

Regular Meeting of the Mt. Pleasant City Commission

Monday, February 9, 2026

7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Proclamation recognizing February as Black History Month.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

2. Process for handling Proclamation requests, including the implementation of a standardized submission method for members of the public.
3. Monthly report on Police related citizen complaints.

CONSENT ITEMS:

4. Approval of minutes from the regular meeting held January 26, 2026.
5. Consider approval of Resolutions to decertify 200' of Center Drive and Tomah Drive to west dead end of Center Drive.
6. Consider approval of Resolution establishing income & asset levels for poverty exemptions to 2026 property tax assessments.

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

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7. Consider approval of contract with Mead & Hunt for \$19,923.03 for the acquisition of a pull-behind broom attachment for the new loader.
8. Consider awarding the contract for the 2026 Pavement Marking Project to M & M Pavement Marking, of Grand Blanc, for \$46,537, and a budget amendment of \$4,779 in the Parks Budget.
9. Approval of Payrolls & Warrants.

PUBLIC HEARINGS:

10. Public Hearing on Resolutions #3 and #4 for Special Assessment District #1-26 for the Principal Shopping District.
11. Public hearing to consider the amendment of section 110.28(B) regarding the operation of transitory food service units and the issuance of permits, licenses, or approvals for transitory food service units.

NEW BUSINESS:

12. Consider appointments to various boards and commissions by the Appointments Committee.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

13. Work session on fire code updates.

RECESS:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

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CLOSED SESSION:

ADJOURNMENT:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

TO: MAYOR AND CITY COMMISSION
FROM: AARON DESENTZ, CITY MANAGER
SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

FEBRUARY 09, 2026

Proclamations and Presentations:

Receipt of Petitions and Communications:

2. Process for handling Proclamation requests, including the implementation of a standardized submission method for members of the public.
 - a. The attached written policy is intended to capture the current process for a request for Proclamations from the City Commission. The City Commission is asked to provide any feedback to staff on this ahead of a potential adoption at the February 23rd regular meeting.

Consent Items:

5. Consider approval of Resolutions to decertify 200' of Center Drive and Tomah Drive to west dead end of Center Drive.
 - a. Staff has identified the need to correct the City's Act 51 map which provides an inventory of streets that the State of Michigan uses to help calculate road funding allocation. The proposed modification decertifies a portion of Center Drive that is not paved. Approval of this item removes this section and authorizes the modification to the Act 51 map.
6. Consider approval of Resolution establishing income & asset levels for poverty exemptions to 2026 property tax assessments.
 - a. The City Commission is asked to approve the Resolution which establishes the poverty guidelines which must be met for a property owner to claim a Poverty exemption from Property Tax Assessment. The guidelines are provided by the federal government. A local municipality can adopt guidelines that are higher but not lower. The proposed Resolution allows the City to establish guidelines at the lowest rate set by the federal government.
7. Consider approval of contract with Mead & Hunt for \$19,923.03 for the acquisition of a pull-behind broom attachment for the new loader.
 - a. Staff is requesting the City Commission to authorize a contract for engineering services related to the procurement of a pull behind broom attachment to be used for snow removal at the City's airport. The City's consultant Mead and Hunt would provide this service. The total cost is reimbursable through a grant provided by state and federal government.

8. Consider awarding the contract for the 2026 Pavement Marking Project to M & M Pavement Marking, of Grand Blanc, for \$46,537, and a budget amendment of \$4,779 in the Parks Budget.
 - a. Staff is asking that the City Commission authorize a contract with M & M Pavement Marking to provide pavement markings through the City's street system. A budget amendment is recommended to provide markings for parking lots in Island Park.

Public Hearings:

10. Public hearing on the necessity of the public improvement; Consider resolution #3 to proceed with improvements; Consider resolution #4 to accept the special assessment roll and set a public hearing for February 23, 2026, regarding said roll for special assessment district #1-26 regarding Principal Shopping District special assessment
 - a. The City uses a special assessment for maintenance, beautification, snow removal, and utilities for amenities that serve the downtown. The Principal Shopping District (PSD) board has recommended the renewal of this special assessment for 2026 and 2027. The City Commission is asked to hold a public hearing to determine the necessity of a special assessment to be used to provide the aforementioned services as well as promotions. After the public hearing the City Commission is asked to approve the attached Resolutions which will confirm the need for funding and set a public hearing on February 23rd, 2026 on the cost of the assessments.
 - i. Recommended Action: After the public hearing, a motion to approve Resolutions 3 and 4 as presented.
11. Public hearing to consider the amendment of section 110.28(B) regarding the operation of transitory food service units and the issuance of permits, licenses, or approvals for transitory food service units.
 - a. Staff has identified an error in the City's ordinance governing food trucks. The amendment offered in 2024 does not support current practice of allowing food trucks to operate as part of a City sponsored event as an exemption to the annual fee. The proposed modification provided by the City Attorney offers the following language which corrects this issue:

"Persons selling at an art fair, farmers market, festival, or similar event if the sponsor has obtained a license and the person provides the sponsor of the special event with their sales tax license number. Such activities must comply with applicable regulations, including being inspected by the City of Mt. Pleasant Fire Department or other fire department as delegated by the City, to verify compliance with safety and building standards, and be operated in a safe and sanitary manner."

 - i. Recommended Action: A motion to approve the proposed ordinance amendment as written.

New Business:

Work Session:

13. Work session on fire code updates.
 - a. Public Safety Director Paul Lauria has provided a memo outlining items that have been considered related to the adoption of a new fire code. In particular, the requirement for large buildings to provide sprinkler protection in existing buildings and the concerns around cost. After further research, staff is requesting that the City Commission

consider directing staff to draft an ordinance to adopt the 2021 International Fire Code without Appendix M which would have required these upgrades.

Closed Session:

PROCLAMATION

WHEREAS, Black History Month is an annual celebration of the achievements, contributions, and rich cultural heritage of African Americans, recognizing their pivotal role in shaping the history and progress of our nation; and

WHEREAS, the origins of Black History Month trace back to the efforts of Dr. Carter G. Woodson and the Association for the Study of African American Life and History (ASALH), who sought to ensure that the accomplishments and struggles of Black Americans are acknowledged and preserved; and

WHEREAS, African Americans have made profound contributions in every field, including science, education, business, law, politics, sports, and the arts, enriching the fabric of our society and inspiring future generations; and

WHEREAS, this month serves as a reminder to reflect on the resilience, strength, and enduring spirit of African Americans in the face of adversity, while also recognizing the ongoing pursuit of justice, equity, and inclusion in our community and nation; and

WHEREAS, the City of Mount Pleasant is committed to promoting diversity, inclusion, and understanding, and encourages all residents to participate in the many educational and cultural events that highlight Black history and culture;

NOW, THEREFORE, I, Mayor of the City of Mount Pleasant, do hereby proclaim February 2026 as

BLACK HISTORY MONTH

in Mount Pleasant and encourage all residents to honor and celebrate the invaluable contributions of African Americans throughout history and today.

In Witness Whereof, I hereunto set my hand and the Great Seal of the City of Mount Pleasant, Michigan, this 9th day of February, 2026.

Boomer Wingard, Mayor
City of Mount Pleasant, Michigan

Memorandum



TO: Aaron Desentz, City Manager

FROM: Katy Lemorie, Assistant to the City Manager

DATE: February 3, 2026

SUBJECT: Consider approval of updates to the City's Proclamation Process

Request

The City Commission is requested to approve updates to the internal process for handling Proclamation requests, including the implementation of a standardized submission method for members of the public.

Reason

At present, the City does not have a formal or centralized process for individuals to request Proclamations. While staff maintain an internal list of Proclamations scheduled each month, there is no established procedure for submitting new requests. As a result, requests are received inconsistently through emails, phone calls, or informal communication, which can lead to inefficiencies, missed information, and challenges in tracking and scheduling Proclamations in a timely manner.

Recommendation

It is recommended that the City Commission approve City Communications Coordinator Madison Craven to develop and implement an online Proclamation Request Form on the City's website. The use of an online form would provide a consistent and accessible method for individuals to submit requests, ensure all necessary information is collected upfront, and allow staff to more efficiently review, track, and manage Proclamation requests. This update would streamline the overall process, improve organization, and enhance transparency for both staff and the public.

Proclamation Policy

I. Purpose

The purpose of this policy is to establish a clear, consistent, and transparent process for the submission, review, approval, and issuance of Proclamations by the City. This policy is intended to ensure equitable access, efficient staff administration, and appropriate use of Proclamations as ceremonial recognitions.

