par amount of the Bonds shall not exceed \$3,800,000.

(b) The Bonds shall not be sold at a price that would make the true interest cost of the Bonds exceed 7.00%.

(c) The final maturity date of the Bonds shall not be later than twenty-one (21) years after the date of issuance.

(d) The Bonds shall not be sold at a price that is less than 98% of the par value of the Bonds.

The Authorized Officer is hereby authorized for and on behalf of the City, without further City Council approval, to: (a) approve the circulation of a preliminary and a final Official Statement describing the Bonds; (b) negotiate the sale of the Bonds and enter into a Purchase Agreement or otherwise award the bid for the sale of the Bonds; (c) purchase municipal bond insurance, if considered necessary, as additional security for the bondholders; (d) apply to rating agencies for a rating on the Bonds; (e) make any elections or designations relating to the Bonds pursuant to the Code; and (f) do all other acts and take all other necessary procedures required to effectuate the sale, issuance and delivery of the Bonds.

Approval by the City of the matters delegated in this section or any other sections may be evidenced by the execution of an order or by the execution or approval of such documents by the Authorized Officer. The Authorized Officer, together with the Clerk are authorized to execute any documents or certificates necessary to complete the transaction, including, but not limited to, any applications including applications to the Michigan Department of Treasury (including an Application for State Treasurer's Approval to Issue Long-Term Securities, applications for waivers, and the submission of any supporting or related documents), any certificates, receipts, orders, agreements, instruments, security reports, a blanket letter of representations, and any certificates relating to federal or state securities laws, rules or regulations, and to pay any fees required by the State of Michigan. The Authorized Officer shall have the power to approve such policies as deemed necessary to comply with federal securities and tax laws, which shall be binding on the City.

19. DEFEASANCE. In the event cash or direct obligations of the United States or obligations the principal of and interest on which are guaranteed by the United States, or a combination thereof, the principal of and interest on which, without reinvestment, come due at times and in amounts sufficient to pay at maturity or irrevocable call for earlier optional or

mandatory redemption, the principal of, premium, if any, and interest on the bonds, shall be deposited in trust, this Resolution shall be defeased and the owners of the bonds shall have no further rights under this Resolution except to receive payment of the principal of, premium, if any, and interest on the bonds from the cash or securities deposited in trust and the interest and gains thereon and to transfer and exchange bonds as provided herein.

20. TAX COVENANT. The City covenants to comply with all requirements of the Code necessary to assure that the interest on the bonds will be and will remain excludable from gross income for federal income tax purposes. The Authorized Officer and other appropriate officials of the City are authorized to do all things necessary (including the making of such covenants of the City as shall be appropriate) to assure that the interest on the Bonds will be and will remain excludable from gross income for federal income tax purposes.

21. QUALIFIED TAX-EXEMPT OBLIGATION. The City reasonably anticipates that the amount of qualified tax-exempt obligations that will be issued by the City and all subordinate entities during the calendar year 2023 shall not exceed \$10,000,000. The City hereby designates the Bonds as “qualified tax-exempt obligations” for purposes of Code Section 265(b)(3)(B).

22. MUNICIPAL BOND INSURANCE. The Authorized Officer is hereby authorized to acquire municipal bond insurance to enhance the marketability of the Bonds or to sign such documents as are necessary for the purchaser of the Bonds to acquire municipal bond insurance. If the City acquires municipal bond insurance from a municipal bond insurer (the “Insurer”), the Authorized Officer, the Clerk, or any one of them, are hereby authorized to take all actions, including the payment of membership fees of a mutual insurance company, and to execute any documents, certificates, orders, applications, agreements, conditions, covenants, or other instruments necessary to effectuate the issuance of the policy of bond insurance, including, but not limited to the execution of an order or agreement containing such provisions as the Insurer may require with respect to the insurance and the Insurer, which shall be binding on the City in the same manner as if contained herein.

23. CONTINUING DISCLOSURE. The City agrees to provide or cause to be provided, in accordance with the requirements of Rule 15c2-12 (the “Rule”) promulgated by the Securities and Exchange Commission (a) on or prior to the date determined by the Authorized

Officer, commencing with the first fiscal year ending after the issuance of the Bonds, certain annual financial information and operating data, including audited financial statements for the preceding fiscal year (or if audited financial statements are not available, unaudited financial statements), generally consistent with certain information that was contained or cross-referenced in the Official Statement relating to the Bonds, (b) timely notice of the occurrence of certain material events with respect to the Bonds, and (c) timely notice of a failure by the City to provide the required annual financial information on or before the date specified in (a) above.

24. OFFICIAL STATEMENT. The Preliminary Official Statement relating to the Bonds is hereby authorized and approved with such changes, completions, and revisions as the Authorized Officer shall approve. The Authorized Officer, the Clerk, and the Treasurer of the City, or any of them, are hereby authorized and directed to approve, execute, and deliver the Official Statement on behalf of the City with such changes or modifications as they deem necessary in order to assure that the statements therein are true, and that it does not contain any untrue statement or material fact and does not omit a material fact necessary in order to make the statements, in light of the circumstances under which they were made, not misleading.

25. BOND COUNSEL. The firm of Dickinson Wright PLLC is hereby approved as bond counsel to the City for the issuance of the Bonds and the Authorized Officer is authorized to sign an engagement letter with bond counsel with such fee as is provided in the financial report prepared for the Bonds. The City acknowledges that Dickinson Wright PLLC represents a number of financial institutions in public finance matters, including financial institutions that may potentially purchase the Bonds, and consents to Dickinson Wright PLLC's representation of the City as bond counsel and, and waives any conflict of interest arising from such representation of a financial institution or underwriter that may purchase the Bonds in other matters not involving the City.

26. MUNICIPAL ADVISOR. MFCI, LLC is appointed as registered municipal advisor for the issuance of the Bonds.

27. RESOLUTION SUBJECT TO MICHIGAN LAW. The provisions of this Resolution are subject to the laws of the State of Michigan.

28. SECTION HEADINGS. The section headings in this Resolution are furnished for convenience of reference only and shall not be considered to be a part of this Resolution.

29. SEVERABILITY. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any of the other provisions of this Resolution.

30. CONFLICT. Except as provided above, all resolutions or parts thereof, insofar as the same may be in conflict herewith, are hereby repealed; provided, that the foregoing shall not operate to repeal any provision thereof, the repeal of which would impair the obligation on the Bonds.

31. EFFECTIVE DATE OF RESOLUTION. This Resolution is determined by the City Council to be immediately necessary for the preservation of the peace, health, and safety of the City and shall be in full force and effect from and after its passage.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 6, 2023

Monique I. Miller, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Portland, Ionia County, Michigan, at a meeting held on November 6, 2023, the original of which is on file in my office. The public notice of the meeting was given pursuant to and in compliance with Act 267, Public Acts of Michigan, 1976, as amended.

Monique I. Miller, City Clerk

Dated: November 6, 2023

EXHIBIT A

No. ____

**UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF IONIA**

CITY OF PORTLAND

GENERAL OBLIGATION LIMITED TAX BONDS, SERIES 2023

<u>Interest Rate</u>	<u>Date of Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP No.</u>
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Registered Owner: Cede & Co.

Principal Amount:

The City of Portland, Ionia County, Michigan (the “City”), acknowledges itself indebted and, for value received, hereby promises to pay to the Registered Owner specified above, or registered assigns, the Principal Amount specified above, in lawful money of the United States of America, on the Date of Maturity specified above, unless prepaid prior thereto as hereinafter provided, with interest thereon from the Date of Original Issue specified above or such later date to which interest has been paid, until paid, at the Interest Rate per annum specified above, payable on the first day of [Insert Interest Payment Dates], except as the provisions hereinafter set forth with respect to redemption of this Bond prior to maturity may become applicable hereto.

This Bond is one of a total authorized issue of bonds of even date and like tenor except as to date of maturity, amount and rate of interest, numbered in order of registration, aggregating the principal sum of [Insert Par Amount] issued in accordance with the provisions of Act 34 of the Public Acts of Michigan of 2001, as amended (“Act 34”) and a resolution adopted by the City Council on November 6, 2023, for the purpose of paying the cost of designing, acquiring, and constructing certain capital improvements, including without limitation, improvements to the City’s Electric System, including, without limitation, automated metering infrastructure including without limitation new meters, radio gateways for collection of radio data, and a cloud-based data management system; a new electric substation, including without limitation, a 46kV substation drop tapped from the nearby 46KV line that feeds the current distribution substation and utilize 46KV fusing, a 12MVA main transformer, voltage regulators, low profile 15kV bus structure, (6) viper style reclosers with SEL relaying, and (6) underground 15kV distribution circuits with duct bank connecting to existing distribution circuits; and such other capital improvements the City shall determine to make.

The City has pledged the limited tax, full faith, credit and resources of the City for the prompt payment of the principal of and interest on the Bonds, in which event the City may levy a tax on all taxable property in the City for the payment of principal and interest on the Bonds, which tax shall be limited as to rate and amount by applicable constitutional, statutory, and charter limitations on the taxing power of the City. The City reserves the right to issue additional bonds in accordance with the provisions of Act 34 that shall be of equal standing and priority with the Bonds.

Principal of this Bond is payable at the principal office of The Huntington National Bank, Grand Rapids, Michigan, or such other Paying Agent as the City may hereafter designate (the "Paying Agent") by notice mailed to the Registered Owner not less than sixty (60) days prior to the next interest payment date. Interest on this Bond is payable to the Registered Owner of record as of the fifteenth (15th) day of the month preceding the payment date as shown on the registration books of the City maintained by the Paying Agent, by check or draft mailed to the Registered Owner at the registered address.

Bonds or portions of Bonds maturing on [Insert Term Bond Dates] (the "Term Bonds") are subject to mandatory redemption prior to maturity in part, by lot, on each [Insert Date], commencing [Insert Date], and will be redeemed at the par value thereof plus accrued interest to the redemption date on [Insert Date] of each of the following years in the amounts as follows:

Redemption Date

Principal Amount

[Insert Table for Each Term Bond]

Term Bonds purchased by the City and delivered to the Paying Agent for cancellation or that are redeemed in a manner other than by mandatory redemption, shall reduce the principal amount of the Term Bonds subject to mandatory redemption by the amount of the Bonds so redeemed, in the order determined by the City.

Bonds maturing on or before [Insert Date], shall not be subject to redemption prior to maturity. Bonds maturing on or after [Insert Date], are subject to redemption prior to maturity as a whole or in part, at the option of the City, in such order as the City shall determine, on any dates, on or after [Insert Date]. Bonds called for redemption shall be redeemed at the par value thereof and accrued interest to the date of redemption, without a premium.

Notice of the call of any Bonds for redemption shall be given by first class mail not less than thirty (30) days prior to the date fixed for redemption, to the Registered Owner at the registered address. Bonds called for redemption shall not bear interest after the date fixed for redemption, provided funds are on hand with the Paying Agent to redeem such Bonds. Bonds shall be called for redemption in multiples of \$5,000, and Bonds of denominations of more than \$5,000 shall be treated as representing the number of bonds obtained by dividing the denomination of the Bond by \$5,000, and such Bonds may be redeemed in part. The notice of redemption of Bonds redeemed in part shall state that upon surrender of the Bond to be redeemed, a new Bond or Bonds in aggregate principal amount equal to the unredeemed portion of the Bond surrendered

shall be issued to the Registered Owner thereof. So long as the book-entry-only system remains in effect, the Paying Agent will give notice to Cede & Co., as nominee of The Depository Trust Company, a New York corporation, only, and only Cede & Co. will be deemed to be a holder of the Bonds.

This Bond shall be registered in the name of the Registered Owner on the registration books kept by the Paying Agent and such registration noted hereon, and thereafter no transfer shall be valid unless made upon the registration books and likewise noted hereon. This Bond is exchangeable at the request of the Registered Owner hereof, in person or by his attorney duly authorized in writing, at the office of the Paying Agent, but only in the manner, subject to the limitations and at his sole expense, for other bonds of an equal aggregate amount, upon surrender of this Bond to the Paying Agent. Upon such transfer, a new registered bond or bonds of the same series and the same maturity of authorized denomination will be issued to the transferee in exchange therefor.

The City has designated the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986, as amended.

It is hereby certified and recited that all acts, conditions and things required by law, precedent to and in the issuance of this Bond, exist and have been done and performed in regular and due time and form as required by law and that the total indebtedness of the City including this Bond, does not exceed any constitutional, statutory or charter limitation.

IN WITNESS WHEREOF, the City of Portland, Ionia County, Michigan, by its City Council, has caused this Bond to be signed, by the manual or facsimile signatures of its Mayor and its Clerk, all as of the Date of Original Issue stated above.

James E. Barnes, Mayor

Monique I. Miller, Clerk

CERTIFICATE OF REGISTRATION AND AUTHENTICATION

This Bond is one of the City of Portland [Insert Amount] General Obligation Limited Tax Bonds, Series 2023 and has been registered in the name of the Registered Owner designated on the face thereof in the bond register maintained for the City.

THE HUNTINGTON NATIONAL BANK

Authentication Date: _____

As Paying Agent/Bond Registrar/Transfer Agent

WRONGFUL USE OF CERTIFICATE

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York corporation (“DTC”), to the City or its agent for registration of transfer, exchange, or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____

(please print or type social security number or taxpayer identification number and name and address of transferee)

the within bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the within bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____, 20__

Notice: The signature to this assignment must correspond with the name as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever. When assignment is made by a guardian, trustee, executor or administrator, an officer of a corporation, or anyone in a representative capacity, proof of his/her capacity to act must accompany the bond.

In the presence of: _____

Signature(s) must be guaranteed by an eligible guarantor institution participating in a Securities Transfer Association recognized signature guaranty program.

Signature Guaranteed: _____

EXHIBIT B

OFFICIAL NOTICE OF SALE

\$(INSERT AMOUNT)*

*(subject to adjustment as described below)

**CITY OF PORTLAND
COUNTY OF IONIA
STATE OF MICHIGAN**

GENERAL OBLIGATION LIMITED TAX BONDS, SERIES 2023

BIDS: for the purchase of the above bonds (the “Bonds”) will be received by an agent of the undersigned at the Municipal Advisory Council of Michigan (the “MAC”), on the [Insert Date], until [Insert Time], Eastern Time, at which time said bids will be read. Bids may be submitted to the MAC by email only at munibids@macmi.com, but no bid will be received after the time for receiving bids specified above and the bidder bears all risks of transmission failure.

IN THE ALTERNATIVE: Bids may be submitted electronically via PARITY pursuant to this Notice on the same date and until the same time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in PARITY conflict with this Notice, the terms of this Notice shall control. For further information about PARITY, potential bidders may contact the Municipal Advisor (identified below) or PARITY at (212) 849-5021.

BOND DETAILS: The bonds will be fully registered bonds of the denomination of \$5,000 each or any integral multiple thereof not exceeding the aggregate principal amount for each maturity at the option of the purchaser thereof, dated the date of their delivery, and will bear interest from their date payable on [Insert Date], and semiannually thereafter.

The bonds will mature on the first day of [Insert Month] as follows (provided, however, that the amounts set forth below may be adjusted as described under “ADJUSTMENT IN PRINCIPAL AMOUNT” herein):

YEAR	AMOUNT	YEAR	AMOUNT

TERM BOND OPTION: Bidders shall have the option of designating bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represents a serial maturity or a mandatory redemption requirement for a term bond maturity. There may be more than one term bond designated. In any event, the principal amount scheduled for maturity in the years shown above shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both. Any such designation must be made within (1) hour of sale.

PRIOR REDEMPTION:

A. MANDATORY REDEMPTION. Bonds designated as term bonds shall be subject to mandatory redemption at par and accrued interest on the dates and in the amounts corresponding to the annual principal maturities hereinbefore set forth. The bonds or portions of bonds to be redeemed shall be selected by lot.

B. OPTIONAL REDEMPTION. Bonds maturing on or before [Insert Date], are not subject to redemption prior to maturity. Bonds maturing on and after [Insert Date], are subject to redemption prior to maturity, at the option of the City of Portland (the "City"), in such order as determined by the City, in whole or in part at any time on and after [Insert Date], in integral multiples of \$5,000 and by lot within a maturity, at par value of the bond or portion of the bond called to be redeemed, plus accrued interest to the redemption date, without a premium.

C. NOTICE OF REDEMPTION. Not less than thirty (30) days' notice of redemption shall be given by first class mail to the registered owner at the registered address. Failure to receive notice of redemption shall not affect the validity of the proceedings for redemption. Bonds or portions of bonds called for redemption shall not bear interest after the redemption date; provided, funds are on hand with the bond registrar and paying agent to redeem the bonds called for redemption.

INTEREST RATE AND BIDDING DETAILS: The bonds shall bear interest at a rate or rates not exceeding 7% per annum, to be fixed by the bids therefor, expressed in multiples of 1/8 or 1/100 of 1%, or both. Bonds maturing after 2033 shall bear interest at a minimum coupon rate of 4.00%. The interest on any one bond shall be at one rate only and all bonds maturing in any one year must carry the same interest rate. No proposal for the purchase of less than all of the bonds or at a price less than 100% of their par value will be considered.

BOOK-ENTRY-ONLY: At the option of the purchaser, the bonds will be issued in book-entry-only form as one fully-registered bond per maturity and will be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the bonds. Purchase of the bonds will be made in book-entry-only form, in the denomination of \$5,000 or any multiple thereof. Purchasers will not receive certificates representing their interest in bonds purchased. The bonds will not be issued in book-entry form if the purchaser is willing to accept physical delivery of the bonds in denominations equal to the aggregate principal amount for each maturity and, if necessary, transfer the bonds only in such denominations. If requested by the purchaser of the bonds and determined by an authorized officer of the City, the bonds may be issued in the form of a single bond with an exhibit containing the principal maturity amounts and applicable interest rates and due dates. The book-entry-only system is described further in the preliminary official statement for the bonds.