II. Definition

A Proclamation is a formal ceremonial public document signed by the Mayor recognizing a person, organization, event, or cause of local, regional, or national significance.

III. Authority

Proclamations are issued at the discretion of the City Commission, as applicable, and are coordinated by City staff in accordance with this policy.

IV. Eligibility

Proclamations may be issued to recognize:

- Community events, initiatives, or programs
- Individuals or organizations making a positive contribution to the community
- Observances of civic, cultural, historical, or educational significance

Proclamations shall not be issued for:

- Commercial or for-profit purposes
- Political campaigns, candidates, or partisan causes
- Matters in conflict with City policies, values, or applicable laws

V. Request Process

1. Submission Method

All Proclamation requests must be submitted using the City's official online Proclamation Request Form.

2. Required Information

Requests must include:

- Name and contact information of the requester
- Requested Proclamation title and date(s)
- Background information and purpose of the request
- Draft language (if available)

3. Submission Deadline

Requests must be submitted no later than **30 days** prior to the requested Proclamation date. Late submissions may not be accommodated.

VI. Review and Approval

- City staff will review requests for completeness, eligibility, and compliance with this policy.
- Staff may edit Proclamation language for clarity, consistency, and formatting.
- The City reserves the right to approve, deny, or modify any request.

VII. Limitations

- The City may limit the number of Proclamations issued per month to ensure administrative efficiency.
- Duplicate or recurring requests may be consolidated or declined at staff discretion.

VIII. Presentation and Distribution

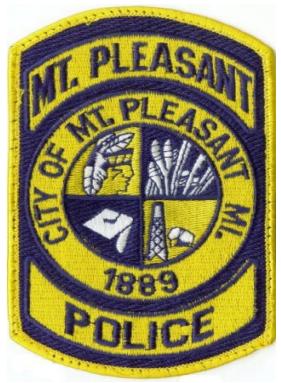
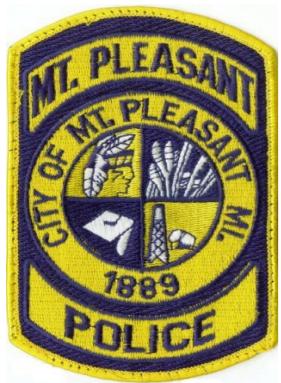
- Proclamations may be presented at a City Commission meeting, issued without presentation, or provided electronically, as determined by staff and scheduling availability.
- Physical copies will be prepared only for approved requests.

IX. Disclaimer

Issuance of a Proclamation does not constitute City endorsement of the views, opinions, or activities of the recipient organization or individual.

X. Effective Date

This policy shall take effect upon approval by the City Commission and may be amended as needed.



Mt. Pleasant Police Department

Citizen Complaint Summary

DATE: February 2, 2026
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
SUBJECT: Citizen Complaint Update

Minutes of the regular meeting of the City Commission held Monday, January 26, 2026, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Vice Mayor Eke called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

City Clerk Schmeltzer administered the Oath of Office to Hanna Demerath.

Commissioners Present: Vice Mayor Maureen Eke; Commissioners Mary Alsager, Hanna Demerath, Amy Perschbacher, Grace Rollins & Ryon Skalitzky

Commissioners Absent: Boomer Wingard

Others Present: City Manager Aaron Desentz and City Clerk Holly Schmeltzer

Proclamations and Presentations

Middle Michigan Development Corporation (MMDC) President Kati Mora gave a presentation on MMDC's 2025 Annual Report.

Additions/Deletions to Agenda

Moved by Commissioner Skalitzky and seconded by Commissioner Alsager to approve the Agenda as presented. Motion unanimously adopted.

Public Input on Agenda Items

John Zang, 623 Hopkins St., spoke regarding City Manager contract options and pay scale mentioned during January 12, 2026 City Commission meeting.

Ashley Petrash, 114 N. Lansing St., seconded John Zang's comments.

Receipt of Petitions and Communications

Received the following petitions and communications:

2. Motor Vehicle/Bicyclist and Motor Vehicle/Pedestrian Accident Data for 2025.
3. Fourth Quarter Investment Report.
4. Report on City prescription medication collection program.
5. Report comparing 2024 and 2025 Police related activity.
6. Notice from Chippewa Township Planning Commission regarding updating its existing master plan.
7. Minutes of the December, 2025 Airport Joint Operations Management Board Meeting.
8. Culture and Recreation Commission January 21, 2026 meeting agenda as well as October and November, 2025 Minutes.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to approve the following items on the Consent Calendar:

9. Minutes of the regular meeting of the City Commission held January 12, 2026.
10. Minutes of closed session of the City Commission held January 12, 2026.
11. Resolutions #1 and #2 for Principal Shopping District Special Assessment #1-26 as presented and set public hearing for February 9, 2026 at 7:00 p.m. on same.

Resolution No. 1
Principal Shopping District 1-26

WHEREAS, pursuant to provisions of the City Charter of the City of Mt. Pleasant; Chapter 33: TAXATION, Section 33.17 "Authority to Assess", of the Code of Ordinances, and Public Act 120 of 1961 "Redevelopment of Shopping Areas", the City Commission of the City of Mt. Pleasant may commence proceedings to provide funding for the operations of the Principal Shopping District within the City and determine the tentative necessity thereof, AND,

WHEREAS, the City Commission has tentatively deemed it to be in the public's interest, health and welfare to provide funding for the operations of the Principal Shopping District in the City, Special Assessment District No. 1-26

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Manager is directed to cause to be prepared a report which shall include all analysis and information required by Section 33.20 "Survey and Report", of the Code of Ordinances,
2. When the aforesaid report is completed, the City Manager shall file the same with the City Clerk for presentation to the Commission.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are and the same hereby are rescinded.

Resolution No. 2
Principal Shopping District 1-26

WHEREAS, the City Manager has prepared a report concerning funding for the Principal Shopping District in Special Assessment District No. 1-26, which includes all of the information to be included by Section 33.20 "Survey and Report" of the City's Code of Ordinances; AND,

WHEREAS, the City Commission has reviewed said report; AND,

WHEREAS, the City Commission of the City of Mt. Pleasant determines that it is tentatively necessary to provide funding for the Principal Shopping District in the City of Mt. Pleasant more particularly hereinafter described in this resolution;

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. The City Commission hereby tentatively determines that providing funding for the Principal Shopping District described more particularly hereinafter provided for are necessary.
2. The total funding for the Principal Shopping District for the next two years (2026 and 2027) is estimated to be \$104,700 per year. \$104,700 shall be spread over the special assessment

district per year as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district.

3. Said special assessment district shall consist of all the lots and parcels of land as follows: all lots in the Principal Shopping District as established by the City Commission at the February 24, 2003 meeting and amended at the November 14, 2005 meeting.

4. The duration of the special assessment shall be two years.

5. The affected properties in the special assessment district shall be assessed in accordance with the relative portion of the sum to be levied in the district, as the benefit to the parcel of land bears to the total benefit to all parcels.

6. The aforesaid report shall be placed on file in the office of the City Clerk where the same shall be available for public examination.

7. The City Commission shall meet on February 9, 2026 at 7:00 p.m., Daylight Savings Time, as part of the regularly scheduled City Commission meeting for the purpose of hearing objections to providing funding to the "Principal Shopping District". The meeting link will be available on the City's website at <http://www.mtpleasant.org>.

8. The City Clerk is hereby directed to cause notice of said hearing to be published and mailed in accordance with applicable statutory and ordinance provisions.

9. All resolutions and parts of resolutions conflicting with the provisions of this resolution are hereby rescinded.

12. Purchase of two DJI Matrice Drones with additional batteries from Sky Flight Robotics of Saginaw, Michigan in the amount of \$28,488.

13. Authorizations and Resolutions for Changes in the Standard Lighting Contract with Consumers Energy for Reinstalling Streetlights on Pickard (M-20) for MDOT road construction.

14. Resolution to authorize MDOT Contract 25-5601, and authorizing the City Manager to sign the Agreement so that MDOT can proceed with the project letting and grant distribution.

WHEREAS, a Grant Agreement (MDOT Contract No. 25-5601) has been submitted by the Michigan Department of Transportation, which requires the City of Mt. Pleasant to adopt a resolution authorizing the approval of the contract for reimbursement of funds to the City for the 2026 Broadway and Mosher Streets Thin Overlay Project, including all related work, and

WHEREAS, the improvements made to Mosher and Broadway Streets will improve safety for both motoring and pedestrian traffic; and

WHEREAS, the Agreement has been approved by the City Manager as to substance,

NOW, THEREFORE, BE IT RESOLVED, that the City Manager be authorized to execute said Agreement on behalf of the City of Mt. Pleasant.

15. Renewal of Municipal Services Agreement (MSA) extension for five years for 1414 W. Broomfield.

16. Receive proposed amendment to Chapter 10: Business Licenses, §110.28(B) regarding the operation of transitory food service units and the issuance of permits, licenses or approvals for transitory food service units and set public hearing on same for Monday, February 9, 2026.

17. Payrolls & Warrants dated January 22, 2026 totaling \$1,367,842.38.

Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Skalitzky to approve the Resolution to Purchase, Acquire and Construct Improvements to the Water Supply System and to Publish Notice of Intent to Issue Revenue Bonds. (CC Exh 1-2026)

WHEREAS, the City Commission deems it to be in the best interests of the City of Mt. Pleasant (the "City") to design, purchase, acquire and construct certain improvements to the City's Water Supply System, including without limitation, well rehabilitation, water storage improvements and replacement of service lines, including without limitation, the replacement of lead, galvanized and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy's Lead and Copper Rules; the restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work, equipment, and appurtenances necessary or incidental to these improvements and such other improvements to the Water Supply System as the City may determine to make (the "Improvements"), and to finance the Improvements by the issuance of bonds pursuant to Act 94, Public Acts of Michigan, 1933, as amended ("Act 94"); and

WHEREAS, pursuant to Section 33 of Act 94, it is necessary to publish a Notice of Intent to Issue Bonds for the Improvements; and

WHEREAS, the City may proceed with the Improvements prior to the issuance of the bonds; and

WHEREAS, the City may incur substantial capital expenditures for the Improvements prior to the issuance of the bonds, and desires to be reimbursed for such expenditures from the proceeds of the bonds.

NOW, THEREFORE, BE IT RESOLVED that:

The City Commission determines to design, purchase, acquire, and construct the Improvements and to pay the cost through the issuance of one or more series of revenue bonds pursuant to Act 94 for the Improvements in an amount not to exceed \$30,000,000 (the "Bonds").

A Notice of Intent to issue the Bonds be published in accordance with Section 33 of Act 94, and the Clerk of the City is authorized and directed to publish the Notice of Intent to Issue Bonds in a newspaper of general circulation in the City, which Notice shall be substantially in the form on the attached Exhibit A, with such changes as may be approved by the City Manager of the City.

The City may proceed to acquire and construct the Improvements using available funds of the City from the Water Supply Fund, which is a fund for the Water Supply System of the City, and other funds of the City.

At such time as the City issues the Bonds for the long-term financing of the Improvements, the City shall be reimbursed for its expenditures for the Improvements out of the proceeds of the Bonds.

This resolution and the expression of intent to seek reimbursement from future proceeds of the Bonds is intended to satisfy the requirements of Section 150 of the Internal Revenue Code of 1986, as amended.

The firm of Dickinson Wright PLLC is hereby employed as bond counsel to the City to prepare the documents for the issuance of the Bonds for financing acquisition of the Improvements and the officers of the City are authorized to enter into an engagement letter with bond counsel with fees as shown in the reports of the City's municipal advisor.

All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

YEAS: _____

NAYS: _____

ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

Holly Schmeltzer, Clerk

CERTIFICATION

I certify that the foregoing is a true and complete copy of a Resolution adopted by the City Commission of the City of Mt. Pleasant, Isabella County, Michigan, at a regular meeting held on _____, 2026, and that public notice of that meeting was given pursuant to Act 267, Public Acts of Michigan, 1976, as amended.

_____, 2026

Holly Schmeltzer, Clerk

[NOTE TO PUBLISHER – PUBLICATION MUST BE 1/4 PAGE SIZE]

EXHIBIT A

NOTICE OF INTENT TO ISSUE WATER SUPPLY SYSTEM REVENUE BONDS TO THE ELECTORS OF THE CITY OF MT. PLEASANT

PLEASE TAKE NOTICE that the City Commission of the City of Mt. Pleasant (the “City”) intends to issue bonds, in one or more series, in an amount of not to exceed \$30,000,000 (the “Bonds”).

The Bonds shall be issued to pay the cost to design, purchase, acquire and construct improvements to the City’s Water Supply System, including without limitation, well rehabilitation improvements, water storage improvements and replacement of service lines, including without limitation, the replacement of lead, galvanized and other water service lines throughout the City to comply with the Michigan Department of Environment, Great Lakes, and Energy’s Lead and Copper Rules; the restoration of streets, sidewalks, rights-of-way and easements affected by the improvements and related facilities, as well as all work, equipment, and appurtenances necessary or incidental to these improvements and such other improvements to the Water Supply System as the City may determine to make, and to pay the costs of issuing the Bonds and capitalized interest, if any.

The Bonds of this issue shall mature within the maximum terms permitted by law with interest on the unpaid balance at a rate not to exceed the maximum rate permitted by law payable over not more than forty (40) years from the date of issuance of the Bonds. The Bonds shall be issued pursuant to Act 94, Public Acts of Michigan, 1933, as amended.

SOURCE OF PAYMENT

The principal of and interest on the Bonds shall be payable from the net revenues derived from the operation of the Water Supply System. In addition, the Bonds may be secured by the full faith and credit of the City as limited by applicable constitutional, statutory and charter limitations on the taxing power of the City. In addition, the Bonds may be secured by a pledge of the state revenue sharing payments that the City is eligible to receive from the State of Michigan.

RIGHT OF REFERENDUM

The Bonds will be issued without a vote of the electors approving such Bonds, unless, within 45 days from the date of publication of this Notice of Intent, a petition requesting a referendum, signed by not less than 10% or 15,000 of the registered electors residing within the limits of the City, whichever is lesser,

shall have been filed with the Clerk of the City or other recording officer of the City requesting a referendum upon the question of the issuance of the Bonds. If such a petition is filed, the Bonds shall not be issued until approved by the vote of a majority of the electors residing within the City qualified to vote and voting thereon at a general or special election.

This Notice is published pursuant to the requirements of Section 33 of Act 94.

Holly Schmeltzer, Clerk

Motion unanimously adopted.

Moved by Commissioner Perschbacher and seconded by Commissioner Alsager to make the following appointments to City Boards and Commissions.

Appointments Committee

Boomer Wingard-Chair
Grace Rollins
Ryon Skalitzky

Charter Committee

Boomer Wingard, Chair
Grace Rollins
Ryon Skalitzky

Council of Governments

Boomer Wingard

Intergovernmental Liaison

Boomer Wingard
Maureen Eke, alternate

International Relations/Sister City Council

Maureen Eke
Mary Alsager, alternate

Mt. Pleasant Area Diversity Council

Hanna Demerath

Property Committee

Maureen Eke, Chair
Grace Rollins
Mary Alsager

Motion unanimously adopted.

Moved by Commissioner Rollins and seconded by Commissioner Skalitzky to make the following appointments of City Commissioners to City standing and special committees as follows:

Audit Committee

Amy Perschbacher

Maureen Eke

Grace Rollins (alternate)

City/CMU Student Liaison Committee

Amy Perschbacher

Mary Alsager

Economic Development Corporation

Brownfield Redevelopment Authority

Amy Perschbacher

Mary Alsager

Principal Shopping District Board

Amy Perschbacher

Tax Increment Finance Authority

Ryon Skalitsky

Motion unanimously adopted.

Moved by Commissioner Rollins and seconded by Commissioner Skalitzky to make the following appointments of City administrative officials to the following boards and commissions:

Building Authority

Finance Director Lauren Pavlowski

9-1-1/Central Dispatch Governing Board

Fire Chief Doug Lobsinger

Police Captain Brandon Bliss, alternate

Isabella County Material Recovery Facility,

Governing Board

Public Works Director Jason Moore

MML Legislative Coordinator

City Manager Aaron Desentz

Mid-Michigan Area Cable and Telecommunications

Consortium Board

Communications Coordinator Madison Craven

Middle Michigan Development Corporation

City Manager Aaron Desentz

Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to make the following reappointment to the following boards and commissions:

Chippewa River District Library Board of Trustees

Kati Mora

Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to approve a 5% increase of salary for 2026 for the City Manager Employment Contract.

AYES: Alsager, Demerath, Eke, Rollins & Skalitzky

NAYS: Perschbacher

ABSENT:Wingard

Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to amend the City Manager Employment Contract with regard to severance pay to 12 months if dismissed without cause and carried through for the remainder of Contract term.