BOND REGISTRAR AND PAYING AGENT: The bonds shall be payable as to principal in lawful money of the United States upon surrender thereof at the corporate trust office of The Huntington National Bank, Grand Rapids, Michigan, the bond registrar and paying agent. Interest shall be paid to the registered owner of each bond as shown on the registration books at the close of business on the 15th day of the calendar month preceding the month in which the interest payment is due. Interest shall be paid when due by check or draft drawn upon and mailed by the bond registrar and paying agent to the registered owner at the registered address. As long as DTC, or its nominee Cede & Co., is the registered owner of the bonds, payments will be made directly to such registered owner. Disbursement of such payments to DTC participants is the responsibility of DTC and disbursement of such payments to the beneficial owners of the bonds is the responsibility of DTC participants and indirect participants as described in the preliminary official statement for the bonds. The City from time to time as required may designate a successor bond registrar and paying agent. Alternatively, a City official may serve as bond registrar and paying agent for the bonds.

PURPOSE AND SECURITY: The bonds are to be issued pursuant to the provisions of Act 34, Public Acts of Michigan, 2001, as amended, to defray all or part of the cost of various capital improvements to the public facilities of the City. The full faith and credit of the City have been pledged to the prompt payment of the principal of and interest on the bonds. The principal of and interest on the bonds are payable as a first budget obligation of the City from its general funds. The ability of the City to raise such funds is subject to applicable constitutional, statutory, and charter limitations on the taxing power of the City.

ADJUSTMENT IN PRINCIPAL AMOUNT: Following receipt of bids and prior to final award, the City reserves the right to increase or decrease the principal amount of the bonds. Such adjustment, if necessary, will be made in increments of \$5,000, and may be made in one or more maturities. The purchase price will be adjusted proportionately to the adjustment in the principal amount of the bonds, but the interest rates specified by the successful bidder will not change. The successful bidder may not withdraw its bid as a result of any changes made as provided in this paragraph.

GOOD FAITH: A good faith deposit in the form of a certified or cashier's check drawn upon an incorporated bank or trust company, or wire transfer, in the amount of [Insert Amount] and payable to the order of the City will be required of the successful bidder. If a check is used, it must accompany the bid. If a wire transfer is used, the successful bidder is required to wire its good faith deposit to the City not later than Noon, Eastern Standard Time, on the next business day following the sale using the wire instructions provided by the Municipal Advisor. The good faith deposit will be applied to the purchase price of the Bonds. In the event the purchaser fails to honor its accepted bid, the good faith deposit will be retained by the City. No interest shall be allowed on the good faith deposit, and checks of the unsuccessful bidders will be promptly returned to such bidder's representative or by registered mail. The good faith check of the successful bidder will be cashed and payment for the balance of the purchase price of the Bonds shall be made at the closing.

AWARD OF BONDS: The bonds will be awarded to the bidder whose bid produces the lowest true interest cost to the City. True interest cost shall be computed by determining the annual interest rate (compounded semiannually) necessary to discount the debt service payments on the bonds from the payment dates thereof to [Insert Date], and to the price bid.

LEGAL OPINION: Bids shall be conditioned upon the approving opinion of Dickinson Wright PLLC, attorneys of Grand Rapids, Michigan, the original of which will be furnished without expense to the purchaser at the delivery of the bonds. The fees of Dickinson Wright PLLC for services rendered in connection with such approving opinion are expected to be paid from bond proceeds. Except to the extent necessary to issue its approving opinion as to the validity of the above bonds, Dickinson Wright PLLC has made no inquiry as to any financial information, statements or material contained in any financial documents, statements, or materials that have been or may be furnished in connection with the authorization, issuance, or marketing of the bonds and, accordingly, will not express any opinion with respect to the accuracy or completeness of any such financial information, statements or materials. By submitting a bid, the bidder consents to the engagement of Dickinson Wright PLLC as bond counsel to the City notwithstanding any representation of the bidder by such firm in matters unrelated to the issuance of the Bonds.

TAX MATTERS: The approving opinion will include an opinion to the effect that under existing law, as enacted and construed on the date of the initial delivery of the bonds, the interest on the bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"). Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals; however, interest on the Bonds is included in the "adjusted financial statement income" of certain corporations that are subject to the federal corporate alternative minimum tax under Section 55 of the Code. The opinion set forth above will be subject to the condition that the City comply with all requirements of the Code, that must be satisfied subsequent to the issuance of the bonds in order that interest thereon be (or continue to be) excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements could cause the interest on the bonds to be included in gross income retroactive to the date of issuance of the bonds. The City has covenanted to comply with all such requirements. The opinion will express no opinion regarding other federal tax consequences arising with respect to the bonds.

The City has designated the bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

If the successful bidder will obtain a municipal bond insurance policy or other credit enhancement for the bonds in connection with their original issuance at its expense, the successful bidder will be required, as a condition of delivery of the bonds, to certify that the premium therefor will be less than the present value of the interest expected to be saved as a result of such insurance or other credit enhancement. The form of an acceptable certificate will be provided by bond counsel.

In addition, the approving opinion of bond counsel will include an opinion to the effect that under existing law, as enacted and construed on the date of the initial delivery of the bonds, the bonds and the interest thereon are exempt from all taxation by the State of Michigan or a political subdivision thereof, except estate taxes and taxes on gains realized from the sale, payment, or other disposition thereof.

ISSUE PRICE: The winning bidder shall assist the City in establishing the issue price of the bonds and shall execute and deliver to the City at Closing an "issue price" or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the

bonds, together with the supporting pricing wires or equivalent communications, substantially in the form provided by Bond Counsel, with such modifications as may be appropriate or necessary, in the reasonable judgment of the winning bidder, the City, and Bond Counsel. All actions to be taken by the City under this Notice of Sale to establish the issue price of the bonds may be taken on behalf of the City by the City's Municipal Advisor and any notice or report to be provided to the City may be provided to the City's Municipal Advisor.

The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the bonds) will apply to the initial sale of the bonds (the "competitive sale requirements") because:

- (1) the City is disseminating this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the City anticipates receiving bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the City anticipates awarding the sale of the bonds to the bidder who submits a firm offer to purchase the bonds at the lowest true interest cost, as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the bonds, as specified in the bid.

In the event that competitive sale requirements are satisfied, the winning bidder shall be expected to certify as to the reasonably expected initial offering price of the bonds to the public.

In the event that the competitive sale requirements are not satisfied, the City shall so advise the winning bidder. The City shall treat (i) the first price at which 10% of a maturity of the bonds (the "10% test") is sold to the public as of the sale date as the issue price of that maturity and (ii) the initial offering price to the public as of the sale date of any maturity of the bonds not satisfying the 10% test as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The winning bidder shall advise the City if any maturity of the bonds satisfies the 10% test as of the date and time of the award of the bonds. Any maturity of the bonds (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity) that does not satisfy the 10% test as of the date and time of the award of the bonds shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event that any maturity of the bonds is subject to the hold-the-offering-price rule. Bidders should prepare their bids on the assumption that some or all of the maturities of the bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the bonds.

By submitting a bid, each bidder confirms that, except as otherwise provided in its bid, it has an established industry reputation for underwriting new issuances of municipal bonds, and, further, the winning bidder shall (i) confirm that the underwriters have offered or will offer the

bonds to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the bonds, that the underwriters will neither offer nor sell unsold bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriters have sold at least 10% of that maturity of the bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder shall promptly advise the City when the underwriters have sold 10% of that maturity of the bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

The City acknowledges that, in making the representation set forth above, the winning bidder will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event that an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to comply with the hold-the-offering-price rule if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to comply with the hold-the-offering-price rule if and for so long as directed by the winning bidder or such underwriter and as set forth in the related pricing wires.

Sales of any bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the bonds to the public),

(iii) a purchaser of any of the bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profit interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date that the bonds are awarded by the City to the winning bidder.

OFFICIAL STATEMENT: An electronic copy of the City’s preliminary official statement relating to the bonds may be obtained by contacting the Municipal Advisor at the address referred to below. The preliminary official statement is in a form deemed final by the City for purposes of paragraph (b)(1) of SEC Rule 15c2-12 (the “Rule”), but is subject to revision, amendment, and completion in a final official statement.

After the award of the bonds, the City will provide on a timely basis up to 100 copies of a final official statement, as that term is defined in paragraph (f)(3) of the Rule, at the City’s expense

in sufficient quantity to enable the successful bidder or bidders to comply with paragraphs (b)(3) and (b)(4) of the Rule and the rules of the Municipal Securities Rulemaking Board. Requests for such additional copies of the final official statement shall be made to the Municipal Advisor at the address set forth below within 24 hours of the award of the bonds.

CONTINUING DISCLOSURE: In order to assist bidders in complying with paragraph (b)(5) of the Rule, the City will undertake, pursuant to a resolution adopted by its governing body and a continuing disclosure certificate, to provide annual reports and notices of certain events. A description of these undertakings is set forth in the preliminary official statement and will also be set forth in the final official statement.

CUSIP: It is anticipated that CUSIP numbers will be printed on the bonds, at the option of the purchaser, but neither the failure to print CUSIP numbers nor any improperly printed CUSIP numbers shall be cause for the purchaser to refuse to take delivery of and pay the purchase price for the bonds. The CUSIP Service Bureau's charge for the assignment of CUSIP identification numbers shall be paid by the purchaser.

BIDDER CERTIFICATION: NOT "IRAN-LINKED BUSINESS": By submitting a bid, the bidder shall be deemed to have certified that it is not an "Iran-Linked Business" as defined in Act 517, Public Acts of Michigan, 2012; MCL 129.311 et seq.

DELIVERY OF BONDS: The City will furnish bonds ready for execution at its expense. Bonds will be delivered without expense to the purchaser through DTC in New York, New York, or such other place or by such other means as may be agreeable to the purchaser and the City. The usual closing documents, including a continuing disclosure certificate (to the extent that the purchaser is subject to the Rule) and a certificate that no litigation is pending affecting the issuance of the bonds, will be delivered at the time of the delivery of the bonds. If the bonds are not tendered for delivery by twelve o'clock noon, prevailing Eastern Time, on the 45th day following the date of sale, or the first business day thereafter if said 45th day is not a business day, the successful bidder on that day, or any time thereafter until delivery of the bonds, may withdraw its proposal by serving notice of cancellation, in writing, on the undersigned, in which event the City shall return the good faith deposit. Payment for the bonds shall be made in Federal Reserve Funds.

THE RIGHT IS RESERVED TO REJECT ANY OR ALL BIDS.

MUNICIPAL ADVISOR: MFCI, LLC (the "Municipal Advisor") is a Registered Municipal Advisor in accordance with the rules of the Municipal Securities Rulemaking Board. The Municipal Advisor has been retained by the City to provide certain financial advisory services relating to the planning, structuring and issuance of the bonds. The Municipal Advisor is not engaged in the business of underwriting, trading, marketing or the distribution of securities or any other negotiable instruments. The Municipal Advisor's duties, responsibilities and fees arise solely as a Registered Municipal Advisor to the City and it has no secondary obligation or other responsibility. Further information regarding the bonds may be obtained from the Municipal Advisor, 435 Union Street, Milford, Michigan 48381. Telephone: (313) 782-3011.

Monique I. Miller, Clerk
City of Portland

PORTLAND CITY COUNCIL
Ionia County, Michigan

Council Member _____, supported by Council Member _____, made a motion to adopt the following resolution:

RESOLUTION NO. 23-75

A RESOLUTION APPROVING FLEIS & VANDENBRINK’S PROPOSAL TO PROVIDE DESIGN, BIDDING AND CONSTRUCTION ENGINEERING SERVICES FOR THE 103 EAST GRAND RIVER AVENUE PROPERTY

WHEREAS, the City of Portland and the Downtown Development Authority (DDA) received the property located at 103 E. Grand River Avenue through a donation for potential redevelopment and revitalization; and

WHEREAS, the City and DDA were awarded funding through the Michigan Economic Development Corporation’s Revitalization and Placemaking (MEDC RAP) program to demolish the building, fortify retaining walls and to construct a community plaza area; and

WHEREAS, Fleis & VandenBrink has submitted a proposal to provide design, bidding and construction engineering services for the project in the amount of \$58,000.00, as outlined in the attached Exhibit A.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Portland City Council approves Fleis and VandenBrink’s Proposal to provide design, bidding and construction engineering services for the project in the amount of \$58,000.00, as outlined in the attached Exhibit A
2. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 6, 2023

Monique I. Miller, City Clerk



October 30, 2023

Via Email: citymanager@portland-michigan.org

Tutt Gorman, City Manager
City of Portland
259 Kent Street
Portland, MI 48875

**RE: 103 E. Grand River Avenue – Building Demolition and Plaza Development
Proposal for Design, Bidding and Construction Engineering Services**

Dear Tutt,

Congratulations once again on the City being awarded funding for this project from the Michigan Economic Development Corporation's Revitalization and Placemaking (MEDC RAP) program as part of a larger regional application through The Right Place! The City received a grant amount of \$200,000 and the total estimated project cost is on the order of \$480,000. We understand the Downtown Development Authority (DDA) is funding the City's share of the project. The project consists of the following:

- Abatement of hazardous materials in the existing building.
- Building demolition and backfill of the basement area.
- Restoration of the common wall with Fabiano's, which will be exposed by the demolition work.
- Reconstruction of the failing concrete retaining wall along the north wall of the building that fronts on the Looking Glass River.
- Development of a community plaza area including concrete planter/seat wall with live Christmas tree and plantings, concrete sidewalk/paving, decorative railing along the river, site furniture and related items.

We are looking forward to translating the conceptual renderings we prepared for the project into construction documents and seeing this project through to completion. Based on our understanding of the project, we propose the following Scope of Services to assist you:

Scope of Services

Design Phase

Preliminary Design

- Meet with City and DDA representatives to review the project background, scope, schedule and budget.
- Obtain topographic survey of the area to supplement information already available as part of the Kent Street project.

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

- Request mapping of the project area from private utilities and incorporate it into the survey.
- Provide Demolition Management Services, including the following:
 - Building Surveys/Inspections, including NESHAP surveys to identify potential asbestos containing materials (ACM), sampling of painted surfaces for lead/cadmium/chromium, universal wastes, polychlorinated biphenyls and other regulated materials. Building Surveys/Inspections will be conducted by accredited inspectors, and an Asbestos Survey/Hazardous Materials Report will be prepared for use in the bidding documents.
 - Prepare demolition and asbestos abatement technical specifications and incorporate them into the bid documents. Specifications will require dust monitoring, due to the proximity of nearby businesses and publicly accessible areas, as well as Third-Party air monitoring.
- Complete preliminary design for the improvements based on the conceptual plan and renderings prepared in June in conjunction with the grant application.
- Prepare preliminary plans for the improvements. We anticipate the plans will consist of the following:
 - Cover sheet
 - Removal plan
 - Site improvements plan
 - Landscape plan
 - Construction details
- Prepare preliminary project specifications and cost estimate for the project.
- Meet with City and DDA representatives to review the preliminary design.

Final Design & Permitting

- Coordinate with MEDC and The Right Place as required to assist the City with receiving the grant.
- Complete final design, incorporating comments received from review of the preliminary design.
- Prepare updated estimate of probable construction cost and specifications.
- Prepare and submit the Soil Erosion & Sedimentation Control permit to the Ionia County Drain Commissioner on behalf of the City. Based on the project scope, a permit from Michigan Department of Environment, Great Lakes, and Energy (EGLE) may also be required for work along the Looking Glass River.

Bidding Phase

- Prepare and submit the advertisement for bids. Contact potential bidders directly and place the advertisement with plan rooms.
- Assemble bidding documents and distribute electronic (PDF) copies to plan rooms. Bid documents will also be available for review on our website.
- Issue electronic bid documents to prospective bidders.
- Answer bidder questions and provide supplemental information, if necessary.
- Conduct a public bid opening to be held at City Hall.
- Tabulate and review the bids received, evaluate references and provide a Recommendation of Award to the City.

Construction Phase

- After award by the City, review bonds and insurance certificates provided by the successful bidder for conformance with the specifications. Prepare construction contracts for City signature. After contracts have been executed, prepare the Notice to Proceed.
- Schedule and attend the pre-construction meeting with the City, Contractor and utility companies, as appropriate. Prepare and distribute meeting minutes.

- Provide project administration and engineering during the construction period. Tasks will include:
 - Review shop drawings and other project submittals.
 - Review contractor pay applications and, if appropriate, submit a recommendation to the City for payment.
 - Prepare contract change orders, as necessary, and submit recommendation to the City for approval.
 - Maintain project records.
- Provide Demolition Management Services, including the following:
 - Prepare Asbestos Abatement Observation and Documentation, which will address an important component in mitigating the City's liability due to non-performance of the abatement work by the contractor.
 - Review Third-Party Air Monitoring services during asbestos abatement, to be obtained by the contractor. Third-Party Air Monitoring for this project will be conducted by trained and experienced air monitoring field personnel who will provide observation and documentation of the asbestos abatement activities, including:
 - Regulated enclosure construction
 - Abatement methods
 - Monitor NESHAP compliance
 - ACM handling and disposal
 - Air monitoring
 - Contractor compliance with specifications
 - Provide on-site monitoring of contractor conformance with project specifications. We have included 40 hours of time on site during demolition work in our fees.
 - Prepare a Final Demolition Documentation Report, including a record of waste manifests.
- Provide construction staking for the improvements. Based on the project scope, we have assumed two staking trips in our fees.
- Provide part-time as-needed on-site observation and testing during project construction activities. We have included 40 hours of field time in our fees, assuming that a technician from the Kent Street or Wastewater Improvements project will have shared responsibilities for this project. The field technician's duties will include:
 - Provide record keeping of construction activities.
 - Address complaints filed with the City, if any.
 - Provide on-site density testing of soils and concrete.
 - Coordinate off-site materials testing as required (sieve analysis for sand and gravel, concrete cylinder breaks, etc.). We have included an allowance for off-site testing in our budget.
- Conduct a final walk-through meeting on site with the Contractor and City staff to review the completed work. Prepare a final punch list of remaining work items. Provide follow-up review to see that the punch list items have been completed.
- Prepare record drawings of the constructed improvements, as applicable.
- Coordinate final payment with release of retainage and contract closeout.