AYES: Alsager, Eke, Perschbacher, Rollins & Skalitzky

NAYS: Demerath

ABSENT:Wingard

Motion carried.

Announcements on City-Related Issues and New Business

Commissioner Alsager wished the State of Michigan a happy birthday and informed residents that CHILL Grant applications are available.

Commissioner Demerath thanked the Commission for her appointment.

Vice Mayor Eke announced that Holocaust Remembrance Day is January 26, 2026.

Commissioner Perschbacher cautioned residents to be careful when going outside in the cold and to ensure that pets have a warm place to stay.

The Commission recessed at 8:38 p.m. and returned to open session at 8:48 p.m.

WORK SESSION: Prioritize 2026 City Commission Work Sessions and Interests.

Discussion ensued.

Vice Mayor Eke adjourned the meeting at 8:55 pm.

Maureen Eke, Vice Mayor

Holly Schmeltzer, City Clerk

Memorandum



TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
DATE: January 22, 2026
SUBJECT: Act 51 Map Resolution – Decertify Center Drive from Tomah Drive to west dead end of Center Drive

In order to properly allocate funding to local road authorities in the state, the Michigan Department of Transportation (MDOT) requires recertification of its street system maps on an annual basis. In the average year, the map for our area does not change, and it can simply be recertified by the designated street administrator.

MDOT notified the city that a portion of Center Drive from Tomah Drive to the west dead end is certified on the Act 51 map, but is not currently open to traffic. A public roadway open to traffic is a requirement for Act 51 certification/funding. This segment of Center Drive is currently a trailhead within platted city road right-of-way, and is not currently developed as a paved road west of the dead end at Tomah Drive. The attached resolution will decertify this section of Center Drive and remove it from the Act 51 map. The platted public road right-of-way for this section of Center Drive will remain in place after the decertification. If Center Drive is built/extended west of Tomah Drive in the future, this portion of Center Drive can be recertified on the Act 51 map for Act 51 funding. The area can continue to be used for a trailhead, parking and/or other city uses.

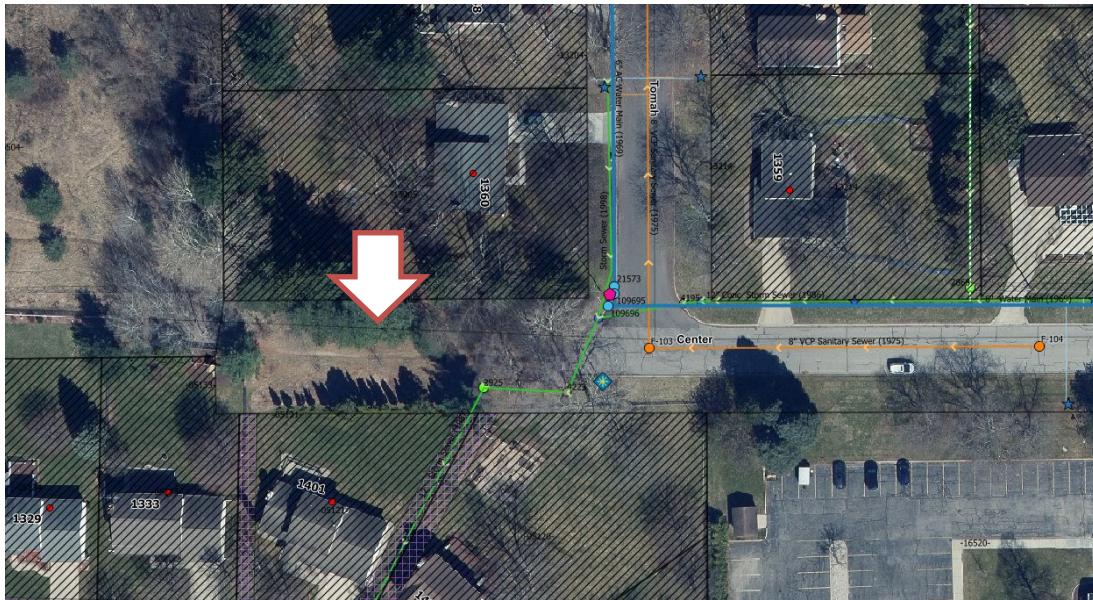
Once the attached resolution is passed, it will be forwarded to the state along with the updated and certified map. We recommend approval of the attached resolution to decertify 200' of Center Drive from Tomah Drive to west dead end of Center Drive.



City of Mt. Pleasant Act 51 Map at Center Drive

Memorandum

Mt. Pleasant
[meet here]



GIS Map of Center Drive at Tomah Drive



Center Drive at Tomah Drive looking West

Decertification Resolution for Center Drive from Tomah Street to West Dead End.

The following resolution was offered by Commissioner _____ and supported by Commissioner _____:

Whereas the City of Mount Pleasant does wish to decertify a portion of Center Drive. This decertification of Center Drive is located from Tomah Drive to the west dead end of Center Drive for a total decertification length of 200'.

Resolution unanimously adopted.

I, Holly Schmeltzer, City Clerk for the City of Mt. Pleasant, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Commission at a regular meeting held February 9, 2026. _____

Dated: _____

Holly Schmeltzer, City Clerk

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

Michigan Department
of Transportation
2008B (11/2025)

**ADDITIONS AND DELETIONS TO CITY OR VILLAGE
LOCAL STREET SYSTEM
DURING CALENDAR YEAR 2025**

This report is subject to review by MDOT and correction by the submitting agency before final acceptance by MDOT.

INSTRUCTIONS: Complete form and mail to MDOT, Bureau of Transportation Planning, P.O. Box 30050, Lansing, MI 48909.

CITY OF MOUNT PLEASANT

RESOLUTION ESTABLISHING INCOME & ASSET LEVELS FOR POVERTY EXEMPTIONS TO 2026 PROPERTY TAX ASSESSMENTS

At a regular meeting of the City Commission of City of Mount Pleasant, held on _____, 2026 at 7:00 p.m. the following action was taken:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and supported by _____.

WHEREAS, the U.S. Department of Health & Human Services (HHS) annually determines the federal poverty level income guidelines used in many income-based assistance programs in the U.S.; and

WHEREAS, under State of Michigan MCL211.7u, as amended by PA 620 of 2002, which deals with poverty exemptions for residential property tax assessments, local governing bodies are required to annually set income and asset levels for their Poverty Exemption Guidelines; and

WHEREAS, those guidelines must not be set lower than the federal poverty level income guidelines established annually by the U.S. Department of HHS; and

WHEREAS, applicant must meet the federal poverty income guidelines as defined and determined annually by the United States Department of Health & Human Services.

Following are the federal poverty level income guidelines as of December 31, 2025, for use in setting poverty exemption guidelines for: 2026 assessments:

Size of Family Unit	Poverty Guidelines
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650

8	\$54,
For each additional person, add	\$ 5,680

WHEREAS, a poverty exemption may be denied to any applicant who exceeds the **asset level test**. For purposes of the poverty exemption under **MCL 211.7u**, an applicant shall meet the following criteria as of December 31 of the year immediately preceding the assessment year:

1. Liquid Asset Limit:

The combined total of household liquid assets shall not exceed:

- \$7,500 for a single-person household, and
- \$4,000 additional per household contributing individual. (*Liquid assets include cash, checking/savings accounts, money market funds, stocks, bonds, certificates of deposit, and other assets that could reasonably be converted to cash to pay property taxes.*)

2. Total Non-Residence Asset Limit:

“The combined total of all non-residence household assets shall not exceed \$20,000, excluding the assets listed in subsection (3) below.

3. Excluded Assets:

The following shall not be included in total asset calculations:

- The principal residence for which the exemption is requested
- One personal motor vehicle per licensed driver
- Clothing, furniture, appliances, and other essential household goods
- Retirement or pension accounts held for long-term investment

4. Verification:

Applicants must provide documentation supporting asset values. Failure to submit requested information shall result in denial of the exemption.

To be eligible for exemption under this section, a person must do all of the following on an annual basis.

- 1) Own and occupy as a principal residence the property for which an exemption is requested. The person shall affirm ownership and occupancy status in writing by filing a form prescribed by the state tax commission with the local assessing unit.
- 2) File a claim with the board of review on a form prescribed by the state tax commission and provided by the local assessing unit, accompanied by federal and state income tax returns for all persons residing in the principal residence, including any property tax credit returns, filed in the immediately preceding year or in the current year. Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return in the tax year in which the exemption under this section is claimed or in the immediately preceding tax year, and an affidavit in a form prescribed by the state tax commission may be accepted in place of the federal or state income tax return.