Anticipated Schedule

We anticipate the following schedule for this project:

- Authorization: November 2023
- Design Engineering: December 2023 – April 2024
- Bidding: May 2024
- Pre-Construction Activities: June 2024
- Construction: July – October 2024 (concurrent with Kent Street)

Engineering Budget

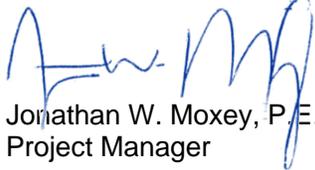
We propose to complete the Scope of Services outlined above at our standard hourly rates plus reimbursable expenses in accordance with the following budget:

Phase	Task	Fee
Design	Topo Survey	\$ 1,600
	Demolition Management Services	\$ 12,800
	Preliminary Design, Plans and Specs	\$ 8,400
	Final Design, Bid Documents	\$ 4,600
	Permitting	\$ 2,200
Bidding	Bidding Assistance	\$ 1,800
Construction	Construction Engineering/Administration	\$ 5,200
	Demolition Management Services	\$ 9,800
	Construction Staking	\$ 2,200
	On-Site Observation & Testing	\$ 5,600
	Off-Site Testing	\$ 1,000
	Contract Closeout	\$ 2,800
Total Proposed Fee		\$ 58,000

Authorization to proceed with the work can be given by returning a copy of this proposal, signed below as indicated. In the meantime, please feel free to contact us with any questions.

Sincerely,

FLEIS & VANDENBRINK



Jonathan W. Moxey, P.E.
Project Manager



Don DeVries, P.E.
Principal

Cc: Tina Conner Wellman, Executive Director, Portland DDA

WORK AUTHORIZATION

Fleis & VandenBrink is hereby authorized to proceed with the Scope of Services presented in this proposal in accordance with the existing Professional Services Agreement for General Consultation dated March 16, 1993.

Tutt Gorman, City Manager

Date

PORTLAND CITY COUNCIL
Ionia County, Michigan

Council Member _____, supported by Council Member _____, made a motion to adopt the following resolution:

RESOLUTION NO. 23-76

**A RESOLUTION APPROVING A CHANGE ORDER AND PAYMENT TO
ANLAAN CORPORATION FOR WORK PERFORMED FOR
BOARDWALK REPAIRS**

WHEREAS, Anlaan Corporation is serving as the contractor for the repairs to the boardwalk; and

WHEREAS, additional damage to the peers was discovered and therefore, the city engineers recommend approving change order no. 1, a copy of which is attached as Exhibit A; and

WHEREAS, Anlaan Corporation has performed work in accordance with the agreement and has submitted a request for payment in the amount of \$95,000.00, a copy of which is attached as Exhibit B; and

WHEREAS, the City Manager and Finance Director have reviewed the pay request and recommends that City Council approves same.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Portland City Council approves change order no. 1, attached hereto as Exhibit A, and approves pay request from Anlaan Corporation in the amount of \$95,000.00, a copy of which is attached as Exhibit B.
2. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 6, 2023

Monique I. Miller, City Clerk

City of Portland
Portland Boardwalk Repairs
Change Order Breakdown



Project No.: 861370
By: JWM
Date: 10/30/2023

Item No.	Item Description	Unit	Original Contract			Change Order No. 1		Change Order No. 2		Current Contract	
			Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
1	General Conditions, Bonds, and Insurance, Max 10%	LSum	1	\$ 300.00	\$ 300.00		\$ -		\$ -	1.00	\$ 300.00
2	Hand Chipping, Other than Deck	Cft	10	\$ 750.00	\$ 7,500.00	9.71	\$ 7,282.50		\$ -	19.71	\$ 14,782.50
3	Patch, Forming	Sft	40	\$ 750.00	\$ 30,000.00	70.04	\$ 52,530.00		\$ -	110.04	\$ 82,530.00
4	Patching, Conc, M, Modified	Cft	10	\$ 750.00	\$ 7,500.00	9.71	\$ 7,282.50		\$ -	19.71	\$ 14,782.50
5	Structural Crack, Repr	Ft	100	\$ 40.00	\$ 4,000.00	(100.00)	\$ (4,000.00)		\$ -	0.00	\$ -
6	Silane Treatment	Syd	360	\$ 7.00	\$ 2,520.00	(360.00)	\$ (2,520.00)		\$ -	0.00	\$ -
7	Concrete Surface Coating	Syd	360	\$ 35.00	\$ 12,600.00		\$ -		\$ -	360.00	\$ 12,600.00
E1	Economy of Scale Savings	LSum	0	\$ (17,395.00)	\$ -	1.00	\$ (17,395.00)		\$ -	1.00	\$ (17,395.00)
					\$ 64,420.00	\$ 43,180.00		\$ -		\$ 107,600.00	

Contractor's Application for Payment

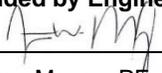
Owner:	<u>City of Portland</u>	Owner's Project No.:	<u>N/A</u>
Engineer:	<u>Fleis & VandenBrink</u>	Engineer's Project No.:	<u>861370</u>
Contractor:	<u>Anlaan Corporation</u>	Contractor's Project No.:	<u>N/A</u>
Project:	<u>Portland Boardwalk Repairs</u>		
Contract:	<u>N/A</u>		
Application No.:	<u>1</u>	Application Date:	<u>October 30, 2023</u>
Application Period:	From <u>October 1, 2023</u>	to	<u>October 27, 2023</u>

1. Original Contract Price		\$	64,420.00
2. Net change by Change Orders		\$	43,180.00
3. Current Contract Price (Line 1 + Line 2)		\$	107,600.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)		\$	95,000.00
5. Retainage			
a. _____ X	\$	Work Completed	\$
b. _____ X	\$	Stored Materials	\$
c. Total Retainage (Line 5.a + Line 5.b)			\$
6. Amount eligible to date (Line 4 - Line 5.c)		\$	95,000.00
7. Less previous payments (Line 6 from prior application)			0.00
8. Amount due this application		\$	95,000.00
9. Balance to finish, including retainage (Line 3 - Line 4)		\$	12,600.00

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Anlaan Corporation
 Signature: _____ Date: 10/30/2023

Recommended by Engineer	Approved by Owner
By: <u></u>	By: <u>N/A</u>
<u>Jon Moxey, PE</u>	_____
Title: <u>Project Manager</u>	Title: _____
Date: <u>10/30/2023</u>	Date: _____
Approved by Funding Agency	
By: <u>N/A</u>	By: <u>N/A</u>
_____	_____
Title: _____	Title: _____
Date: _____	Date: _____



City of Portland
Portland Boardwalk Repairs
Pay Application Breakdown

Project No.: 861370
By: JWM

Item No.	Item Description	Unit	Current Contract		Pay Application No. 1		Pay Application No. 2		Pay Application No. 3		Completed to Date		
			Quantity	Unit Price	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
1	General Conditions, Bonds, and Insurance, Max 10%	LSum	1.00	\$ 300.00	\$ 300.00	1.00	\$ 300.00		\$ -		\$ -	1.00	\$ 300.00
2	Hand Chipping, Other than Deck	Cft	19.71	\$ 750.00	\$ 14,782.50	19.71	\$ 14,782.50		\$ -		\$ -	19.71	\$ 14,782.50
3	Patch, Forming	Sft	110.04	\$ 750.00	\$ 82,530.00	110.04	\$ 82,530.00		\$ -		\$ -	110.04	\$ 82,530.00
4	Patching, Conc, M, Modified	Cft	19.71	\$ 750.00	\$ 14,782.50	19.71	\$ 14,782.50		\$ -		\$ -	19.71	\$ 14,782.50
5	Structural Crack, Repr	Ft	0.00	\$ 40.00	\$ -	0.00	\$ -		\$ -		\$ -	0.00	\$ -
6	Silane Treatment	Syd	0.00	\$ 7.00	\$ -	0.00	\$ -		\$ -		\$ -	0.00	\$ -
7	Concrete Surface Coating	Syd	360.00	\$ 35.00	\$ 12,600.00	0.00	\$ -		\$ -		\$ -	0.00	\$ -
E1	Economy of Scale Savings	LSum	1.00	\$ (17,395.00)	\$ (17,395.00)	1.00	\$ (17,395.00)		\$ -		\$ -	1.00	\$ (17,395.00)
			Total		\$ 107,600.00		\$ 95,000.00		\$ -		\$ -		\$ 95,000.00

PORTLAND CITY COUNCIL
Ionia County, Michigan

Council Member _____, supported by Council Member _____, made a motion to adopt the following resolution:

RESOLUTION NO. 23-77

**A RESOLUTION APPROVING PAYMENT TO F&V CONSTRUCTION FOR
WORK PERFORMED FOR THE
WASTEWATER TREATMENT PLANT PROJECT**

WHEREAS, Fleis & VandenBrink, through F&V Construction is serving as the design-builder for the wastewater treatment plant project; and

WHEREAS, F&V Construction has performed work in accordance with the design-build agreement and has submitted a request for payment in the amount of \$578,206.70, a copy of which is attached as Exhibit A.

WHEREAS, the City Manager and Finance Director have reviewed the pay request and recommends that City Council approves same.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Portland City Council approves the pay request from F&V Construction for work performed for the wastewater treatment plant project in the amount of \$578,206.70, a copy of which is attached as Exhibit A.
2. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 6, 2023

Monique I. Miller, City Clerk

To (Owner):	City of Portland 259 Kent Street Portland, MI 48875	Project:	Wastewater System Improvements CWSRF No. 5758-01	Invoice No.:	2195
DESIGN-BUILDER:	F&V Construction 2960 Lucerne Drive SE Grand Rapids, MI 49546			Application No.:	21
				Application Date:	October 31, 2023
				Period to:	October 31, 2023
				FVC Proj No.:	1221
				Contract Date:	December 23, 2021

DESIGN-BUILDER'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation sheet is attached.

CHANGE ORDER SUMMARY

	ADDITIONS	DELETIONS
Change Orders Approved		
Change Order No. 1	\$ 28,649.69	\$ -
Change Order No. 2	\$ 14,723.00	\$ -
Change Order No. 3	\$ 6,836.00	\$ -
TOTALS	\$ 50,208.69	\$ -
Approved this Month		
TOTALS	\$ -	\$ -
Net Change by Change Orders	\$ 50,208.69	\$ -

1. ORIGINAL CONTRACT SUM	\$	12,750,000.00
2. NET CHANGE BY CHANGE ORDERS	\$	50,208.69
3. ADJUSTED CONTRACT SUM TO DATE	\$	12,800,208.69
(Line 1 + Line 2)		
4. TOTAL COMPLETED & STORED TO DATE	\$	9,312,935.74
5. RETAINAGE	\$	650,771.02
6. TOTAL ELIGIBLE TO DATE (Line 4 - Line 5)	\$	8,662,164.72
7. LESS PREVIOUS PAYMENTS	\$	8,083,958.02
8. CURRENT PAYMENT DUE	\$	578,206.70
9. BALANCE TO FINISH, PLUS RETAINAGE	\$	4,138,043.97
(Line 3 - Line 4 + Line 5)		

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

\$ 578,206.70

DESIGN-BUILDER:

By: 
 This Certification is not negotiable. The AMOUNT CERTIFIED is payable only to party named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Design-Builder under this Contract.

Date: 10/31/2023

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observation and the data comprising the above application, the Design-Builder certifies to the Owner that to the best of the Design Builder's knowledge, information, and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Design-Builder is entitled to payment of the AMOUNT CERTIFIED.

APPROVALS:

By: _____
CITY OF PORTLAND

Date: _____

Payment Application No. 21

City of Portland | Wastewater System Improvements, CWSRF No. 5758-01

Contract No.	Item Description	Original Contract Amount	Changes to Date	Adjusted Contract Amount	Previously Invoiced	Work Completed this Period	Total Completed to Date	Balance to Finish	Percent Complete
C1	Site Work & Excavation	\$ 1,557,040.00	\$ (12,500.00)	\$ 1,544,540.00	\$ 1,243,382.40	\$ 44,450.00	\$ 1,287,832.40	\$ 256,707.60	83%
C2	Concrete	\$ 684,595.00	\$ 3,534.00	\$ 688,129.00	\$ 355,000.00	\$ 23,000.00	\$ 378,000.00	\$ 310,129.00	55%
C3	General Trades	\$ 656,125.00	\$ 49,589.00	\$ 705,714.00	\$ 450,000.00	\$ 15,000.00	\$ 465,000.00	\$ 240,714.00	66%
C4	Painting	\$ 210,568.00	\$ -	\$ 210,568.00	\$ 93,000.00	\$ 56,579.00	\$ 149,579.00	\$ 60,989.00	71%
C5	Mechanical	\$ 4,527,209.20	\$ 30,534.19	\$ 4,557,743.39	\$ 3,191,734.64	\$ 170,000.00	\$ 3,361,734.64	\$ 1,196,008.75	74%
C6	Electrical, Instrumentation & Control	\$ 1,072,737.00	\$ 17,358.00	\$ 1,090,095.00	\$ 719,382.00	\$ 155,195.70	\$ 874,577.70	\$ 215,517.30	80%
C7	Biosolids Storage Tank	\$ 488,780.00	\$ -	\$ 488,780.00	\$ 488,780.00	\$ -	\$ 488,780.00	\$ -	100%
C8	Sanitary Sewer Improvements (Not Used)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
C9	Cured-in-Place Pipe (Not Used)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
C10	River Crossing (Not Used)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
C11	Masonry	\$ 225,000.00	\$ -	\$ 225,000.00	\$ 225,000.00	\$ -	\$ 225,000.00	\$ -	100%
C12	Concrete Demo (Included in C1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
C13	Owner's System Integrator WWTP	\$ 49,900.00	\$ -	\$ 49,900.00	\$ -	\$ 15,000.00	\$ 15,000.00	\$ 34,900.00	30%
	Owner's System Integrator Lift Stations	\$ -	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -	\$ -	\$ 3,500.00	0%
	General Conditions	\$ 313,700.00	\$ -	\$ 313,700.00	\$ 205,000.00	\$ 12,500.00	\$ 217,500.00	\$ 96,200.00	69%
	Design-Builder's Fee	\$ 831,800.00	\$ 3,933.00	\$ 835,733.00	\$ 589,450.00	\$ 41,982.00	\$ 631,432.00	\$ 204,301.00	76%
	Basic Services - Design, VE & Pre-Con	\$ 740,000.00	\$ -	\$ 740,000.00	\$ 740,000.00	\$ -	\$ 740,000.00	\$ -	100%
	Basic Services - PM, Admin, SS	\$ 789,800.00	\$ -	\$ 789,800.00	\$ 434,000.00	\$ 44,500.00	\$ 478,500.00	\$ 311,300.00	61%
	Design-Builder's Contingency	\$ 602,745.80	\$ (45,739.50)	\$ 557,006.30	\$ -	\$ -	\$ -	\$ 557,006.30	0%
Contract Total		\$ 12,750,000.00	\$ 50,208.69	\$ 12,800,208.69	\$ 8,734,729.04	\$ 578,206.70	\$ 9,312,935.74	\$ 3,487,272.95	73%

PORTLAND CITY COUNCIL
Ionia County, Michigan

Council Member _____, supported by Council Member _____, made a motion to adopt the following resolution:

RESOLUTION NO. 23-78

**A RESOLUTION TO ENTER INTO A COUNTYWIDE EARLY VOTING
AGREEMENT FOR ELECTION SERVICES**

WHEREAS, Public Act 81 of 2023 requires that early voting sites be provided in the State of Michigan for early voting by individual municipalities or in cooperation with other municipalities; and

WHEREAS, the Ionia County Clerk has proposed a Countywide Early Voting Agreement for Election Services, attached as Exhibit A, to provide for the required nine days of early voting; and

WHEREAS, the City of Portland will agree to provide election workers to help staff the early voting site for a certain period of time during the nine days of early voting; and

WHEREAS, the City of Portland will agree to reimburse Ionia County for a portion of the early voting site expenses; and

WHEREAS, the City Manager and City Clerk have reviewed the Countywide Early Voting Agreement for Election Services and recommends its approval.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Portland City Council approves the Countywide Early Voting Agreement for Election Services, attached as Exhibit A, and authorizes and directs the City Clerk to sign same.
2. All resolutions and parts of resolutions are, to the extent of any conflict with this resolution, rescinded.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED ADOPTED.

Dated: November 6, 2023

Monique I. Miller, City Clerk



OFFICE OF THE IONIA COUNTY CLERK

GREG GEIGER, COUNTY CLERK

STEPHANIE HERBSTREITH, DEPUTY COUNTY CLERK

Countywide Early Voting Agreement for Election Services

Between County of Ionia, City of Belding, City of Ionia, City of Portland, Township of Berlin, Township of Boston, Township of Campbell, Township of Danby, Township of Easton, Township of Ionia, Township of Keene, Township of Lyons, Township of North Plains, Township of Odessa, Township of Orange, Township of Orleans, Township of Otisco, Township of Portland, Township of Ronald, and Township of Sebewa

This County Early Voting Site Agreement (the “Agreement”) is made between County of Ionia, 100 W. Main St., Ionia, MI 48846, City of Belding, Belding City Hall, 120 Pleasant St., Belding, MI 48809, City of Ionia, Ionia City Hall, 114 N. Kidd St., Ionia, MI 48846, City of Portland, Portland City Hall, 259 Kent St., Portland, MI 48875, Township of Berlin, Berlin Township Clerk’s Office, 4825 Ainsworth Rd., Ionia, MI 48846, Township of Boston, Boston Township Hall, 30 N. Center St., Saranac, MI 48881, Township of Campbell, Campbell Township Hall, 331 S. Main St., Clarksville, MI 48815, Township of Danby, Danby Township Hall, 13122 Charlotte Hwy., Sunfield, MI 48890, Township of Easton, Easton Township Clerk’s Office, 3886 Dildine Rd., Ionia, MI 48846, Township of Ionia, Ionia Township Hall, 1042 E. Washington St., Ionia, MI 48846, Township of Keene, Keene Township Hall, 8508 Potters Rd., Saranac, MI 48881, Township of Lyons, Lyons Township Hall, 505 Bridge St., Lyons, MI 48851, Township of North Plains, North Plains Township Clerk’s Office, 405 S. Washington St., Hubbardston, MI 48845, Township of Odessa, Odessa Township Hall, 3862 Laurel Dr., Lake Odessa, MI 48849, Township of Orange, Orange Township Clerk’s Office, 2966 E. David Hwy., Ionia, MI 48846, Township of Orleans, Orleans Township Hall, 3077 Palmer Rd., Orleans, MI 48865, Township of Otisco, Otisco Township Hall, 9663 W. Button Rd., Belding, MI 48809, Township of Portland, Portland Township Clerk’s Office, 9774 E. Goodwin Rd., Pewamo, MI 48873, Township of Ronald, Ronald Township Clerk’s Office, 8135 Allen Rd., Fenwick, MI 48834, and Township of Sebewa, Sebewa Township Clerk’s Office, 3688 E. Musgrove Hwy., Lake Odessa, MI 48849. In this Agreement, the county and each municipality will be represented by their respective clerk in their official capacity.

PURPOSE OF THE AGREEMENT. The county and the municipalities enter into this Agreement pursuant to Article II, Section 4(m) of the Michigan Constitution of 1963 and the Michigan Election Law, 1954 Public Act 116, MCL 168.720a *et seq.*, for the purpose of operating a joint early voting site.

Name of county	Clerk of county and coordinator of county agreement	Email address	Phone number	Participating in county agreement (Y/N)
Ionia	Greg Geiger	clerk@ioniacounty.org	616-527-5322	Yes



OFFICE OF THE IONIA COUNTY CLERK

GREG GEIGER, COUNTY CLERK

STEPHANIE HERBSTREITH, DEPUTY COUNTY CLERK

Name of municipality	Name of Clerk	Number of precincts in municipality	Number of registered electors in municipality
City of Belding	Janae Ortego	2	4325
City of Ionia	Mary Patrick	4	5130
City of Portland	Nikki Miller	1	3005
Township of Berlin	Rachael Alexander	1	1770
Township of Boston	Susan Bieri	3	4922
Township of Campbell	Marshann Ludema	1	2036
Township of Danby	Kris Platte	1	2425
Township of Easton	Breanne Rowley	2	2600
Township of Ionia	Sheri Lynn	2	3339
Township of Keene	Tami Hardy	1	1435
Township of Lyons	Julie Heckman	2	2886
Township of North Plains	Robert Fahey	1	949
Township of Odessa	Lisa Williams	2	3081
Township of Orange	Linn Plett	1	819
Township of Orleans	Melissa Harper	1	2208
Township of Otisco	Lynda Sower	1	1979
Township of Portland	Charlene Keilen	2	3178
Township of Ronald	Lynelle Wilson	1	1523
Township of Sebewa	Marcia Lewis	1	947

1. **DEFINITIONS.** The following words and expressions used throughout this Agreement, whether used in the singular or plural, shall be defined, read, and interpreted as follows:

- 1.1 **Agreement** means the terms and conditions of this Agreement and any other mutually agreed to written and executed modification, amendment, exhibit, and attachment to this Agreement.
- 1.2 **Coordinator** means the individual appointed by the county clerk and identified as the individual responsible for providing oversight to ensure sufficient resources are available and timely dispatched to each early voting site and monitoring the administrative requirements of early voting for the participating municipalities.
- 1.3 **Early Voting Plan** means the document and any addenda to the document outlining the manner in which early voting will be provided in a county or municipality, as described in MCL 168.720a *et seq.* The requirements of an early voting plan are described in MCL 168.720h(3).
- 1.4 **Election Services** encompasses the following individual Election Services provided by the county or either municipality’s Elections Division, if applicable:
The County will provide, delegate, or contract all Election Services.



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STEPHANIE HERBSTREITH, DEPUTY COUNTY CLERK

- 1.5 **Legislative Body of the Municipality** means the city or township council elected or appointed and serving in the municipality.
- 1.6 **Municipality** means any participating municipality, which are entities created by state or local authority or which are primarily funded by or through state or local authority, including, but not limited to, their council, Board, departments, divisions, elected and appointed officials, directors, board members, council members, commissioners, authorities, committees, employees, agents, subcontractors, attorneys, volunteers, and/or any such persons' successors.
- 1.7 **QVF** means the Qualified Voter File as described in MCL 168.509m.
- 1.8 **QVF Controller** means the individual appointed by the county clerk and identified as the Qualified Voter File (QVF) administrator of early voting information within the QVF.
- 1.9 **Site Supervisor** means the participating municipal clerk or a member of the county clerk's staff who shall act as supervisor for each day of early voting. The county clerk may appoint a different participating municipal clerk or member of the county clerk's staff to act as a supervisor for different days of early voting.

2. **PARTIES TO AN AGREEMENT.**

- 2.1 This Agreement may be entered into between one or more municipalities wholly or partially located within the same county and the county clerk of that county.
- 2.2 A municipality located in multiple counties can only enter into this Agreement with one of the counties in which the municipality is located.

3. **SCOPE OF THE AGREEMENT.**

- 3.1 Early voting must be provided for all statewide and federal elections. In this Agreement Ionia County will provide early voting for all statewide and federal elections only.

4. **COORDINATOR.**

- 4.1 Greg Geiger, County Clerk, or subsequent County Clerk, will serve as coordinator of the joint early voting site and will be responsible for organizing and monitoring the administrative requirements, including staffing, of early voting for the participating municipalities.
- 4.1.1 In the event that the coordinator is unable to personally supervise and staff the early voting site on each day of early voting, the coordinator may designate an early voting site supervisors to assist with the staffing and supervision of early voting.
- 4.2 If the coordinator becomes unavailable for any reason, the role will be filled in the following way:
- 4.2.1 Stephanie Herbstreith, Deputy County Clerk, as backup coordinator, would assume the responsibilities of coordinator.



OFFICE OF THE IONIA COUNTY CLERK

GREG GEIGER, COUNTY CLERK

STEPHANIE HERBSTREITH, DEPUTY COUNTY CLERK

5. **QVF CONTROLLER.**

5.1 Greg Geiger, County Clerk or subsequent County Clerk, will serve as the Qualified Voter File (QVF) administrator of early voting information within the QVF. The controller's duties will involve setting up the necessary voting regions, user access, and application access needed for the sites designated in this Agreement. The QVF controller must meet the security requirements of a QVF user. The QVF controller can be the same as the coordinator as long as the appropriate QVF training is completed.

6. **APPROVAL OF EARLY VOTING SITES.**

6.1 Pursuant to MCL 168.662, the county clerk, after consulting the participating municipal clerks, must submit each early voting site location to the board of county election commissioners for approval.

6.2 Each early voting site may serve all electors covered by this county Agreement, the electors in specific municipalities, the electors of one municipality, or any combination of these options, as long as each elector in the county is served by one or more early voting sites.

7. **APPOINTMENT OF ELECTION INSPECTORS.**

7.1 The board of county election commissioners is responsible for the appointment of election inspectors.

7.2 At least 31 days before each statewide and federal election, the board will appoint for each early voting site at least 3 election inspectors and as many more as, in its opinion, are required for the efficient, speedy, and proper conduct of the election.

7.3 The board will further designate one appointed election inspector from each early voting site as chairperson.

7.4 The selection of election inspectors will be governed by MCL 168.674.

8. **APPROVAL OF EARLY VOTING HOURS.**

8.1 Prior to the submission of this Agreement and early voting plan, the county clerk will do the following:

8.1.1 For the nine early voting days guaranteed by the Constitution, decide the hours that early voting will be provided at the approved early voting site and include those hours in this Agreement.

9. **NOTICE OF EARLY VOTING HOURS.**

9.1 Not less than 45 days before Election Day, the county clerk will give public notice of the dates and hours for early voting at the joint early voting site by posting of the notice on any publication or posting the clerk considers advisable.



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10. BUDGET AND COST SHARING.

- 10.1** Prior to the submission of this Agreement and early voting plan, the county clerk will produce a proposal for the early voting budget and cost sharing and chargeback procedures. Examples of budget, cost-sharing and chargeback procedures are as follows:
- 10.1.1** Designate the county as the party responsible for requesting and dispensing all funds related to early voting.
- 10.1.2** An alternate cost-sharing option agreed upon by the clerks of the participating municipalities and the county. Paid for in full by the County up front, reimbursed by the Municipalities at the rate of up to \$1,000 per precinct based on the amount reimbursed by the State. Payment will be collected at the end of the calendar year on years that hold State and/or Federal Elections only.

11. STAFFING AND SUPERVISION

- 11.1** The coordinator is responsible for ensuring adequate staffing and supervision at early voting site including selection of the site supervisor who oversees the early voting site.
- 11.2** The site supervisor shall operate in the same manner and have the same authority as a municipal clerk operates in an election day polling place.
- 11.3** The Coordinator, Back up Coordinator, and all Municipality Clerks will be authorized to serve as supervisors.

12. TABULATORS AND EARLY VOTING POLL BOOK LAPTOPS AT EARLY VOTING SITE(S).

- 12.1** Prior to the submission of this Early Voting Plan, the county clerk will do the following:
- 12.1.1** Determine the number of tabulators and early voting poll book laptops or other voting equipment that are necessary at the early voting site.
- 12.1.2** Determine whether the county or a municipality will provide the tabulators and early voting poll book laptops or other voting equipment.
- 12.2** The board of county election commissioners will be responsible for conducting testing of the electronic voting equipment.
- 12.3** The coordinator will be responsible for taking necessary steps to set up the early voting poll book and early voting poll book laptops.
- 12.3.1** The county clerk is responsible for taking the necessary steps to set up the early voting poll book and early voting poll book laptops.
- 12.4** Tabulators and early voting poll book laptops used at the joint early voting site must be configured in one of the ways set forth in MCL 168.720j(5).

13. CLOSING PROCEDURES DURING EARLY VOTING AND ON ELECTION DAY



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- 13.1 During Early Voting, the coordinator must ensure compliance with the closing procedures described in MCL 168.720j(8) and 720j(9) and any instructions issued by the Secretary of State
- 13.2 During Early Voting, the coordinator must ensure that specified election materials are secured in compliance with MCL 168.720j(10) and any instructions issued by the Secretary of State.
- 13.3 At the conclusion of Election Day, the coordinator must ensure compliance with the closing procedures described in MCL 168.720j(11) and any instructions issued by the Secretary of State.

14. **CANVASS OF EARLY VOTE RETURNS AND REPORTING OF EARLY VOTING RESULTS**

- 14.1 The board of county election commissioners is responsible for appointing the receiving board or group of election inspectors to canvass the early vote returns on Election Day and report early voting results to the county clerk.
- 14.2 At the conclusion of Election Day, the coordinator must ensure compliance with the canvass and reporting requirements described in MCL 168.720j(11)-(14) and MCL 168.801-810.

15. **EXECUTION OF COUNTY JOINT EARLY VOTE SITE AGREEMENT.**

- 15.1 This county Early Voting Site Agreement and plan must be finalized and signed by the participating county and all municipalities:
 - 15.1.1 No later than 125 days before the first regularly scheduled statewide or federal election in each even numbered year.
 - 15.1.2 No later than 90 days before a special statewide or federal election.

16. **EARLY VOTING PLAN.**

- 16.1 No later than 120 days before the first statewide or federal election in each even numbered year, the coordinator will be responsible for ensuring an early voting plan, described in this agreement, is filed with the county clerk of the county in which the municipalities are located.

17. **NOTICE TO SOS OF CHANGES TO LOCATIONS, DAYS, AND HOURS OF EARLY VOTING.**

- 17.1 Not less than 45 days before the first early voting day allowed by statute, the coordinator, with the agreement of all municipalities, will be responsible for providing the Secretary of State any changes made to a previously submitted Early Voting Plan that affect the locations, dates, and hours of operation for the joint early voting site operated by the participating county and municipalities. This ensures that the correct information is



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posted on the Michigan Voter Information Center (MVIC) portion of the Department of State's website.

18. DURATION OF COUNTY JOINT EARLY VOTE SITE AGREEMENT.

- 18.1 This Agreement and any amendments will be effective when executed by all Parties, as evidenced by the signature of the county clerk and each participating municipal clerk.
- 18.2 The Agreement will stay in effect for a period of 2 years, 2024 – 2025 inclusive, and will only be cancelled, modified, or terminated with the agreement of the County and all municipalities.

19. CANCELLATION, MODIFICATION, AND TERMINATION OF COUNTY JOINT EARLY VOTE SITE AGREEMENT.

- 19.1 The County Clerk will not withdraw from this Agreement for any reason, without the agreement of the County and all Municipalities.
- 19.2 If a Municipality terminates this Agreement for any reason, the clerk of that participating municipality must submit a revised early voting plan to the County Clerk outlining the manner in which early voting will be provided. The County Clerk will forward that new plan to the State.
- 19.3 A Municipality that withdraws from this Agreement must do so by providing at least 30 days' written notice to the other Parties in this Agreement.
- 19.4 A Party may not withdraw from the Agreement during the period beginning 150 days before the first statewide November election in an even numbered year and ending on the completion of the county canvass for the statewide general November election in that even numbered year.

Early Voting Plan

No later than 120 days before the first statewide or federal election in each even numbered year, the coordinator is responsible for ensuring an Early Voting Plan, covering the parties to the County Agreement, is filed with the county clerk of the county.

Not less than 45 days before the first early voting day allowed by statute, the coordinator will be responsible for providing the Secretary of State any changes made a previously submitted Early Voting Plan that affect the locations, dates, and hours of operation for each joint early voting site operated by the participating county and municipalities. This ensure that the correct information is posted on the Michigan Voter Information Center (MVIC) portion of the Department of State's website.



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Early Voting Location Information:

	Early Voting Site
Location of site	Ionia Community Library Mercantile Bank location, 302 West Main Street, Ionia, Michigan, 48846
Municipalities served at site	City of Belding, City of Ionia, City of Portland, Township of Berlin, Township of Boston, Township of Campbell, Township of Danby, Township of Easton, Township of Ionia, Township of Keene, Township of Lyons, Township of North Plains, Township of Odessa, Township of Orange, Township of Orleans, Township of Otisco, Township of Portland, Township of Ronald, Township of Sebewa
Number of Election Workers at site	3 – 4
Is this an EV site for all 9 days of Constitutionally-required early voting? (Y/N)	Yes
Is this EV site for Statewide and Federal Elections only?	Yes
Hours for 9 days of Constitutionally-required early voting	8:30a.m. – 4:30p.m.
How long is this EV Agreement good for?	2 Years, 2024 – 2025 Inclusive
How many (if any) additional days of early voting will be provided at this site?	None
Hours for any additional days of early voting	N/A
Open the Monday before Election Day	No
Is this site ADA compliant?	Yes
In selecting this site, did you take into account expected turnout, population density, public transportation, accessibility, travel time, travel patterns, and any other relevant considerations?	Yes

Early Voting Equipment Information:

	Early Voting Site
Number of tabulators at site	1 - 2



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Municipality responsible for providing tabulators	No
Number of early voting poll book laptops	1 - 2
Equipment	Provided by the County
Supplies	Provided by the County
Workers	Provided by the Municipalities and put into a schedule to be determined by the County 30 – 60 days before each Election
Budget	Paid for in full by the County up front, reimbursed by the Municipalities at the rate of up to \$1,000 per precinct based on the amount reimbursed by the State. Payment will be collected at the end of the calendar year on years that hold State and/or Federal Elections only.

 Janae Ortego, City of Belding

 Date

 Mary Patrick, City of Ionia

 Date

 Nikki Miller, City of Portland

 Date



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GREG GEIGER, COUNTY CLERK

STEPHANIE HERBSTREITH, DEPUTY COUNTY CLERK

Rachael Alexander, Township of Berlin

Date

Susan Bieri, Township of Boston

Date

Marshann Ludema, Township of Campbell

Date

Kris Platte, Township of Danby

Date

Breanne Rowley, Township of Easton

Date

Sheri Lynn, Township of Ionia

Date

Tami Hardy, Township of Keene

Date

Julie Heckman, Township of Lyons

Date



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STEPHANIE HERBSTREITH, DEPUTY COUNTY CLERK

Robert Fahey, Township of North Plains

Date

Lisa Williams, Township of Odessa

Date

Linn Plett, Township of Orange

Date

Melissa Harper, Township of Orleans

Date

Lynda Sower, Township of Otisco

Date

Charlene Keilen, Township of Portland

Date

Lynelle Wilson, Township of Ronald

Date



OFFICE OF THE IONIA COUNTY CLERK

GREG GEIGER, COUNTY CLERK

STEPHANIE HERBSTREITH, DEPUTY COUNTY CLERK

Marcia Lewis, Township of Sebewa

Date

Stephanie Herbstreith, County of Ionia

Date

Greg Geiger, County of Ionia

Date



City of Portland

Portland, Michigan

Minutes of the City Council Meeting

Held on Monday, October 16, 2023

In the City Council Chambers at City Hall

259 Kent St., Portland, MI 48875

Present: Mayor Barnes, Mayor Pro-Tem VanSlambrouck, Council Members Fitzsimmons, Johnston, and Sheehan; City Manager Gorman; City Clerk Miller; Police Chief Thomas; Police Officer Smith

Guests: Representative of Tru Family Dental; Kathy Parsons; Mike Judd

The meeting was called to order at 7:00 P.M. by Mayor Barnes with the Pledge of Allegiance.