3) Produce a valid driver's license or other form of identification if requested by the board of review.

4) Produce a deed, land contract, or other evidence of ownership of the property for which an exemption is requested if required by the supervisor or board of review.

NOW, THEREFORE, BE IT RESOLVED that the Mt. Pleasant City Commission hereby establishes the income and asset level guidelines contained herein for Mt. Pleasant Poverty Exemption for Residential Property for the 2026 assessment year.

ADOPTED:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)
) ss.
COUNTY OF ISABELLA)

I, the undersigned, the duly qualified and acting City Clerk of the City of Mt. Pleasant, Isabella County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City at a meeting held on _____, 2026.

Holly Schmeltzer, City Clerk

Memorandum



TO: Aaron Desentz, City Manager

FROM: Jason Moore, DPW Director

DATE: January 28, 2026

SUBJECT: Approve Agreement with Mead & Hunt for Engineering Related to the Purchase of a Loader Attachment

Request

The City Commission is requested to approve a contract with Mead & Hunt for \$19,923.03 for the acquisition of a pull-behind broom attachment for the new loader.

Reason

In 2025, the City Commission approved the purchase of a new loader for airport snow removal operations. The loader purchase is being funded 100 percent through Federal Aviation Administration (FAA) and state funds. To maximize the utility of the new loader, staff recommends purchasing a pull-behind broom attachment. This equipment enhances airfield safety by removing snow, slush, ice, and foreign object debris from the runway and taxiway, eliminating hazards to aircraft during take-off and landing. Due to the technical requirements for integrating this attachment with the new loader, professional engineering services are necessary to:

- Verify compatibility between the loader and attachment
- Ensure compliance with FAA Advisory Circulars regarding airfield snow and ice control equipment
- Calculate hydraulic power and torque values required for safe operation at rated speeds.

Mead & Hunt will manage the acquisition process for the pull-behind broom attachment. Their scope of work includes evaluating attachment options and developing the necessary procurement specifications. This equipment is expected to cost around \$250,000.

The total contract cost of the engineering services contract is \$19,923.03. This expense is reimbursable by external funding, with the FAA reimbursing 95% and the state covering the remaining 5 percent, resulting in a zero net cost to the city.

Recommendation

I recommend approval of the professional engineering services contract with Mead & Hunt in the amount of \$19,923.03 for the acquisition of a pull-behind broom attachment.

October 2008

CONTRACT FOR PROFESSIONAL ENGINEERING SERVICE

This Contract is made and entered into this date of _____ by and between the Airport Owner, hereinafter referred to as SPONSOR,

City of Mt. Pleasant

320 W Broadway

Mt. Pleasant, MI 48858

and the Engineer, hereinafter referred to as the CONSULTANT,

Mead & Hunt, Inc.

2605 Port Lansing Road

Lansing, MI 48906

for the following PROJECT:

Location: Mt. Pleasant Municipal Airport

Mt. Pleasant, Michigan

Description: MOP Design Acquire SRE (Pull-Behind Broom)

(See Attachment D - Sketch for Location of Work Areas.)

MDOT Job No.: _____

Mead & Hunt Project No.: 4069200-260582.01

WHEREAS, the SPONSOR desires to engage the CONSULTANT to perform professional engineering services for the described project;

WHEREAS, the SPONSOR has caused a review to be made of the qualifications of the CONSULTANT and is satisfied the CONSULTANT is competent and qualified;

WHEREAS, the CONSULTANT is willing and able to accomplish the services provided and set forth hereinafter in this Contract;

WHEREAS, the SPONSOR will compensate the CONSULTANT, in accordance with the terms and conditions set forth in this Contract.

NOW, THEREFORE, the parties agree to the following:

ARTICLE 1 – DESCRIPTION OF WORK TO BE DONE

The services to be furnished by the CONSULTANT to the SPONSOR, as set forth in Attachment E, Scope of Work/Services, together with obligations of the SPONSOR or the SPONSOR's Agent (Michigan Department of Transportation (MDOT), Aeronautics and Freight Services Bureau, Airports Division), hereinafter referred to as AERO, will contain certain information and data which will consist of the following described elements. Additional explanations are included in Attachment E.

DESIGN PHASE (1)

Element 1.11 - Pre-Design Conference

A pre-design conference called by the SPONSOR will be held between the SPONSOR, the CONSULTANT, and any other participating or regulatory governmental agency. This pre-design conference will be held for the express purpose of having the CONSULTANT ascertain from responsible representatives of each group, the SPONSOR and all participating governmental agencies, their individual project requirements affecting the scope of work, budget, design standards, presentation of final plans, and documents. The requirements set forth in this pre-design conference will be confirmed in writing by the CONSULTANT to the SPONSOR, with copies to each participating unit of government.

Element 1.12 - Engineering Survey

The CONSULTANT will determine the areas to be covered and make the necessary engineering field surveys to determine existing and topographical conditions, earth work, drainage, pavement conditions, structural elevations, and field testing as may be required to complete plans and specifications.

Element 1.13 - Detailed Construction Plans and Specifications

Plans and specifications will be certified by the CONSULTANT for compliance with current Federal Aviation Administration (FAA) and AERO requirements in effect at the time the plans and specifications are prepared. The CONSULTANT will prepare and furnish to the SPONSOR and AERO, in paper format, one copy of the final detailed construction plans and specifications for the work described above, presented on drawings (22" x 34") and other necessary documentation (8-1/2" x 11"). This will include but is not limited to; grading, drainage, paving, lighting, turf establishment, structures, construction safety phasing, etc. The documents will set forth, in detail, requirements for prospective bidders to submit proposals and the successful bidder to construct the project. Plans and specifications will comply with the requirements established in the pre-design conference, if applicable, together with the common practice of

design and ethical practices of professional engineers. The CONSULTANT will also furnish one set of review plans if requested.

All projects bid through the MDOT letting will also include two electronic files in portable document format (pdf) along with a signed and sealed paper title sheet. The electronic files will be set up to print clearly in scalable 11" x 17" and 22" x 34" plan sheets.

Element 1.14 - Estimate of Probable Construction Cost

The CONSULTANT will prepare and submit to both the SPONSOR and AERO one copy of a detailed estimate of construction costs based upon the detailed plans and specifications prepared under Element 1.13. This statement of probable construction cost prepared by the CONSULTANT represents the CONSULTANT's best judgment as a design professional at the time the estimate is finalized. This estimate will include the estimated amount for CONSULTANT services during construction. It is recognized, however, that neither the CONSULTANT nor the SPONSOR has any control over the cost of labor, materials, or equipment; over the contractor's method of determining bid prices; or over competitive bidding or market conditions. Accordingly, the CONSULTANT cannot and does not guarantee that bids will not vary from any statement of Probable Construction Cost or other cost estimates prepared by the CONSULTANT.

Element 1.15 - Engineering Report

The CONSULTANT will prepare and furnish to both the SPONSOR and AERO one copy of an engineering report which relates to the SPONSOR and participating governmental agencies the fundamental considerations and concepts used in design of the project. This report will include the basic design factors for drainage, pavement design, and scheduling of the various phases of the project during construction as may be required to maintain both ground and air traffic. Deviations in design and construction standards will be included in the engineering report.

Element 1.16 - Users Conference (if required)

The CONSULTANT will prepare for the SPONSOR an estimated time schedule to be followed during the construction period. This estimated time schedule of construction will be presented by the SPONSOR and the CONSULTANT in a meeting with airport users. The CONSULTANT will furnish one copy of the estimated time schedule to the SPONSOR for printing and dissemination to the users by the SPONSOR. However, it is recognized that neither the CONSULTANT nor the SPONSOR has absolute control over the estimated time schedule presented to any person, group, or organization.

Element 1.17 - Obligations of SPONSOR or AERO to CONSULTANT

When requested by the CONSULTANT, one copy of all existing data applicable to this project and in the possession of the SPONSOR or AERO or any other agency of government will be furnished at no cost to the CONSULTANT. Existing data will include but not be restricted to the following:

- 1) As-constructed plans.
- 2) Pavement design data/pavement condition index.
- 3) Soil borings, analysis, and classification.

- 4) Drainage design data.
- 5) Topographic notes and maps.
- 6) Approach data and zoning maps.
- 7) Property maps, including fee ownership and easements, and land descriptions.
- 8) All local, state, federal ordinances, regulations, or laws affecting the project.
- 9) Aerial photography, prints, topographic maps, etc.