Motion by Fitzsimmons, supported by Johnston, to approve the proposed Revised Agenda.

Yeas: Fitzsimmons, Johnston, VanSlambrouck, Sheehan, Barnes

Nays: None

Adopted

There was no Public Comment.

Under City Manager Report, City Manager Gorman stated a Utility Financial Solutions, Inc. (UFS) will conduct a utility rate study of the water, wastewater, and electric rates. The electric portion will include an EV Study, a Solar Study, and a Time of Use Study. The study was kicked off with a meeting today.

A Notice of Intent to Bond for the Electric Department has already been approved for a substation project and potentially for installation of AMI infrastructure. The City has been waiting to proceed depending on the award of grant funding for the AMI work. Staff has decided to move ahead with the grant process and will not include monies for the AMI work as there is still no information related to the grant funding.

The DDA has been awarded \$200,000 of the \$240,000 requested through the RAP 2.0 – MEDC Grant for demolition of the building at 103 E. Grand River Ave. Funds will also be used to secure the retaining wall along the Looking Glass River and to create an open space plaza.

Anlaan will begin repairs to the Boardwalk this week. Staging will take place tomorrow and work will begin Wednesday, October 18, 2023.

There were no Presentations.

Under New Business, the Council held the First Reading of Ordinance 175VV to amend Section 8-8 of Chapter 42 "Zoning", of the Code of Ordinances as it relates to fences and walls.

City Manager Gorman stated the issue related to using unorthodox materials to construct a fence recently became an issue when a resident applied for a Fence Permit to construct a fence using wood pallets. The Fence Permit was denied due to it being a fire hazard and the construction. The denial was appealed by

the applicants to the Zoning Board of Appeals where the Board voted to uphold the denial. A moratorium on the issuance of Fence Permits is in place at this time.

The Council held the First Reading of Ordinance 175WW to amend the City Zoning Map to rezone the property located at 155 Rowe Ave. (Tru Family Dental) from C-3 (Highway Commercial District) to C-2 (General Business District) to construct two small building additions.

City Manager Gorman noted the proposed rezoning to C-2 is consistent with the City's Master Plan, the property does not have frontage on or visibility from E. Grand River Ave. and is not well suited for travel-oriented businesses in the C-3 District, and the proposed rezoning would remove the nonconforming status of the existing use and permit the expansion of the business.

The Council considered Resolution 23-70 to revise Council Policy 77-10 to update the Employee Safety Program which provides incentives to work safely and allows employees to accrue \$25.00 per year as established in 2009. City Manager Gorman recommends increasing the incentive amount from \$25.00 to \$50.00 for full-time employees and \$25.00 for part-time employees.

Motion by Johnston, supported by Sheehan, to approve Resolution 23-70 to revise Council Policy 77-10 concerning the Employee Safety Program.

Yeas: Johnston, Sheehan, VanSlambrouck, Fitzsimmons, Barnes

Nays: None

Adopted

The Council considered Resolution 23-71 to approve a proposal from HydroCorp in the amount of \$15,168.00 to provide a Cross Connection Control Program.

Motion by VanSlambrouck, supported by Fitzsimmons, to approve Resolution 23-71 approving HydroCorp's proposal to provide a Cross Connection Control Program for the City of Portland.

Yeas: VanSlambrouck, Fitzsimmons, Johnston, Sheehan, Barnes

Nays: None

Adopted

The Council considered Resolution 23-72 to approve payment to F&V Construction in the amount of \$854,635.49 for work performed for the Wastewater Treatment Plant Project.

Motion by Sheehan, supported by VanSlambrouck, to approve Resolution 23-72 approving payment to F&V Construction for work performed for the Wastewater Treatment Plant Project.

Yeas: Sheehan, VanSlambrouck, Fitzsimmons, Johnston, Barnes

Nays: None

Adopted

The Council considered Resolution 23-73 to approve a Municipal Employees' Retirement System (MERS) Service Credit purchase by City Employees.

Motion by Johnston, supported by Sheehan, to approve Resolution 23-73 approving a Municipal Employees' Retirement System (MERS) Service Credit purchase by City Employees.

Yeas: Johnston, Sheehan, VanSlambrouck, Fitzsimmons, Barnes

Nays: None

Adopted

Motion by Fitzsimmons, supported by VanSlambrouck, to approve the Consent Agenda which includes the Minutes and Synopsis from the Regular City Council Meeting on October 2, 2023, payment of invoices in

City Council Minutes – October 16, 2023

the amount of \$156,016.35 and payroll in the amount of \$135,731.01 for a total of \$291,747.36. Purchase orders to Able Diving Co. in the amount of \$6,190.00 for repairs to the gate doors at the dam, Michigan Wood Fibers in the amount of \$11,985.00 for brush grinding and chip removal, and Clery Fence Co. in the amount of \$16,867.00 for River Trail fence repairs related to storm damage were also included.

Yeas: Fitzsimmons, VanSlambrouck, Johnston, Sheehan, Barnes

Nays: None

Adopted

Under City Manager Comments, City Manager Gorman reminded residents to follow the policies for both brush and leaf pickup. The last day for loose leaf pickup will be Monday, December 4, 2023.

Halloween is Tuesday, October 31, 2023. Trick-or-treating will take place from 6:00 – 8:00 P.M. The sirens will be sounded to begin and end trick-or-treating.

Under Council Member Comments, Council Member Johnston noted the Portland Community Orchestra will hold a concert on Thursday, October 19, 2023, at 7:00 P.M. at the Portland High School Auditorium.

Mayor Barnes noted the next Council meeting will be held Monday, November 6, 2023, and the City Council Election will be held Tuesday, November 7, 2023.

Motion by Fitzsimmons, supported by Johnston, to adjourn the regular meeting.

Yeas: Fitzsimmons, Johnston, VanSlambrouck, Sheehan, Barnes

Nays: None

Adopted

Meeting adjourned at 7:29 P.M.

Respectfully submitted,

James E. Barnes, Mayor

Monique I. Miller, City Clerk

City of Portland
Synopsis of the Minutes of the October 16, 2023, City Council Meeting
In the City Council Chambers at City Hall
259 Kent St., Portland, MI 48875

The City Council meeting was called to order by Mayor Barnes at 7:00 P.M.

Present – Mayor Barnes, Mayor Pro-Tem VanSlambrouck, Council Members Fitzsimmons, Johnston, and Sheehan; City Manager Gorman; City Clerk Miller; Police Chief Thomas; Police Officer Smith

First Reading of Ordinance 175VV to amend Section 8-8 of Chapter 42 “Zoning”, of the Code of Ordinances as it relates to fences and walls.

First Reading of Ordinance 175WW to amend the City Zoning Map to rezone the property located at 155 Rowe Ave. (Tru Family Dental) from C-3 (Highway Commercial District) to C-2 (General Business District) to construct two small building additions.

Approval of Resolution 23-70 to revise Council Policy 77-10 concerning the Employee Safety Program. All in favor. Adopted.

Approval of Resolution 23-71 approving HydroCorp’s proposal to provide a Cross Connection Control Program for the City of Portland.

All in favor. Adopted.

Approval of Resolution 23-72 approving payment to F&V Construction for work performed for the Wastewater Treatment Plant Project.

All in favor. Adopted.

Approval of Resolution 23-73 approving a Municipal Employees’ Retirement System (MERS) Service Credit purchase by City Employees.

All in favor. Adopted.

Approval of the Consent Agenda.

All in favor. Adopted.

Adjournment at 7:29 P.M.

All in favor. Adopted.

A copy of the approved Minutes is available upon request at City Hall, 259 Kent Street.

Monique I. Miller, City Clerk

VENDOR NAME	VENDOR	DESCRIPTION	AMOUNT
MANER COSTERISAN	02588	2023 AUDIT - VAR DEPTS	14,500.00
UPS	02587	SHIPPING PREMIER SAFETY - WW	13.16
INDEPENDENT BANK	00197	BOND PAYMENT - ELECTRIC	7,960.00
STAR THOMAS	01654	PHONE BILL REIM OCT 2023 - POLICE	40.00
DAN SOWLES	02724	CELL PHONE REIMB OCT 2023 - AMB	40.00
JOGAN HEALTH	02841	PARAMEDIC CONTRACTUAL SVC - AMB	2,597.00
JOGAN HEALTH	02841	PARAMEDIC CONTRACTUAL SVC - AMB	4,531.50
APPLIED IMAGING	02493	COPY MACHINE MAINT - POL, COMM PROMO, CODE, AME	23.37
BERTMAN TOOLS LLC	02430	TERMINAL TOOL KIT - MTR POOL	90.50
HYDRO-CHEM SYSTEMS, INC.	02284	DEGREASER - MTR POOL	89.88
BURNHAM & FLOWER INSURANCE GROUP	02776	HRA ADMIN FEE JULY, AUG SEPT 2023 - GEN	390.10
DICKINSON WRIGHT PLLC	02244	LEGAL SERVICES - GEN, ECON DEV	4,769.00
APPLIED IMAGING	02493	COPY MACHINE MAINT - ELECTRIC	48.97
APPLIED IMAGING	02493	CITY HALL COPY MACHINE MAINT - GENERAL	68.37
USA BLUEBOOK	01850	SUPPLIES - WW	515.13
USA BLUEBOOK	01850	INVERTED PAINT - WW	73.95
COOK BROS EXCAVATING	00101	LOCATE WATER LEAK - WATER	1,160.00
COOK BROS EXCAVATING	00101	CLEAN OUT ROAD CUT/PREP - WATER	200.00
COOK BROS EXCAVATING	00101	STORM SEWER REPAIR - LOC STS	2,225.00
MARTIN WELDING & MACHINING	02762	CUT/SHORTEN AXELS - MTR POOL	300.00
CREATIVE PRODUCT SOURCE INC.	01665	AMBULANCE TATTOO - AMB	119.54
BOUND TREE MEDICAL LLC.	01543	REPLACEMENT BATTERIES FOR POWER COTS- AMB	1,742.31
BOUND TREE MEDICAL LLC.	01543	MEDICAL SUPPLIES - AMB	706.01
BOUND TREE MEDICAL LLC.	01543	AED BATTERY - POLICE, CITY HALL	790.06
BOUND TREE MEDICAL LLC.	01543	MEDICAL SUPPLIES, TOURNIQUETS - AMB, POLICE	417.50
MHR BILLING	01780	SEPT BILLINGS - AMB	2,525.00
GRAINGER, INC.	00172	EYE GLASS CLEANER WIPES - PARKS	5.20
CONSUMERS ENERGY	00095	GAS SERVICE - ELECTRIC	116.54
TRI-COUNTY COLLISION	01017	REPAIRS TO GMC TRUCK #922 - MOTOR POOL	1,913.75
CONSUMERS ENERGY	00095	GAS SERVICE - CITY HALL	285.33
CONSUMERS ENERGY	00095	GAS SERVICE - WATER	23.58

VENDOR NAME	VENDOR	DESCRIPTION	AMOUNT
CONSUMERS ENERGY	00095	GAS SERVICE - PARKS	138.25
CONSUMERS ENERGY	00095	GAS SERVICE - WW	16.00
CONSUMERS ENERGY	00095	GAS SERVICE - WW	18.19
CONSUMERS ENERGY	00095	GAS SERVICE - PARKS	32.26
CONSUMERS ENERGY	00095	GAS SERVICE - MTR POOL	16.00
CONSUMERS ENERGY	00095	GAS SERVICE - WATER	21.45
COOK BROS EXCAVATING	00101	TOP SOIL FOR DAM - ELECTRIC	150.00
RESCO	00392	COPPER GROUND WIRE - ELECTRIC	320.35
KENDALL ELECTRIC	00225	5GAL PULLING LUBE - ELECTRIC	188.83
KENDALL ELECTRIC	00225	THERMO GUN - ELECTRIC	272.52
KARA DOUGHERTY	02767	ASSESSING SERVICES 2ND HALF OF OCT 2023- ASSESS	1,630.83
DEERE & COMPANY	02316	JD GATOR - PARKS, CEM APPR RES 23-63	16,358.62
GRAINGER, INC.	00172	SUPPLIES/TOOLS - WW	150.54
POWER SYSTEM ENGINEERING	02761	AMI ENGINEERING - ELECTRIC	2,232.50
KENDALL ELECTRIC	00225	WIRE PULLING LUBE - ELECTRIC	660.89
FOSTER BLUE WATER OIL, LLC	02301	GAS REFILL - PARKS, CEM	585.29
SPARROW IONIA OCCUP HEALTH SERVICE	02275	LAB FEES A AVERY -WW	94.00
MAINTENANCE MAN	02652	302 AIR FILTER - POLICE	74.43
MAINTENANCE MAN	02652	C3 OIL CHANGE - POLICE	54.43
MAINTENANCE MAN	02652	C3 REPLACE STARTER - POLICE	403.91
JOGAN HEALTH	02841	PARAMEDIC CONTRACTUAL SVCS - AMB	3,975.00
JOGAN HEALTH	02841	PARAMEDIC CONTRACTUAL SVCS - AMB	2,544.00
F&V OPERATIONS & RESOURCE MANAGMNT	02564	PROFESSIONAL SERVICES - WW	982.71
MIDWEST DIAL TONE LLC	02813	MONTHLY PHONE SVCS AUG-SEP & SEPT- OCT 2023 - C	1,638.22
CULLIGAN	02130	WATER 4X CITY HALL - GEN	30.00
TAMARA M SMITH	MISC	ENERGY OPTZ PROGRAM REFUND - ELECTRIC	45.00
MUNICIPAL SUPPLY CO.	00324	COMPRESSION UNION NO LEAD - WATER	92.52
AMERICAN RENTALS, INC.	00017	PORTABLE TOILET RENTAL - PARKS	117.00
JOHN DEERE FINANCIAL	01818	VAR PURCHASES - VAR DEPTS	529.72
NORTH CENTRAL LABORATORIES	00959	SUPPLIES - WW	325.31
CULLIGAN	02130	WATER 1X -WW	9.00

VENDOR NAME	VENDOR	DESCRIPTION	AMOUNT
CULLIGAN	02130	WATER 1X - WW	9.00
CREATIVE PRODUCT SOURCE INC.	01665	911 STICKERS - AMB	213.25
CREATIVE PRODUCT SOURCE INC.	01665	BOOKMARKS - AMB	213.25
PORTLAND TOWNSHIP TREASURER	00371	ANNEX AGREEMENT- COMM PROMO	23,628.69
DANBY TOWNSHIP	00110	ANNEXED PROPERTIES - COM PROMO	1,461.60
MOYER CONSTRUCTION	00316	SIDEWALK REPAIRS - MAJ, LOC STS	2,470.00
MUNICIPAL SUPPLY CO.	00324	MARKING PAINT - MAJ STS	30.00
FAMILY FARM & HOME	01972	SUPPLIES - MTR POOL	17.98
FAMILY FARM & HOME	01972	SUPPLIES - PARKS, CEM	49.99
RECDESK LLC	02842	ANNUAL SOFTWARE CONTRACT - PARKS, REC	3,600.00
GATEHOUSE MEDIA MICHIGAN HOLDINGS	02738	COUNCIL MEETING SYNOPSIS - GEN	135.81
MUNICIPAL INSPECTION SERVICES	00323	BLDG/TRADE PERMITS - GEN	9,101.00
MUNICIPAL INSPECTION SERVICES	00323	BLDG/TRADE PERMITS - GEN	2,800.60
AB LOCK AND SAFE INC.	00713	DUPLICATE KEYS - CITY HALL	136.94
CORRIGAN OIL CO, NO. 11	02693	261 GAL DIESEL FUEL - MTR POOL	936.49
GRAINGER, INC.	00172	PUMP FLUID - MAJ STS	34.86
LOOMIS, EWERT, PARSLEY, DAVIS, &	G02715	LEGAL SERVICES - GEN	82.00
APPLIED IMAGING	02493	PRINTER INVOICE - VARIOUS DEPTS	465.64
B&W AUTO SUPPLY, INC.	00030	VAR PURCHASES - VAR DEPTS	3,935.21
TRUCK & TRAILER	00461	SUPPLIES - MAJ STS	186.95
VORTEX AQUATIC STRUCTURES	MISC	SPLASH PAD TOOL - PARKS	161.60
JOGAN HEALTH	02841	PARAMEDIC CONTRACTUAL SVCS - AMB	2,544.00
GREAT LAKES JANITORIAL SERVICES	02654	CLEANING SERVICES - CITY HALL	450.00
REED & HOPPES, INC.	00390	DAM RIGGING FOR DOORS - ELECTRIC	488.70
REED & HOPPES, INC.	00390	DAM RIGGING FOR DOORS - ELECTRIC	282.00
PLB PLANNING GROUP LLC	02504	CONSULTATION - CODE	577.64
TODD DAVLIN	02696	MILEAGE - ELECTRIC	849.42
RESCO	00392	UNDERGROUND SUPPLIES - ELECTRIC	463.13
PLEUNE SERVICE COMPANY INC.	00741	HVAC MAINTENANCE - ELECTRIC	618.00
RESCO	00392	LOCK ENCLOSURE - ELECTRIC	378.38
TRUGREEN	02830	LAWN CARE SVCS - ELECTRIC	84.00

VENDOR NAME	VENDOR	DESCRIPTION	AMOUNT
TRUGREEN	02830	FERTILIZER DAM - ELECTRIC	45.00
KENDALL ELECTRIC	00225	PULLING LUBE - ELECTRIC	94.41
INSOURCE SOLUTIONS GROUP INC.	01813	EFILE HOSTING FEE - INCOME TAX	3,650.00
MENARDS	00260	STORAGE TOTES/HANGER BRACKETS - WW	106.76
RESCO	00392	SUPPLIES - ELECTRIC	565.64
RESCO	00392	INVENTORY FOR OVERHEAD REPAIRS - ELECTRIC	2,860.54
CATHEY CO.	01857	OIL PUMPS - ELECTRIC	3,745.38
RESCO	00392	TRANSFORMER WARNING LABELS - ELECTRIC	1,742.15
PAMA	01370	40% CONT TO PAMA - COM PROMO	148.00
TRUGREEN	02830	WEED CONTROL - ELECTRIC	141.20
MUNICIPAL SUPPLY CO.	00324	MISS DIG SUPPLIES - ELECTRIC	398.89
RESCO	00392	HARDWARE - ELECTRIC	489.39
AMERICAN RENTALS, INC.	00017	PORTABLE TOILET RENTAL - PARKS	160.00
POSTMASTER	00374	1ST CLASS ANNUAL PRESORT FEE - GEN	310.00
VC3 INC.	02745	MICRO SOFT MONTHLY FEE AGREEMENT - GEN	279.50
MENARDS	00260	BALL VALVES, PIPE WRENCH - WW	138.55
MICHIGAN WOOD FIBERS	02498	BRUSH GRINDING & CHIP REMOVAL - MAJ, LOC STS- F	11,985.00
CAPITAL ASPHALT LLC	02578	ASPHALT - MAJ STS	172.00
ONE MAN AND A HAMMER	MISC	RESTROOM REPAIRS - CITY HALL	280.00
AECOM TECHNICAL SERVICES	01810	FERC MONITORING - ELECTRIC APPRV RES 22-29	922.14
ADT COMMERCIAL	02792	FIX DRAWER LOCK/ DRIVE UP - CITY HALL	363.00
ROCHESTER CREATIONS	02359	COLD WEATHER ATTIRE - AMB	534.00
MUNICIPAL SUPPLY CO.	00324	BLUE MARKING PAINT - WATER	105.75
FAMILY FARM & HOME	01972	GLOVES - WATER	7.99
STATE OF MICHIGAN	02577	COMMUNITY WATER SUPPLY ANNUAL FEE - WATER	1,618.08
ANLAAN CORPORATION	02129	PAY APP #1 - GEN	95,000.00
CITY OF PORTLAND - PETTY CASH	00701	VAR REIMBURSEMENTS - VAR DEPTS	331.90
BRYAN SCHEURER	00600	OFFICIAL - REC	105.00
JACK GENSTERBLUM	02832	OFFICIAL - REC	36.00
ADDISON SCHEURER	02831	OFFICIAL - REC	24.00
JERRYD SCHEURER	02785	OFFICIAL - REC	12.00

Date: 11/01/23

CITY OF PORTLAND INVOICE REGISTER

Page: 5

VENDOR NAME	VENDOR	DESCRIPTION	AMOUNT
GRANGER	00175	GRANGER - ELECTRIC	93.00
Total:			\$264,859.92

**BI-WEEKLY
WAGE REPORT
October 30, 2023**

DEPARTMENT	GROSS EARNINGS CURRENT PAY	GROSS EARNINGS YEAR-TO-DATE	SOCIAL SECURITY & FRINGE BENEFITS CURRENT PAY	SOCIAL SECURITY & FRINGE BENEFITS YEAR-TO-DATE	TOTAL CURRENT PAYROLL	GRAND TOTAL YEAR-TO-DATE
GENERAL ADMIN.	11,429.09	103,031.94	1,261.10	29,555.84	12,690.19	132,587.78
ASSESSOR		-		-	-	-
CEMETERY	5,135.24	49,004.08	403.36	11,032.59	5,538.60	60,036.67
POLICE	18,007.59	165,976.11	2,450.51	41,491.77	20,458.10	207,467.88
CODE ENFORCEMENT	93.82	597.32	7.18	45.73	101.00	643.05
PARKS	3,515.87	42,252.63	268.96	5,650.07	3,784.83	47,902.70
INCOME TAX	2,647.72	23,826.83	378.33	5,867.80	3,026.05	29,694.63
MAJOR STREETS	4,153.08	36,239.77	437.30	12,207.94	4,590.38	48,447.71
LOCAL STREETS	3,386.52	33,787.58	340.13	11,654.33	3,726.65	45,441.91
RECREATION	1,636.79	14,480.40	210.34	3,348.35	1,847.13	17,828.75
AMBULANCE	18,945.79	172,318.19	2,386.30	34,018.68	21,332.09	206,336.87
DDA	2,539.72	23,540.83	362.40	3,919.33	2,902.12	27,460.16
ELECTRIC	24,451.58	196,980.57	2,402.62	52,364.25	26,854.20	249,344.82
WASTEWATER	10,176.50	96,660.30	1,143.80	24,055.94	11,320.30	120,716.24
WATER	6,798.10	60,342.63	719.09	19,039.18	7,517.19	79,381.81
MOTOR POOL	1,060.27	7,484.46	127.06	1,896.14	1,187.33	9,380.60
TOTALS:	113,977.68	1,026,523.64	12,898.48	256,147.94	126,876.16	1,282,671.58



PURCHASE ORDER

City of Portland

P.O. 13571

259 Kent Street
Portland, MI 48875
(517) 647-7531

VENDOR Motorola Solutions, Inc
P.O. Box 404059
Atlanta, GA 30384-

DATE: 10/11/2023

DESCRIPTION	GL NUMBER	SPLIT	LINE TOTAL
Annual Contract Payment Year 1 of 5.	101-301-804.000		\$5,940.00
Aug 23 - Aug 2024			
DEPARTMENT HEAD (UP TO \$500) _____		TOTAL	\$5,940.00

Treasurer Initials

Authorized by City Manager
(For Purchases over \$500 and less than \$5,000)



Motorola Solutions, Inc.
 500 West Monroe
 Chicago IL 60661
 United States
Federal Tax ID: 36-1115800

ORIGINAL INVOICE			
Transaction Number 1411033404		Transaction Date 26-SEP-2023	
P.O. Number QUOTE-2062467		P.O. Date	Customer Account No 1036870493
Payment Terms Net Due in 30 Days			Payment Due Date 26-OCT-2023
Bill To Address PORTLAND, CITY OF ATTN: Accounts Payable 773 E GRAND RIVER AVE PORTLAND MI 48875 United States		Ship To Address PORTLAND, CITY OF 773 E GRAND RIVER AVE PORTLAND MI 48875 United States	
Project No: USMI23D048WG		Project Name: USMI23D048WG AAS Portland PD M	

Visit our website at www.motorolasolutions.com

IMPORTANT INFORMATION	
Sales Order(s): USS102348485	
For all invoice payment inquiries contact AccountsReceivable@motorolasolutions.com Telephone: 800-247-2346 Fax: +1(631)883-4238	



SPECIAL INSTRUCTIONS / COMMENTS					
Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
1	AAS-M5-5YR-001	Equipment at Site: 0001 1036870493 773 E GRAND RIVER AVE PORTLAND MI 48875 United States M500 IN-CAR VIDEO SYSTEM AND COMMAND CENTRAL EVIDENCE - 5 YEARS VIDEO-AS-A-SERVICE (\$165 PER MON);18-Aug-2023:17-Aug-2024: Service From: 18-AUG-2023 Service To: 17-AUG-2024	3	1,980.00	5,940.00
2	SSV00S03094A	COMMANDCENTRAL EVIDENCE PLUS SUBSCRIPTION VAAS:18-Aug-2023:17-Aug-2024: Service From: 18-AUG-2023 Service To: 17-AUG-2024	3	0.00	0.00
3	SSV00S03096A	COMMANDCENTRAL EVIDENCE UNLIMITED IN CAR STORAGE VAAS:18-Aug-2023:17-Aug-2024: Service From: 18-AUG-2023 Service To: 17-AUG-2024	3	0.00	0.00

Please detach here and return the bottom portion with your payment

Payment Coupon

Transaction Number 1411033404	Customer Account No 1036870493	Payment Due Date 26-OCT-2023	Transaction Total 5,940.00 USD	Amount Paid
---	--	--	--	--------------------

Please put your Transaction Number and your Customer Account Number on your payment for prompt processing.

PORTLAND, CITY OF
 ATTN: Accounts Payable
 773 E GRAND RIVER AVE
 PORTLAND MI 48875
 United States

Send Payments To:



Motorola Solutions, Inc.
 P.O. BOX 404059
 Atlanta GA 30384
 United States
 Please provide your remittance details to:
US.remittance@motorolasolutions.com

DIVERSION CONTRARY TO EXPORT CONTROL LAW IS PROHIBITED



Motorola Solutions, Inc.
 500 West Monroe
 Chicago IL 60661
 United States
 Federal Tax ID: 36-1115800

ORIGINAL INVOICE

Transaction Number 1411033404	Transaction Date 26-SEP-2023	Transaction Total 5,940.00 USD
P.O. Number QUOTE-2062467	P.O. Date	Customer Account No 1036870493
Payment Terms Net Due in 30 Days		Payment Due Date 26-OCT-2023

Visit our website at www.motorolasolutions.com

Line Item #	Item Number	Description	Qty.	Unit Price (USD)	Amount (USD)
		Site MI Tax at 0%			0.00
		Site Total			5,940.00
				USD Subtotal	5,940.00
				USD Total Tax	0.00
				USD Total	5,940.00
				USD Amount Due	5,940.00



* *





PURCHASE ORDER

City of Portland

P.O. 13539

259 Kent Street
Portland, MI 48875
(517) 647-7531

VENDOR Besco

DATE: 10/31/23

DESCRIPTION	GL NUMBER	SPLIT	LINE TOTAL
<i>Dynatex underground utility locator</i>	<i>582.539.985.011</i>		<i>\$8,317.85</i>
DEPARTMENT HEAD (UP TO \$500) <i>[Signature]</i>		TOTAL	<i>\$8,317.85</i>

MT
Treasurer Initials

Authorized by City Manager
(For Purchases over \$500 and less than \$5,000)

Memo



To: Board of Light & Power
From: Todd Davlin, Electric Superintendent
Cc: Tutt Gorman, City Manager
Date: 10/31/2023
Re: Action Item BLP 10B – 3M - Dynatel 2573X-EMS/ID/U3 Underground Utility Locator

The additional demand for utility locates caused by the fiber project requires we purchase an additional utility locator. The BLP solicited a quote from RESCO and shopped other options online to compare pricing. RESCO provided the lowest price for the 3M - Dynatel 2573X-EMS/ID/U3 underground utility locator. The model priced is the current version of the locator currently owned by the Board of Light and Power. The below is a summary of vendors and costs:

RESCO	\$8,317.85
Stroebe Supply	\$9,406.15
Industrial General Store	\$9850.06
All Industrial	\$10,369.95

RECOMMENDATION: Action Item BLP 10B – Recommend City Council approve RESCO proposal 00087467 to purchase a 3M - Dynatel 2573X-EMS/ID/U3 underground utility locator for a purchase price of \$8,317.85



RESOCO
 SUPPLYING THE COOPERATIVE ADVANTAGE
 Rural Electric Supply Cooperative
 1640 Gover Parkway
 Mt Pleasant, MI 48858
 989-779-1334

*Dynatel
 Quotes
 Comparison*

QUOTATION

Order Number	
1010234	
Order Date	Page
10/24/2023	1 of 1
Customer PO Number	
DYNATEL QUOTATION	

Quote Expires On: 11/23/2023

Bill To:

PORTLAND, CITY OF
 723 EAST GRAND RIVER AVE
 PORTLAND, MI 48875
 517-647-6912

Ship To:

PORTLAND, CITY OF
 723 EAST GRAND RIVER AVE
 PORTLAND, MI 48875

Requested By: PORTLAND, CITY ACCOUNTS
 PAYABLE

Attn: PORTLAND, CITY ACCOUNTS PAYABL

Customer Number	Freight Terms	Quote Expiration Date
11530	FREIGHT ALLOWED	11/23/2023

Line #	Item ID Item Description	Ship Location	Quantities		Unit Price	Extended Price
			Ordered	UOM		
1	7100253117 2573X-EMS/ID/U3 DYNATEL CABLE FAULT LOCATOR 5-6WKS LEAD TIME.	RESOCO - Mt Pleasant	1	EA	8,317.85000	8,317.85

Total Lines: 1

SUB-TOTAL: 8,317.85
TAX: 0.00
AMOUNT DUE: 8,317.85
U.S. Dollars



PURCHASE ORDER

City of Portland

P.O. 13538

259 Kent Street
Portland, MI 48875
(517) 647-7531

VENDOR Resco

DATE: 10/31/23

DESCRIPTION	GL NUMBER	SPLIT	LINE TOTAL
5x75 KVA dual voltage pad mounted XFMR	582.539.939,000		\$27,225.00

DEPARTMENT HEAD (UP TO \$500) [Signature]

TOTAL \$27,225.00

[Signature]
Treasurer Initials

Authorized by City Manager
(For Purchases over \$500 and less than \$5,000)

Memo



To: Board of Light & Power
From: Todd Davlin, Electric Superintendent
Cc: Tutt Gorman, City Manager
Date: 10/31/2023
Re: Action Item BLP 10A – 75 KVA Dual Voltage Pad Mount Transformers

The inventory of 75 KVA transformers needs restocking. The BLP solicited three proposals from three vendors. RESCO provided the lowest price for transformers that are fit for purpose. Below is a summary of vendors and responses:

RESCO	ERMCO - 75 KVA dual voltage transformer Lead time 20 weeks	\$5445.00/ea
Powerline Supply	No manufacturer specified - 75 KVA dual voltage transformer Lead time 6 weeks	\$11,406.25/ea
Borders States	Howard Industries - 75 KVA dual voltage transformer Lead time 72 weeks	\$9826.67/ea

RECOMMENDATION: Action Item BLP10A – Recommend City Council approve RESCO proposal 698426-00 to purchase 5 x 75 KVA dual voltage pad mounted transformers at a purchase price of \$5,445.00/ea for a total of \$27,225.00

CUSTOMER COPY

QUOTE # 698426-00
QUOTED DATE 9/06/23

BILL TO:
RESCO
P.O. BOX 44430

SHIP TO:
CITY OF PORTLAND
ELECTRIC DEPT
723 EAST GRAND RIVER AVE

MADISON

WI53744

PORTLAND

MI48875

DESCRIPTION	PRODUCT NUMBER	QTY	UNIT PRICE	EXT PRICE
TRANSFORMER LOSS DATA IS BASED ON ANSI C57.12.00: LOSS GRT: AVE VOLT% : 100 NL TEMP BASIS: 85 LL TEMP BASIS: 85 QUOTED PER THE DESCRIPTION PROVIDED WITH THE RFQ ONLY. NO SPECIFICATION ON FILE.				

 EVALUATED TO MEET MINIMUM DOE 2016 REQUIREMENTS.

 PRICES ARE GOOD FOR RECEIPT OF AN ORDER WITHIN 30
 DAYS FROM 09/06/23 BUT SUBJECT TO REVIEW AT TIME
 OF SHIPMENT.

ITEM 1	PADMOUNT			
PADMOUNT DIST. TRANSFORMER				
ITEM# : 1.00				
NL= 122 LL= 662				
OPTIONS BEGIN.....				
YP2A	LOW PROFILE, ANSI STD. TYPE II			
	LOOP FEED WITH 200 AMP STRAP			
75	75 KVA			
09	4.16GY/2.4X12.4GY/7.2	95BIL	1BU	
09G	4.16GRDY/2.4 X 12.47GRDY/7.2			
01	NO TAPS			
41	240/120 (3 LVBU ONLY) LHL			
58	GENERIC DUAL/LOAD (DS) BAYO & ISO			
00	ECI ISOLATION LINK BY CONFIGURATOR			
03	GENERIC HV BUSHING WELL 3-90 OR 98			
00	ERMCO STANDARD INSERTS			
00	COPPER STUD SECONDARY BUSHINGS.			
00	4 HOLE NEMA H SPADES 3.50 WIDE			
14	14GA MILD STEEL DOOR			
	STD TX MINERAL OIL			
OPTIONS END.....				

1 \$ 5445.00/each
 Pricing is subject to
 change at time of
 shipment. Pricing is
 not firm.
 Lead time would be
 first quarter of 2024

FLAT BED TRAILER

100% CTR W/ SHIPMENT

24 HOUR NOTICE

75 KVA X FMR

QUOTE COMPARISON



PURCHASE ORDER

City of Portland

P.O. 13540

259 Kent Street
Portland, MI 48875
(517) 647-7531

VENDOR Alpine Power System

DATE: 10/31/23

DESCRIPTION	GL NUMBER	SPLIT	LINE TOTAL
Battery Back up system for Dam Control	582-539.931		\$29,975.00

DEPARTMENT HEAD (UP TO \$500) JLO

TOTAL \$29,975.00

MT

Treasurer Initials

Authorized by City Manager
(For Purchases over \$500 and less than \$5,000)



Memo

To: Board of Light & Power

From: Todd Davlin, Electric Superintendent

Cc: Tutt Gorman, City Manager

Date: 10/31/2023

Re: Action Item BLP 10C – Alpine Power Critical Battery Back Up System

For an extended period of time (10+ years) the critical safety controls at the dam have been backed up by marine and/or car batteries. This backup solution is not consistent with the original design of the control systems, and has been identified as a significant risk by our dam consultant. In October, the batteries lost voltage and caused erratic control operations. The BLP contacted Newkirk/Theka Engineers and they recommended we work with Alpine Power on a utility grade battery backup solution. Scott Kablunde, our dam technical and operations consultant further recommended Alpine Power as the provider of choice in the Midwest. Below is a breakdown of Alpine Power’s proposed backup power solution for the dam controls and switchgear:

20.00 3CC-5M Enersys PowerSafe 3CC-5M Series Battery 2 Volt, 100 Ah VLA 7.0" L x 9.0" W x 14.8" H; 74 Lbs.	\$15,900.00
1.00 UC002T072A Enersys UC002T072A Rack 2 Tier, Zone 0, Length = 6 Feet 2 Galvanized Rails	\$625.00
1.00 EAGLE-21-76 Enviroguard EAGLE-21-76 Spill Containment System Liner Type, Floor Anchor, Standard NabPills & SOC's 21" Deep x 76" Long	\$860.00
1.00 ATEVOCHARGER Hindle ATEVO-1-130-016 Battery Charger Smart Part# ATEV1130016FMT1SSXXXXX1 AC Input: 240 VAC, 1 Phase DC Output: 130 VDC, 16 Amp; Filtered Enclosure: Style-5054	\$3,865.00
1.00 BUPSERVICER Remove existing batteries and rack. Install spill containment, 2-tier battery rack and (20) Enersys 3CC-5M batteries. Remove Replace battery charger - Wall mount.Re-use of existing DC cables. Temp Battery Provided.2 Tech, 2 Days; Day Work	\$8,725.00
Grand Total	\$29,975.00

RECOMMENDATION: Action Item BLP10C – Recommend City Council approve Alpine Power proposed critical batter back up control system for a purchase and installed price of 29,975.00.