The SPONSOR or AERO will furnish for projects bid by MDOT, at no cost to the CONSULTANT, standard contract documents for bidders, including but not restricted to the following:

- 1) Notice to contractors (including advertising charges).
- 2) Instructions to bidders.
- 3) All federal, state, or local wage rates as applicable to this project.
- 4) General provisions of the contract.
- 5) Supplemental provisions of the contract.
- 6) Special provisions of the contract (except as may be supplemented by the CONSULTANT).
- 7) Standard construction specifications (except as may be supplemented by the CONSULTANT).
- 8) Standard supplemental specifications (except as may be supplemented by the CONSULTANT).
- 9) Standard testing requirements (except as provided by the CONSULTANT).
- 10) Proposal.
- 11) Construction contract.
- 12) Form of performance and lien bond.
- 13) Reproducible copies of all standard plans to be incorporated in the contract plans and documents.

The SPONSOR or AERO, at no cost to the CONSULTANT, will furnish the location for the receipt of bids, the tabulation and recording of bids, the disbursement of information before and after the bid process, and the award of construction contracts.

All such services, data, information, and documents furnished by the SPONSOR or AERO will be furnished at the SPONSOR's expense.

Element 1.18 - Conferences and Meetings

The following conferences and meetings will be attended by the CONSULTANT and the SPONSOR at the location indicated for the purpose of coordination, information, and understanding.

- 1) Pre-Design Conference as provided under Element 1.11 to be called by the SPONSOR and to be held at the project site.
- 2) Progress meetings to be determined by the SPONSOR will be held at the office of the SPONSOR and attended by the CONSULTANT to apprise the SPONSOR of progress, to resolve any problems, to answer questions, and for general coordination.

- 3) Upon completion by the CONSULTANT of final plans, specifications, cost estimates, and engineering report, the CONSULTANT will submit copies to the participating governmental agencies for approvals as required. After reasonable time for review by the SPONSOR and participating governmental agencies, a meeting called by the SPONSOR may be held to review final plans with the SPONSOR and participating governmental agencies at the project site.
- 4) Upon determination of the estimated construction time schedule, a users conference as provided under Element 1.16 is to be called by the SPONSOR, to be held at a location designated by the SPONSOR.
- 5) Upon advertising the project for bids, the CONSULTANT and the SPONSOR or AERO will hold a pre-bid meeting or briefing with the prospective bidders at the project site to explain the project to the bidders and answer questions from prospective bidders. Any addendum information necessary will be submitted in a timely manner to the bidding agency by the CONSULTANT. In addition, any bids over the engineers' construction estimate by ten (10) percent or more will be sufficiently justified before proceeding with award or recommended rejected by the CONSULTANT.

CONSTRUCTION PHASE (2)

Element 1.20 - Sufficient Personnel

The CONSULTANT will provide sufficient personnel and services necessary to comply with AERO Project Engineers Manual, the latest revision at the time this Contract is awarded.

Element 1.21 - Pre-Construction Conference

A pre-construction conference called by the SPONSOR or AERO will be held between the SPONSOR, the FAA (if applicable), AERO, any other participating or regulatory governmental agencies, the Contractor(s) and the CONSULTANT. This pre-construction conference will be held for the Contractor and CONSULTANT to receive instructions from the SPONSOR and participating/regulatory governmental units, to develop construction schedules, and to coordinate construction.

Element 1.22 - General Information and Coordination

The CONSULTANT will provide information and coordination to the SPONSOR and Contractor as to the understanding of the plans and specifications. The CONSULTANT will not guarantee the performance of the Contractor but will report to the SPONSOR any work and materials which, in the opinion of the CONSULTANT, do not meet the requirements of the plans and specifications. The CONSULTANT will not be responsible for any acts of the Contractor whatsoever but will only pay the contractor for work performed that meets the requirements of the plans and specifications.

Element 1.23 - Engineering Survey and Layout as May be Applicable

The CONSULTANT will take original ground elevations in areas of excavation for the purpose of determining pay quantities for excavation. The CONSULTANT will stake out the work for line and grade. The stake out will consist of one set of earth grade stakes spaced not more than one hundred feet apart, with cut or fill from top of stake to the earth grade marked on the stake; slope stakes around the perimeter of grade; one set of offset stakes for drainage spaced not more

than twenty-five (25) feet apart with offset distance to center of pipe and flowline of pipe marked on the stake; one set of blue top stakes driven to grade spaced not more than fifty (50) feet apart for finish base course or pavement grade; and one offset line along the edge of pavement denoting location of each light fixture. All benchmarks and alignment P.O.T.'s will be available to the Contractor for his reference and checking of the CONSULTANT's stakes. The CONSULTANT will not be responsible for setting stakes other than described above, for any stakes disturbed, and any stakes set by others including benchmarks and P.O.T.'s.

Element 1.24 - Materials Testing and Shop Drawings

The CONSULTANT will review and approve material testing reports submitted by the Contractor to determine if test reports meet the requirements of the specifications and will submit two copies of material testing reports to the SPONSOR or AERO. The CONSULTANT will review and approve shop drawings to determine compliance with plans and specifications and will submit two copies of all shop drawings to the SPONSOR or AERO.

Element 1.25 - Field Tests and Grade Inspection as May be Applicable

The CONSULTANT will make periodic field tests and grade inspection at the project site to determine, in the opinion of the CONSULTANT, if materials and workmanship conform to the plans and specifications. Field tests will include compaction tests for soils in place; gradation tests for aggregates; extraction tests for bituminous mixtures and compaction tests for in-place bituminous pavements; and slump, entrained air, and yield tests for concrete pavement.

Element 1.26 - Cost Estimate and Change Orders/Contract Modifications

The CONSULTANT will prepare periodic cost estimates, change orders/contract modifications, and stop and start orders as may be applicable during the construction period and present three copies of the same to the SPONSOR or AERO for approval and processing. All projects bid through MDOT lettings will have all estimates and contract modifications processed using the FieldManager computer program.

Element 1.27 - Weekly Reports

The CONSULTANT will prepare FAA Form 5370-1, Construction Progress and Inspection Report or FieldManager inspector daily reports and submit copies to the SPONSOR or AERO weekly during the construction period.

Element 1.28 - Final Inspection

The CONSULTANT will be present at final inspection, together with the SPONSOR, AERO, participating governmental units, and the Contractor.

Element 1.29 - Final Quantities - As-Constructed Plans

The CONSULTANT will compute final pay quantities, prepare as-constructed plans, and update all plan sheets of the current Airport Layout Plan (ALP) that shows work constructed under the project. The As-Constructed Plans will be submitted to the SPONSOR and AERO for approval in an electronic pdf file. The updated ALP will be submitted in paper (22"x 34") and in an electronic pdf file to the SPONSOR and AERO.

Element 1.30 - Equipment

The CONSULTANT will furnish all necessary surveying and field testing equipment to accomplish the above-named work.

SUBCONSULTANT SERVICES (3)

Element 1.31 - Subconsultant Service

Any services to be provided by subconsultants will be provided for in a subconsultant agreement, which will meet the written approval of the SPONSOR. Costs of subconsultant services will be included in Element 3.1 – Fee. The CONSULTANT will not apply a fixed fee on any of the costs for subconsultant services.

ARTICLE 2 – TIME OF BEGINNING AND COMPLETION

DESIGN PHASE (1)

Element 2.11 - Time of Beginning

Upon acceptance of this Contract by both the SPONSOR and the CONSULTANT, the CONSULTANT will have seven (7) days from the date of notification to proceed in which to organize and actually commence work.

Element 2.12 - Time for Completion

The estimated time for the CONSULTANT to complete the work named in Element 1.11 through Element 1.18 of this Contract, and to submit final plans to the SPONSOR for the SPONSOR's approval sixty (60) calendar days from the date the CONSULTANT actually starts work. The CONSULTANT will report his progress to the SPONSOR at the monthly progress meetings, as required under Element 1.18, to keep the SPONSOR informed of progress and any adjustments to the estimated time schedule which may be necessary because of information supplied to the CONSULTANT by the SPONSOR or AERO, as provided under Element 1.17, or any other reasons beyond the control of either the SPONSOR or the CONSULTANT. Changes in time for completion will be in accordance with Element 4.4.

CONSTRUCTION PHASE (2)

Element 2.21 - Time of Beginning

Provided the Notice to Proceed is issued sufficiently in advance of the start of construction, the CONSULTANT will begin work seven (7) days prior to the effective date of the Notice to Proceed to the Contractor. If not, the CONSULTANT will coordinate the beginning of work with the work of the construction contractor.

Element 2.22 - Time for Completion

The CONSULTANT will finish all work under this Contract within thirty (30) days after final acceptance of the construction work by the SPONSOR.