ISO Corporate Certified
 9001:2015 - Quality
 14001:2015 - Environmental
 45001:2018 - Health & Safety

Quote Number 00087467 Created Date 10/16/2023
 Quote Name Municipal Dam Battery System - Oct 2023 Expiration Date 10/31/2023
 Lead Time Approx. 6 to 8 Weeks
 **All lead times are subject to change

Contact Information

Sales Rep Douglas Hall Contact Name Todd Davlin
 Sales Rep Email dhall@alpinepowersystems.com Phone 517-647-6912
 Sales Rep Phone (313) 242-0638 Email tdavlin@portland-michigan.org

Address Information

Bill To Name City of Portland, Michigan Ship To Name City of Portland, Michigan
 Bill To 259 Kent Street
 Portland, MI 48875

Quantity	Product Code	Product Description	Sales Price	Total Price
20.00	3CC-5M	Energys PowerSafe 3CC-5M Series Battery 2 Volt, 100 Ah VLA 7.0" L x 9.0" W x 14.8" H; 74 Lbs.	\$795.00	\$15,900.00
1.00	UC002T072A	Energys UC002T072A Rack 2 Tier, Zone 0, Length = 6 Feet 2 Galvanized Rails	\$625.00	\$625.00
1.00	EAGLE-21-76	Enviroguard EAGLE-21-76 Spill Containment System Liner Type, Floor Anchor, Standard NabPills & SOC's 21" Deep x 76" Long	\$860.00	\$860.00
1.00	ATEVOCHARGER	Hindle ATEVO-1-130-016 Battery Charger Smart Part# ATEV1130016FMT1SSXXXXX1 AC Input: 240 VAC, 1 Phase DC Output: 130 VDC, 16 Amp; Filtered Enclosure: Style-5054	\$3,865.00	\$3,865.00
1.00	BUPSERVICE	Remove existing batteries and rack. Install spill containment, 2-tier battery rack and (20) Energys 3CC-5M batteries. Remove Replace battery charger - Wall mount. Re-use of existing DC cables. Temp Battery Provided. 2 Tech, 2 Days; Day Work	\$8,725.00	\$8,725.00

Description Customer responsible for providing all required A/C wiring, conduit and breakers for new charger.

Subtotal \$29,975.00
 Tax Not Included
 Shipping & Handling Prepaid & Add
 Grand Total \$29,975.00

critical power | telecom | motive power
 INDEPENDENT SOLUTION PROVIDER
 877.993.8855 | connect@alpinepowersystems.com
alpinepowersystems.com



✓ ISO Corporate Certified
9001:2015 - Quality
14001:2015 - Environmental
45001:2018 - Health & Safety

Please address Purchase Orders to:

Alpine Power Systems, Inc.
24355 Capitol
Redford, MI 48239 USA
ar@alpinepowersystems.com

Our company has a reputation for delivering quality products and services on time and on budget. Thank you for this opportunity to serve you.

- Idle time and/or safety programs are billable
- Work done outside of the agreed upon scope is billable
- Normal business hours are M-F 7 AM - 5 PM
- A job cancelled within 24 hrs is subject to a surcharge
- Cancelled product orders are subject to restocking fees
- There will be a 3.5% convenience fee for credit cards
- All currency is in U.S. Dollars



PURCHASE ORDER

City of Portland

P.O. 13533

259 Kent Street
Portland, MI 48875
(517) 647-7531

VENDOR JD + Son's Fence Construction
2223 Portland Rd.
Portland, MI 48875

DATE: 11/2/23

DESCRIPTION	GL NUMBER	SPLIT	LINE TOTAL
Ball Field fence replacement Flats Field #2	101.751.932		\$ 31,629.95
DEPARTMENT HEAD (UP TO \$500) <u><i>[Signature]</i></u>		TOTAL	\$ 31,629.95

MT

Treasurer Initials

Authorized by City Manager
(For Purchases over \$500 and less than \$5,000)

JD & Son's
Fence Construction
2223 Portland Rd.
Portland, MI 48875

Jerry Dennis
40+ Years Experience

1-517-490-3943

Free Estimate

258086

Invoice

JD & Sons Fence Const.

SOLD TO City of Portland	SHIPPED TO The Flats	VIA
ADDRESS 259 Kent Street	ADDRESS	
CITY, STATE, ZIP Portland MI, 48875	CITY, STATE, ZIP	
CUSTOMER ORDER NO.	SOLD BY	TERMS
		F.O.B.
		DATE 10-30-23

Replace all out field fencing & post
& replace the back stop with new fence
and post
All material will be Industrial grade
material.

Fast setting post ready mix for post Footings	6' galvanized 12" x 12"	29,000.15
		625.80
	Total Material	29,629.95

PYBL To furnish most of The
labor with support from The City
of Portland

I will be on hand for The Tear out Myself and some of my crew will be involved with The rebuild.		\$9,000.00
	Disc	- 7,000.00
		2,000.00

side note - Spartan Fence has given us 15% off material and agreed to storing any material until spring if prepared.	Grand Total	31,629.95
--	-------------	-----------

Jerry Dennis

User: ABAUM

DB: Portland

PERIOD ENDING 09/30/2023

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	09/30/2023 NORMAL (ABNORMAL)	MONTH 09/30/2023 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Revenues						
101-000-402.000	REAL PROPERTY TAXES	1,218,862.00	863,744.73	670,971.81	355,117.27	70.86
101-000-432.000	PILOT-GOLDEN BRIDGE MANOR	1,800.00	0.00	0.00	1,800.00	0.00
101-000-432.001	PILOT- WODA (OLD SCHOOL MANOR)	3,200.00	0.00	0.00	3,200.00	0.00
101-000-445.000	PENALTY & INTEREST	4,500.00	2,028.76	0.00	2,471.24	45.08
101-000-447.000	TAX COLLECTION FEES	49,000.00	20,834.15	18,758.37	28,165.85	42.52
101-000-451.000	SPECIAL ASSESSMENT FEES	0.00	5.12	0.00	(5.12)	100.00
101-000-476.000	BUSINESS PERMITS	100.00	0.00	0.00	100.00	0.00
101-000-477.000	CABLE TV FEES	14,000.00	3,228.68	0.00	10,771.32	23.06
101-000-490.000	NON-BUSINESS PERMITS	85,000.00	11,371.00	1,927.00	73,629.00	13.38
101-000-543.000	ACT 302 POLICE TRAINING GRANT	500.00	0.00	0.00	500.00	0.00
101-000-570.000	LIQUOR FEES	3,900.00	4,319.70	4,319.70	(419.70)	110.76
101-000-574.000	REVENUE SHARING-CONST SALES	414,503.00	64,450.00	0.00	350,053.00	15.55
101-000-574.001	REVENUE SHARING-STAT SALES	121,006.00	20,171.00	0.00	100,835.00	16.67
101-000-609.000	SEX OFFENDER REGISTRATION FEES	100.00	50.00	0.00	50.00	50.00
101-000-623.000	TRANSCRIPT FEES	400.00	301.00	110.00	99.00	75.25
101-000-624.000	MISCELLANEOUS FEES	0.00	0.63	0.00	(0.63)	100.00
101-000-628.000	ADMINISTRATIVE CHARGES	442,992.00	110,747.88	36,915.96	332,244.12	25.00
101-000-630.000	CEMETERY LOT SALES	10,000.00	2,450.00	300.00	7,550.00	24.50
101-000-633.000	CEMETERY CARE FEES	6,000.00	352.00	0.00	5,648.00	5.87
101-000-634.000	GRAVE OPENING FEES	13,000.00	3,200.00	950.00	9,800.00	24.62
101-000-656.000	DISTRICT COURT FINES	6,800.00	1,461.23	544.73	5,338.77	21.49
101-000-661.000	PARKING FINES	1,400.00	0.00	0.00	1,400.00	0.00
101-000-663.000	MISCELLANEOUS FINES	1,200.00	380.00	170.00	820.00	31.67
101-000-665.000	INTEREST INCOME	5,600.00	2,777.00	520.94	2,823.00	49.59
101-000-665.002	INTEREST INCOME-PERPETUAL CARE	500.00	897.57	4.99	(397.57)	179.51
101-000-667.000	RENTAL INCOME	7,000.00	1,520.00	540.00	5,480.00	21.71
101-000-676.001	DONATIONS-MISCELLANEOUS	100.00	125.00	0.00	(25.00)	125.00
101-000-676.004	DONATION-RED MILL BUILDING	10,000.00	0.00	0.00	10,000.00	0.00
101-000-678.000	MERS FOREITURE REVENUES	2,500.00	5,261.13	598.39	(2,761.13)	210.45
101-000-678.005	REIMBURSEMENTS-INSURANCE AND WC	6,000.00	5,478.24	0.00	521.76	91.30
101-000-678.006	REIMBURSEMENTS- MISCELLANEOUS	25,000.00	15,168.86	2,441.53	9,831.14	60.68
101-000-678.007	REIMBURSEMENTS-PAMA	2,000.00	1,932.00	0.00	68.00	96.60
101-000-693.000	SALE OF EQUIPMENT	4,900.00	0.00	0.00	4,900.00	0.00
101-000-699.150	TRANSFER FROM PERP CARE	175.00	89.67	30.31	85.33	51.24
101-000-699.582	TRANSFER FROM ELECTRIC (IN LIEU	109,391.00	0.00	0.00	109,391.00	0.00
101-000-699.590	TRANS FROM WASTEWATER (IN LIEU O	52,750.00	0.00	0.00	52,750.00	0.00
101-000-699.591	TRANSFER FROM WATER (IN LIEU OF	39,200.00	0.00	0.00	39,200.00	0.00
TOTAL REVENUES		2,663,379.00	1,142,345.35	739,103.73	1,521,033.65	42.89
Expenditures						
100	COUNCIL	60,975.00	14,790.99	14,769.82	46,184.01	24.26
172	CITY MANAGER	217,766.00	39,795.08	15,249.33	177,970.92	18.27
201	GENERAL ADMINISTRATION	536,741.00	186,854.25	36,781.89	349,886.75	34.81
257	ASSESSING	59,870.00	13,716.30	6,131.86	46,153.70	22.91
262	ELECTIONS	17,630.00	1,955.01	242.42	15,674.99	11.09
265	CITY HALL	107,185.00	19,516.57	5,368.99	87,668.43	18.21
301	POLICE	988,051.00	185,656.42	55,014.15	802,394.58	18.79
371	CODE ENFORCEMENT	30,770.00	13,312.83	2,410.55	17,457.17	43.27
567	CEMETERY	219,835.00	48,527.04	18,666.25	171,307.96	22.07
707	COMMUNITY PROMOTIONS	384,750.00	130,451.38	4,229.46	254,298.62	33.91
728	ECONOMIC DEVELOPMENT	24,000.00	5,663.90	534.95	18,336.10	23.60
751	PARKS	509,072.00	71,137.89	30,020.20	437,934.11	13.97

REVENUE AND EXPENDITURE REPORT FOR CITY OF PORTLAND

PERIOD ENDING 09/30/2023

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	09/30/2023 NORMAL (ABNORMAL)	MONTH 09/30/2023 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 101 - GENERAL FUND						
Expenditures						
	TOTAL EXPENDITURES	3,156,645.00	731,377.66	189,419.87	2,425,267.34	23.17
<hr/>						
Fund 101 - GENERAL FUND:						
	TOTAL REVENUES	2,663,379.00	1,142,345.35	739,103.73	1,521,033.65	42.89
	TOTAL EXPENDITURES	3,156,645.00	731,377.66	189,419.87	2,425,267.34	23.17
	NET OF REVENUES & EXPENDITURES	(493,266.00)	410,967.69	549,683.86	(904,233.69)	83.32

PERIOD ENDING 09/30/2023

GL NUMBER	DESCRIPTION	2023-24		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	09/30/2023 (ABNORMAL)	MONTH 09/30/2023 INCREASE	(DECREASE)	NORMAL	(ABNORMAL) BALANCE	
Fund 105 - INCOME TAX FUND									
Fund 105 - INCOME TAX FUND:									
	TOTAL REVENUES		939,400.00	68,947.83		68,682.54		870,452.17	7.34
	TOTAL EXPENDITURES		1,579,601.00	36,181.42		11,617.60		1,543,419.58	2.29
	NET OF REVENUES & EXPENDITURES		(640,201.00)	32,766.41		57,064.94		(672,967.41)	5.12
Fund 202 - MAJOR STREETS FUND									
Fund 202 - MAJOR STREETS FUND:									
	TOTAL REVENUES		1,396,122.00	45,876.70		45,220.33		1,350,245.30	3.29
	TOTAL EXPENDITURES		1,536,354.00	109,253.81		30,023.16		1,427,100.19	7.11
	NET OF REVENUES & EXPENDITURES		(140,232.00)	(63,377.11)		15,197.17		(76,854.89)	45.19
Fund 203 - LOCAL STREETS FUND									
Fund 203 - LOCAL STREETS FUND:									
	TOTAL REVENUES		526,497.00	84,976.42		68,003.55		441,520.58	16.14
	TOTAL EXPENDITURES		564,732.00	80,719.56		27,273.93		484,012.44	14.29
	NET OF REVENUES & EXPENDITURES		(38,235.00)	4,256.86		40,729.62		(42,491.86)	11.13
Fund 208 - RECREATION FUND									
Fund 208 - RECREATION FUND:									
	TOTAL REVENUES		114,100.00	23,260.65		9,818.68		90,839.35	20.39
	TOTAL EXPENDITURES		124,100.00	33,698.13		10,202.21		90,401.87	27.15
	NET OF REVENUES & EXPENDITURES		(10,000.00)	(10,437.48)		(383.53)		437.48	104.37
Fund 210 - AMBULANCE FUND									
Fund 210 - AMBULANCE FUND:									
	TOTAL REVENUES		832,420.00	489,025.27		56,316.87		343,394.73	58.75
	TOTAL EXPENDITURES		957,420.00	218,767.45		71,210.23		738,652.55	22.85
	NET OF REVENUES & EXPENDITURES		(125,000.00)	270,257.82		(14,893.36)		(395,257.82)	216.21
Fund 248 - DDA FUND									
Fund 248 - DDA FUND:									
	TOTAL REVENUES		335,000.00	24,496.77		2,261.40		310,503.23	7.31
	TOTAL EXPENDITURES		200,190.00	49,544.42		7,108.47		150,645.58	24.75
	NET OF REVENUES & EXPENDITURES		134,810.00	(25,047.65)		(4,847.07)		159,857.65	18.58
Fund 520 - REFUSE SERVICE FUND									
Fund 520 - REFUSE SERVICE FUND:									
	TOTAL REVENUES		198,600.00	32,773.59		16,306.29		165,826.41	16.50
	TOTAL EXPENDITURES		197,000.00	48,636.59		16,224.83		148,363.41	24.69
	NET OF REVENUES & EXPENDITURES		1,600.00	(15,863.00)		81.46		17,463.00	991.44
Fund 582 - ELECTRIC FUND									
Fund 582 - ELECTRIC FUND:									
	TOTAL REVENUES		5,431,900.00	1,054,685.70		486,590.32		4,377,214.30	19.42
	TOTAL EXPENDITURES		6,869,320.00	1,201,122.35		411,667.74		5,668,197.65	17.49
	NET OF REVENUES & EXPENDITURES		(1,437,420.00)	(146,436.65)		74,922.58		(1,290,983.35)	10.19
Fund 590 - WASTEWATER FUND									
Fund 590 - WASTEWATER FUND:									
	TOTAL REVENUES		1,754,800.00	292,342.03		140,551.43		1,462,457.97	16.66
	TOTAL EXPENDITURES		1,718,301.00	193,004.42		70,834.34		1,525,296.58	11.23
	NET OF REVENUES & EXPENDITURES		36,499.00	99,337.61		69,717.09		(62,838.61)	272.17

REVENUE AND EXPENDITURE REPORT FOR CITY OF PORTLAND

PERIOD ENDING 09/30/2023

GL NUMBER	DESCRIPTION	2023-24	YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	09/30/2023 NORMAL (ABNORMAL)	MONTH 09/30/2023 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)			
Fund 591 - WATER FUND								
Fund 591 - WATER FUND:								
	TOTAL REVENUES	891,783.00	186,639.30	81,309.73	705,143.70	20.93		
	TOTAL EXPENDITURES	1,045,893.99	148,864.58	30,757.62	897,029.41	14.23		
	NET OF REVENUES & EXPENDITURES	(154,110.99)	37,774.72	50,552.11	(191,885.71)	24.51		
Fund 661 - MOTOR POOL FUND								
Fund 661 - MOTOR POOL FUND:								
	TOTAL REVENUES	357,182.00	56,321.16	24,152.44	300,860.84	15.77		
	TOTAL EXPENDITURES	627,261.00	43,119.30	12,136.85	584,141.70	6.87		
	NET OF REVENUES & EXPENDITURES	(270,079.00)	13,201.86	12,015.59	(283,280.86)	4.89		
TOTAL REVENUES - ALL FUNDS								
	TOTAL REVENUES	12,777,804.00	2,359,345.42	999,213.58	10,418,458.58	18.46		
TOTAL EXPENDITURES - ALL FUNDS								
	TOTAL EXPENDITURES	15,420,172.99	2,162,912.03	699,056.98	13,257,260.96	14.03		
	NET OF REVENUES & EXPENDITURES	(2,642,368.99)	196,433.39	300,156.60	(2,838,802.38)	7.43		

**Minutes of the Downtown Development Authority
City of Portland**

Held on Monday, September 25, 2023
In the Council Chambers at City Hall

Members Present: Grimminck, Barnes, Gorman, Vogl, Ward, Madarang, Williamson, Briggs

Members Absent: None

Staff: Director ConnerWellman, City Clerk Miller

Guests: Kathy Parsons, Roy & Cena Schneider

Chair Grimminck called the meeting to order at 7:00 P.M.

Motion by Barnes, supported by Williamson, to approve the proposed agenda.
All in favor. Adopted.

DDA Director ConnerWellman presented the Summer Digest – Bi-Annual Public Presentation and information.

There was no Public Comment.

Motion by Williamson, supported by Madarang, to approve the minutes of the August 28, 2023, meeting as presented.
All in favor. Adopted.

There was no Treasurer's Report this month, will be included on the October Agenda.

Under Team Reports, City Manager Gorman provided an update and overview of the upcoming Kent Street Improvement Project design. He also noted that repairs will be made to the Boardwalk in advance of the Kent Street Improvement Project.

Under Old Business, Director ConnerWellman presented the proposed TIF Development Plan as presented to the Steering Committee. This plan will be presented to the Citizen Council at a Public Meeting on Monday, October 2, 2023, at 12:30 P.M.

There was discussion.

Motion by Williamson, supported by Vogl, to forward the proposed TIF Development Plan to the Citizen Council at their Public Meeting on Monday, October 2, 2023, at 12:30 P.M.
All in favor. Adopted.

Director ConnerWellman noted information regarding the possible funding through RAP 2.0 Grant and improvements to the Looking Glass River Plaza was discussed in the Bi-Annual Public Presentation at the start of the meeting.

Under New Business, the Board discussed holding a Special Meeting to consider approval of a Resolution for the TIF Development Plan after review by the Citizen Council.

Motion by Madarang, supported by Ward, to approve a Special Meeting on Monday, October 9, 2023, at 7:00 P.M. to consider approval of a Resolution for the TIF Development Plan.
All in favor. Adopted.

Under the Director's Report, Director ConnerWellman noted she along with City Manager Gorman, staff, and City Engineers, met with Tim Fuller regarding the properties he owns on Kent St. He has agreed to complete the building facades during the Kent Street Improvement Project.

Director ConnerWellman further stated the Portland Civic Players have agreed to forfeit the Façade Grant they were awarded as their project will not be complete by the agreed upon date of December 7, 2023.

Director ConnerWellman provided additional updates on Downtown activities.

Director ConnerWellman suggested changing Beerfest on the Bridge to Brewfest to include all things brewed, beer, coffee, etc. Other ideas are being considered in order to improve the event.

There was discussion.

Under Board Member comments, City Manager Gorman provided information on the cellular outage that occurred Thursday, September 21, 2023, and into the weekend.

Mayor Barnes noted the diagram depicting the 3.7% of property tax dollars that is captured by the DDA. He commented that taxpayers do not pay more taxes to the DDA, but that part of their tax dollars go to the DDA rather than the City.

Mayor Barnes also noted that Small Urban Funds that were previously dedicated to the Highway District were reallocated to the upcoming Kent Street Improvement Project. The City is dedicated to improving downtown Portland.

Motion by Barnes, supported by Williamson, to adjourn the meeting at 7:46 P.M.
All in favor. Adopted

Respectfully submitted,

Margery Briggs, Secretary

**Minutes of the Special Meeting of the
Downtown Development Authority
City of Portland**

Held on Monday, October 9, 2023
In the Council Chambers at City Hall

Members Present: Gorman, Williamson, Ward, Vogl, Briggs, Grimminck

Members Absent: Barnes, Madarang

Staff: Director ConnerWellman, City Clerk Miller

Guests: None

Secretary Briggs called the meeting to order at 7:02 P.M.

Motion by Ward, supported by Williamson, to approve the proposed revised agenda with the addition of information related to the RAP 2.0 Grant.

All in favor. Adopted.

Motion by Williamson, supported by Vogl, to approve the minutes of the Development Area Citizen Council meeting held on Monday, October 2, 2023.

All in favor. Adopted.

There was no Public Comment.

Director ConnerWellman presented the draft 2023 Restated Downtown Development Plan and Tax Increment Financing Plan and noted some minor changes had been made to the financials and maps.

There was discussion.

Director ConnerWellman presented the TIF Summary and the resolution approved by the Development Area Citizen Council.

Chair Grimminck arrived at the meeting at 7:07 P.M.

There was discussion.

Director ConnerWellman stated a Public Hearing for the proposed plan will be held at the November 6, 2023, City Council meeting. Notices will be published, posted, and mailed this week as required. The proposed plan will be considered for adoption by the City Council at its meeting on November 20, 2023.

Motion by Williamson, supported by Vogl, to approve the proposed 2023 Restated Downtown Development Plan and Tax Increment Financing Plan to City Council for approval.

Williamson – Yea

Vogl - Yea

Ward – Yea

Briggs – Yea

Grimminck – Yea

Gorman – Yea

City Manager Gorman stated that Director ConnerWellman does a great work for the DDA but he noted his concerns about the DDA and its structure.

All in favor. Adopted.

Director ConnerWellman presented an email she received late in the day stated the DDA will be awarded \$180,000 of the \$240,000 requested through the RAP 2.0 – MEDC Grant. Fleis & VandenBrink has recommended the work on the proposed plaza at Kent St. and E. Grand River Ave. can be completed close to as quoted for \$180,000.

Member Briggs noted Denny Cunningham will begin making repairs to his building at 160 Kent St. later this month.

City Manager Gorman noted Boardwalk repairs will begin October 16, 2023, or October 23, 2023.

Motion by Williamson, supported by Gorman, to adjourn the meeting at 7:27 P.M.

All in favor. Adopted

Respectfully submitted,

Margery Briggs, Secretary

**2023 MERIT AWARD
DEPARTMENT SUMMARY**

DEPARTMENT	FULLTIME	2023 MERIT AWARD	PARTTIME	2023 MERIT AWARD	TOTAL
COUNCIL			5	750.00	750.00
AMBULANCE	8	2,400.00	12	1,800.00	4,200.00
ASSESSOR		-		-	-
CEMETERY	1	300.00		-	300.00
DDA	1	300.00		-	300.00
ELECTRIC	6	1,800.00	1	150.00	1,950.00
GENERAL	4	1,200.00		-	1,200.00
PARKS	1	300.00		-	300.00
CITY MANAGER	1	300.00		-	300.00
INCOME TAX	1	300.00		-	300.00
MAJOR STS	1	300.00		-	300.00
LOCAL STS	1	300.00		-	300.00
MOTOR POOL	2	600.00		-	600.00
POLICE	6	1,800.00	1	150.00	1,950.00
RECREATION	1	300.00		-	300.00
WASTEWATER	3	900.00		-	900.00
WATER	1	300.00		-	300.00
TOTALS:	38	11,400.00	19	2,850.00	14,250.00

2023 MERIT AWARD
FULLTIME EMPLOYEE BREAKDOWN

EMPLOYEE NAME	DEPARTMENT	2023 MERIT AWARD
BOWNE, JENNIFER	AMBULANCE	\$300.00
CASSEL, BRENDAN	AMBULANCE	\$300.00
DAKE, BENJAMIN	AMBULANCE	\$300.00
FOX, ANDREW	AMBULANCE	\$300.00
FOX, DONALD	AMBULANCE	\$300.00
GENSTERBLUM, MADISON	AMBULANCE	\$300.00
SMITH, BRAD	AMBULANCE	\$300.00
SOWLES, DAN	AMBULANCE	\$300.00
HONSOWITZ, RYAN	CEMETERY	\$300.00
GORMAN, TUTT	CITY MANAGER	\$300.00
CONNER-WELLMAN, TINA	DDA	\$300.00
DAVLIN, TODD	ELECTRIC	\$300.00
HONSOWITZ, SCOTT	ELECTRIC	\$300.00
KRIZOV, TIM	ELECTRIC	\$300.00
SCHEURER, SHANE	ELECTRIC	\$300.00
TEACHOUT, CHRISTOPHER	ELECTRIC	\$300.00
WERNET, PAUL	ELECTRIC	\$300.00
BROWN, BARB	GENERAL	\$300.00
MEYERS, TAMMY	GENERAL	\$300.00
MILLER, NIKKI	GENERAL	\$300.00
TOLAN, MELINDA	GENERAL	\$300.00
BAUM, ANGIE	INCOME TAX	\$300.00
BARNES, GREG	LOCAL STREETS	\$300.00
ENZ, KYLE	MOTOR POOL	\$300.00
GENSTERBLUM, KEN	MOTOR POOL	\$300.00
HUMPHREYS, TONY	MAJOR STREETS	\$300.00
KAUFMANN, JEREMY	POLICE	\$300.00
LISTERMAN, BRENT	POLICE	\$300.00
MCCRORY, MAX	POLICE	\$300.00
SMITH, JASON	POLICE	\$300.00
THOMAS, STAR	POLICE	\$300.00
WALKER, CHRISTOPHER	POLICE	\$300.00
BROWN, NEIL	PARKS & CEMETERY	\$300.00
FAIR, ERIN	RECREATION	\$300.00
AVERY, AUSTIN	WASTEWATER	\$300.00
PUNG, AIDEN	WASTEWATER	\$300.00
SMITH, ANTHONY	WASTEWATER	\$300.00
SMITH, ROD	WATER	\$300.00
TOTAL:		\$11,400.00

**2023 MERIT AWARD
PARTTIME EMPLOYEE BREAKDOWN**

EMPLOYEE NAME	DEPARTMENT	2020 MERIT AWARD
BARNES, JAMES	COUNCIL	\$150.00
VANSLAMBROUCK, JOEL	COUNCIL	\$150.00
SHEEHAN, ERICA	COUNCIL	\$150.00
FITZSIMMONS, PATRICK	COUNCIL	\$150.00
JOHNSTON, AMANDA	COUNCIL	\$150.00
MARTIN, NICK	AMBULANCE	\$150.00
SCHAFFER, JAKE	AMBULANCE	\$150.00
GRAPENTHEN, JULIA	AMBULANCE	\$150.00
HANSES, ALEX	AMBULANCE	\$150.00
CZAIKA, COREY	AMBULANCE	\$0.00
BROWN, DAYNAN	AMBULANCE	\$150.00
SMITH, SYDNEY	AMBULANCE	\$150.00
MILLER, THOMAS	AMBULANCE	\$150.00
SCHUTTE, TIA	AMBULANCE	\$150.00
SNIDER, AURORA	AMBULANCE	\$150.00
PHILLIPS, BRIAN	AMBULANCE	\$150.00
ZAMZAM, LOGAN	AMBULANCE	\$150.00
RIVARD, ANDREW	AMBULANCE	\$150.00
SCHNEIDER, GERRY	ELECTRIC	\$150.00
GROENHOF, TIM	POLICE	\$150.00
TOTAL:		\$2,850.00

No shifts worked in 2023

CITY OF PORTLAND

REPORT DATE
PERIOD COVERED

October 18, 2023
September 1-30, 2023

Kwh Consumed	2,886,725
DIESEL PRODUCTION	0
HYDRO GENERATION	93,432

Total Kwh Purchased	2,793,293	Total Dollars Paid	\$ 234,417.76
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Kwh Billed

Residential	1,570,601
Commercial	796,768
Large General	633,325
City St. Lites Metered	8,591
St. Lites Unmetered	
Rental Lights	
Demand	2,196

Dollars Billed

PCA Billed	\$ 60,155.56
Residential	\$ 205,035.60
Residential EO Charge	\$ 2,872.88
Geothermal Discount	\$ -
Commercial	\$ 101,876.34
Commercial/LG EO Charge	\$ 2,474.68
Large General	\$ 55,333.98
Large EO Charge	\$ 18.40
City St. Lights Metered	\$ 832.79
St. Lights Unmetered	\$ 1,543.05
Rental Lights	\$ 234.34
Demand	\$ 17,507.84
Tax	\$ 17,231.04

Total Kwh Billed **3,011,481**

Arrears after billing	\$ 17,199.93
Penalties Added	\$ 2,785.29
Arrears end of month	\$ 38,252.32
Fuel Cost Billed	\$ 75,492.29
Amount Collected	\$ 527,999.12
Total Adjustments	\$ (3,017.48)

Total Dollars Billed **\$ 465,116.50**

Power Cost Adj. .02004

Residential Customers	2,242
Commercial Customers	332
Large General	15
Total Customers	2,589

09/01/23



CITY OF PORTLAND
October-23

WATER DEPARTMENT REPORT

MONTH	Sep-23	PERIOD COVERED	September 1-30, 2023
Customers Billed		Penalties Added	\$ 552.21
City	1,885	Dollars Collected	\$ 82,976.45
Rural	24	Arrears at end of Month	\$ 5,182.86
Total Customers	1,909	Adjustments	\$ 221.42
		Gallons Pumped	12,192,000
		Hydrant Flusing/Rental (unmetered)	1,100,000 (hydrant flushing)
Gallons Billed		Dollars Billed	
City	11,088,066		\$ 74,224.31
Rural	156,093		\$ 2,146.11
Total	<u>11,244,159</u>		<u>\$ 76,370.42</u>

SEWER DEPARTMENT REPORT

Customers Billed	1,801	Dollars Billed	\$144,094.40
		Sewer Credit	\$ -
		Total Sewer Billed	\$ 144,094.40
Penalties Added	\$ 1,164.11		
Dollars Collected	\$ 142,971.03		
Arrears at end of Month	\$ 11,449.81		
Adjustments	\$ 93.61		
Gallons Treated per Million	7.140		



City Of Portland
Water Department
Monthly Water Report
October 2023

Monthly Water Production

Well #4	3,583,000 Gallons
Well #5	0 Gallons
Well #6	6,508,000 Gallons
Well #7	74,000 Gallons

Daily Water Production

Well #4	115,580 Gallons
Well #5	0 Gallons
Well #6	209,935 Gallons
Well #7	2,387 Gallons

Daily Average Water Production for All Wells 327,902 Gallons

Total Water Production for the Month 10,165,000 Gallons

Total Water Production for the Previous Month 12,192,000 Gallons

Total Production decreased by 2,027,000 Gallons

Total Production for This Month from the Previous Year 12,367,000 Gallons

Total Production decreased by 2,202,000 Gallons

Rodney D. Smith Jr.
Water Technician

IONIA COUNTY BOARD OF COMMISSIONERS

October 20, 2023 -9:00 a.m.

**Ionia County Board of Commissioners Board Room
101 West Main Street, 3rd Floor, Ionia MI**

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Invocation**
- IV. Approval of Agenda**
 - A. Consideration of additional items
- V. Public Comment**
(3 minute time limit per speaker – please state name/organization)
- VI. Unfinished Business**
 - A.
- VII. New Business**
 - A. Road Department nonunion benefits
- VIII. Public Comment (3-minute time limit per speaker)**
- IX. Closed Session**
- X. Adjournment**

IONIA COUNTY BOARD OF COMMISSIONERS
BOARD OF COMMISSIONERS MEETING
OCTOBER 24, 2023 – 7:00 P.M.
101 WEST MAIN STREET
IONIA, MICHIGAN

THIS MEETING WILL BE HELD IN PERSON AND ZOOM

AGENDA

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Invocation**
- IV. Approval of Agenda**
 - A. Consideration of additional items
- V. Public Comment** (Three-minute time limit per-speaker – please state name/organization)
- VI. Action on Consent Calendar**
 - A. Approve minutes of the previous meeting (s)
 - B. Approve per diem and mileage.
 - C. Approve payments of General Fund Payroll and accounts payable for the month of September 2023- \$ 1,820,196.72
 - D. Approve payments of Health Department payroll and accounts payable for the month of September 2023-\$ 173,352.75
 - E. Approve payments of Road Department payroll and accounts payable for the month of September 2023-\$ 2,292,442.29
- VII. Unfinished Business**
 - A.
- VIII. New Business**
 - A. Proclamation in Support of Family Court Awareness Month
 - B. Approval of Lake Odessa project/Brownfield Plan Amendment-Roman Wilson/Julianne Burns
 - C. Request Approval of Janitorial Supervisor position-Patrick Jordan
 - D. Review of 2023 Budget year to date-Tim Dame
 - E. Approval of Budget Amendment to adjust Secondary Road Patrol Health Insurance- Tim Dame
- IX. Department Reports**
- X. Reports of Officers, Boards, and Standing Committees**
 - A. Chairperson
 - B. Board of Commissioners

C. County Administrator

XI. Reports of Special or Ad Hoc Committees

XII. Public Comment (3-minute time limit per speaker)

XIII. Closed Session

XIV. Adjournment

Board and/or Commission Vacancies

- Economic Development Corporation/Brownfield Redevelopment Authority – Two- three-year terms.
- Central Dispatch-One-two-year Emergency Medical Representative and one-two-year Township Board Representative
- Solid Waste Planning Committee-one-two-year term serving as industrial waste generator representative, one-two year term serving as General Public Representative
- Area Agency on Aging of Western Michigan Advisory Council-one three year term

Appointments for consideration in the month of October 2023:

- Board of Canvassers
- Construction Board of Appeals
- Department of Human Services Board

Appointments for consideration in the month of November 2023:

- NONE