ARTICLE 3 – PAYMENT

Element 3.1 - Fee

The SPONSOR agrees to pay the CONSULTANT as full compensation for services rendered as set forth in this Contract as follows:

Phase 1 Design

Elements 1.11, 1.12, 1.13, 1.14, 1.15, 1.16, 1.18 and 1.31 a firm fixed fee of Nineteen Thousand Nine Hundred Twenty-Three and 03/100 Dollars (\$19,923.03). A breakdown of the cost is included as Attachment C.

The SPONSOR will compensate the CONSULTANT for requested printed materials in excess of those identified, in accordance with the following:

Black Print Plan sheets (22" x 34")	_____ /sheet
Black Print on White Paper (11" x 17")	_____ /sheet
Black Print on White Paper (8.5" x 11")	_____ /sheet

Phase (2) Construction

Elements 1.20, 1.21, 1.22, 1.23, 1.24, 1.25, 1.26, 1.27, 1.28, 1.29, 1.30, and 1.31 a firm fixed fee of (to be negotiated as an Amendment to this Contract, upon completion of design and advertising for bids).

The fee described above will be considered payment in full by the SPONSOR to the CONSULTANT for all services rendered except as hereinafter provided under Article 4 - Element 4.3 - Changes in Work and Element 4.4 - Delays and Extensions. Phase (2) Construction may not be needed if it is determined by the SPONSOR to terminate this Contract at the completion of Phase (1) Design.

Element 3.2 - Progress Payments

Phase (1) Design/Phase (2) Construction

Progress payments for completed work will be based on the following schedule of payments:

All charges for service will be due and payable upon receipt of invoice by SPONSOR. In the event Phase (1) Design is completed but bids are not received, final payment will be due and payable sixty (60) days after completion of Phase (1) Design.

The CONSULTANT will submit periodic invoices for services rendered. Each invoice will be based upon the proportion of the total service actually completed at the time of billing. The final invoice will be a minimum of 10% of the total contract amount. Payment on this invoice will be retained by AERO until all Contract requirements have been completed. The SPONSOR will make prompt payments in response to the CONSULTANT's periodic statements.

The CONSULTANT agrees to pay each subcontractor for the satisfactory completion of work associated with the subcontract no later than ten (10) calendar days from the receipt of each

payment the CONSULTANT receives from the State of Michigan or SPONSOR. The CONSULTANT agrees further to return retainage payments to each subconsultant within ten (10) calendar days after the subconsultant's work is satisfactorily completed. Any delay or postponement of payment from these time frames may occur only upon receipt of written approval from the SPONSOR or AERO. These requirements are also applicable to all sub-tier subconsultants and will be made a part of all subconsultant agreements.

This prompt payment provision is a requirement of 49 CFR, Part 26, as amended, and does not confer third-party beneficiary right or other direct right to a subconsultant against the SPONSOR or the State of Michigan. This provision applies to both Disadvantaged Business Enterprise (DBE) and non-DBE subconsultants.

The CONSULTANT further agrees that it will comply with 49 CFR, Part 26, as amended, and will report any and all DBE subconsultant payments to AERO semi-annually in the format set forth in Attachment G, dated June 1, 2001, attached hereto and made a part hereof, or any other format acceptable to the SPONSOR or AERO.

At the end of the State of Michigan fiscal year, the CONSULTANT will submit estimated payment amounts for both the CONSULTANT and contractors working on projects the CONSULTANT is supervising. These amounts will be submitted to the State of Michigan to establish a payable account.

ARTICLE 4 – MISCELLANEOUS PROVISIONS

Element 4.1 - Miscellaneous Provisions

The CONSULTANT will follow, insofar as applicable and reasonable and as approved by the SPONSOR, current design standards set forth by the SPONSOR, AERO and other participating governmental agencies in effect at the time the work herein provided is started. In the event design standards change after the CONSULTANT has completed that portion of the work to which a particular standard may apply, and in the event the CONSULTANT is required by the SPONSOR to make revisions to completed work to meet revised standards and certification requirements, the CONSULTANT will be entitled to additional compensation as provided under Element 4.3 - Changes in Work.

Design standards, standard plans, specifications, special conditions, contract documents, and requirements developed by the SPONSOR, AERO, or other participating governmental agency and required to be incorporated in the final plans and documents will not be the responsibility of the CONSULTANT. All liability to third parties, for loss or damage as a result of claims, demands, costs, or judgments arising out of activities, to be carried out by the SPONSOR in the performance of this contract will be the responsibility of the SPONSOR, and not the responsibility of the CONSULTANT, if the liability, loss, or damage is caused by or arises out of, the action or failure to act on the part of the SPONSOR, or any elected or appointed officer, employee or agent of the SPONSOR, provided that nothing herein will be construed as a waiver of any governmental immunity that has been provided to the SPONSOR, or any elected or appointed officer, employee or agent of the SPONSOR by statute or court decision.

Element 4.2 - Ownership of Documents

Completed original documents, such as final contract plans, maps and specifications prepared or obtained by the CONSULTANT as provided under the terms of this Contract will be submitted in final form. The final form of the originals will be delivered to and become the property of the SPONSOR. Original basic survey notes, sketches, charts, drawings, partially completed drawings, computations, quantities and other data will remain in the possession of the CONSULTANT as instruments of service but will be made available, upon request, to the SPONSOR without restriction or limitation on their use.

In the event any of the above documents are revised by the SPONSOR, the nameplates of the CONSULTANT will be removed, and the SPONSOR will assume full responsibility for the reuse of these documents.

The original signed and sealed title sheet for projects bid through MDOT will be retained in AERO files. The CONSULTANT will be provided a scanned .tif electronic file for use in completing the as-constructed plan sheets.

Element 4.3 - Changes in Work

By mutual acceptance of both the SPONSOR and the CONSULTANT, changes in work from that work described in this Contract, including changes in original design standards and changes in previously completed final plans may be accomplished by amendment to this Contract. Each amendment will describe the revision or addition of work in detail. The associated cost of the revised or additional work will be defined in a fixed dollar amount, and an adjustment to the payment schedule (if applicable) contained in this Contract will be provided. Any change to the contract time will also be defined in each amendment. Each amendment must be signed and dated by both the SPONSOR and the CONSULTANT.

Element 4.4 - Delays and Extensions

Changes in the estimated time schedule as may be required by the SPONSOR or the CONSULTANT will be in writing, setting forth the reason for delay or extension, and the estimated time adjustment necessary or as provided in Element 4.3 - Changes in Work.

Element 4.5 - Insurance and Liability

The CONSULTANT will maintain worker's compensation and public liability insurance as required by law and will, upon request, show proof of compliance with this requirement.

Element 4.6 - General Compliance with Laws

Unless otherwise specified, this Contract will be governed by the laws of the principal address of the SPONSOR. The CONSULTANT agrees to comply with all federal, state and local laws applicable to the work.

Element 4.7 - Subletting, Assignment and Transfer

The SPONSOR and the CONSULTANT each binds themselves, their partners, successors, assignees and legal representatives to the other party to this Contract and to the partners, successors, assignees, and legal representatives of such other party with respect to all covenants of this Contract. Neither the SPONSOR nor the CONSULTANT will assign, sublet, or transfer their interest in this Contract without the written consent of the other.

Element 4.8 - CONSULTANT's Endorsement

The CONSULTANT will seal and sign all final plans and specifications furnished to the SPONSOR.

Element 4.9 - Disputes

All disputes concerning a question of fact in connection with work not disposed of by agreement between the SPONSOR and the CONSULTANT will be settled through standard court actions.

Element 4.10 - Responsibility for Claims and Liability

The CONSULTANT will save harmless the SPONSOR, AERO, FAA, or other governmental agencies from all claims and liability due to negligence of the CONSULTANT or its subcontractors, except as provided in Element 4.1.

Element 4.11 - Assignment of Antitrust Rights

With regard to claims based on goods or services that were used to meet the CONSULTANT's obligation to the SPONSOR or AERO under this Contract, the CONSULTANT hereby irrevocably assigns its right to pursue any claims for relief or causes of action for damages sustained by the State of Michigan or the MDOT due to any violation of 15 USC, Sections 1 - 15, and/or 1984 PA 274, MCL 445.771 - .788, excluding Section 4a, to the State of Michigan or MDOT.

The CONSULTANT will require any subcontractors to irrevocably assign their rights to pursue any claims for relief or causes of action for damages sustained by the State of Michigan or the MDOT with regard to claims based on goods or services that were used to meet the CONSULTANT's obligation to the MDOT under this Contract due to any violation of 15 USC, Sections 1 - 15 and/or 1984 PA 274, MCL 445.771 - .788, excluding Section 4a, to the State of Michigan or MDOT as a third-party beneficiary.

The CONSULTANT will notify the SPONSOR if it becomes aware that an antitrust violation with regard to claims based on goods or services that were used to meet the CONSULTANT's obligation to the SPONSOR or AERO under this Contract may have occurred or is threatened to occur. The CONSULTANT will also notify the SPONSOR or AERO if it becomes aware of any persons intent to commence, or of commencement of, an antitrust action with regard to claims based on goods or services that were used to meet the CONSULTANT's obligation to the SPONSOR or AERO under this Contract.

Element 4.12 - Prohibition of Discrimination in State Contracts

The CONSULTANT hereby agrees to comply with the requirements of Appendix A, attached hereto and made a part hereof.

Element 4.13 – Additional Provisions

Additional provisions of this Contract are included as Attachment B.

Element 4.14 – Non-Construction Requirements

The CONSULTANT hereby agrees to comply with the requirements of the Non-construction requirements of Attachment F, attached hereto and made a part hereof.

IN WITNESS WHEREOF the parties hereto have fixed their hand this day and date first written above.

ACCEPTED BY THE SPONSOR

Witness:

City of Mt. Pleasant _____
SPONSOR
320 W Broadway _____
Street Address
Mt. Pleasant, MI 48858 _____
City, State & Zip Code

BY: _____
Authorized Representative of SPONSOR

NAME: _____

DATE: _____

.....
ACCEPTED BY THE CONSULTANT



Witness: Martha J Frary

Mead & Hunt, Inc. _____
CONSULTANT
2605 Port Lansing Road _____
Street Address
Lansing, MI 48906 _____
City, State & Zip Code

BY: 

Authorized Representative

NAME: Mark Breukink _____

DATE: 01/22/2026 _____

Consultants are advised to use the following attachment schedule. Any additional clauses or requirements should be included in Attachment B. The preceding is the base contract; no changes may be made to the wordage or numbering without the written approval of the Airports Division, Bureau of Aeronautics and Freight Services.

SCHEDULE OF ATTACHMENTS

- Attachment A Prohibition of Discrimination in State Contracts
- Attachment B Additional Provisions
- Attachment C Cost Breakdown
- Attachment D Sketches
- Attachment E Scope of Work/Services
- Attachment F Non-construction (professional services) contract requirements
- Attachment G Prime CONSULTANT Statement of DBE Subconsultant Payment

APPENDIX A
PROHIBITION OF DISCRIMINATION IN STATE CONTRACTS

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

1. In accordance with Act. No. 453, Public Acts of 1976, the contractor hereby agrees not to discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status. Further, in accordance with Act No. 220, Public Acts of 1976 as amended by Act No. 478, Public Acts of 1980, the contractor hereby agrees not to discriminate against an employee or applicant for employment tenure, terms, conditions, or privileges of employment, or a matter directly or indirectly related to employment, because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of the above covenants shall be regarded as a material breach of this contract.
2. The contractor hereby agrees that any and all subcontractors to this contract, whereby a portion of the work set forth in this contract is to be performed, shall contain a covenant the same as in herein before set forth in section 1 of this Appendix.
3. The contractor will take affirmative action to insure that applicants for employment and employees are treated without regard to their race, color, religion, national origin, sex, height, weight, marital status or disability that is unrelated to the individual's ability to perform the duties of a particular job or position. Such action shall include, but not be limited to the following; employment, upgrading, demotion or transfer, recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
4. The contractor will, in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, national origin, age, sex, height, weight, marital status or disability that is unrelated to the individual's ability to perform the duties of a particular job or position.
5. The contractor or his collective bargaining representative will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice advising the said labor union or workers' representative of the contractor's commitments under this appendix.
6. The contractor will comply with relevant published rules, regulations, directives, and orders of the Michigan Civil Rights Commission which may be in effect prior to the taking of bids for any individual state project.
7. The contractor will furnish and file compliance reports within such time and upon such forms as provided by the Michigan Civil Rights Commission, said forms may also elicit

information as to the practices, policies, program and employment statistics of each subcontractor as well as the contractor himself, and said contractor will permit access to his books, records, and accounts by the Michigan Civil Rights Commission, and/or its agent, for purposes of investigation to ascertain compliance with this contract and relevant with rules, regulations, and orders of the Michigan Civil Rights Commission.

8. In the event that the Civil Rights Commission finds, after a hearing held pursuant to its rules, that a contractor has not complied with the contractual obligations under this agreement, the Civil Rights Commission may, as a part of its order based upon such findings, certify said findings to the Administrative Board of the State of Michigan, which Administrative Board may order the cancellation of the contract found to have been violated, and/or declare the contractor ineligible for future contracts with the state and its political and civil subdivisions, departments, and officers, and including the governing boards of institutions of higher education, until the contractor complies with all of the persons with whom the contractor is declared ineligible to contract as a contracting party in future contracts. In any case before the Civil Rights Commission in which cancellation of an existing contract is a possibility, the contracting agency shall be notified of such possible remedy and shall be given the option by the Civil Rights Commission to participate in such proceedings.
9. The contractor will include, or incorporate by reference, the provisions of the forgoing paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations or orders of the Michigan Civil Rights Commission, and will provide in every subcontract or purchase order that said provisions will be binding upon each subcontractor or seller.

**The Civil Rights Commission referred to as the Michigan Civil Rights Commission*

ATTACHMENT B

Additional Provisions

none

ATTACHMENT C

Cost Breakdown

DESIGN SERVICES FEE ESTIMATE - ATTACHMENT C
SUMMARY SHEET

Airport:
Project Description:
M & H Project No.:
60 Calendar days in contract

Mt. Pleasant Municipal Airport
Aquire SRE (pull-behind broom)
4069200-260582.01

MEAD & HUNT PROJECT COST BY ELEMENT						
	Direct Labor	Overhead 1.8672	Fixed Fee 11.0%	Total Labor Fee	Direct Costs	Total*
ELEMENT 1.11 - PRE DESIGN CONFERENCE	\$562.00	\$1,049.37	\$177.25	\$1,788.62	\$0.00	\$1,788.62
ELEMENT 1.12 - ENGINEERING SURVEY	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ELEMENT 1.13 - DETAILED CONSTRUCTION PLANS AND SPECIFICATIONS	\$4,104.00	\$7,662.99	\$1,294.37	\$13,061.36	\$0.00	\$13,061.36
ELEMENT 1.14 - ESTIMATE OF PROBABLE CONSTRUCTION COST	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ELEMENT 1.15 - ENGINEERING REPORT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ELEMENT 1.16 - USERS CONFERENCE	\$828.00	\$1,546.04	\$261.14	\$2,635.18	\$0.00	\$2,635.18
ELEMENT 1.18 - CONFERENCES AND MEETINGS	\$766.00	\$1,430.28	\$241.59	\$2,437.87	\$0.00	\$2,437.87
M&H PROJECT COSTS*	\$6,260.00	\$11,688.68	\$1,974.35	\$19,923.03	\$0.00	\$19,923.03

*excludes sub consultants

SUBCONSULTANTS	
TOTAL SUBCONSULTANTS	\$0.00

TOTAL PROJECT COSTS	
TOTAL MEAD & HUNT PROJECT COSTS	\$19,923.03
TOTAL SUBCONSULTANTS	\$0.00
TOTAL PROJECT COSTS	\$19,923.03

Airport:
Project Description:
M & H Project No.:

Mt. Pleasant Municipal Airport
Aquire SRE (pull-behind broom)
4069200-260582.01

Employee Classification	SR PROJECT ENGINEER	PROJECT ENGINEER	SENIOR ENGINEER	ENGINEER 2	ENGINEER TECH 4	ENGINEER TECH 2	PROJECT ASST 2	PROJECT PLANNER
Hourly Rate	\$86.00	\$71.00	\$68.00	\$50.00	\$50.00	\$40.00	\$31.00	\$71.00

ELEMENT 1.11 - PRE DESIGN CONFERENCE

Pre design meeting/scoping		2	2					
SRE Justification		4						
TOTAL HOURS	0	6	2	0	0	0	0	0
No. of trips at 120 miles/trip								
Meals (days)								
Nights Lodging								
Direct Costs								
Mileage this element (\$0.725 /mile)	\$0.00							
Meals this element(\$50/day)	\$0.00							
Meals this element(\$17/trip)	\$0.00							
Lodging (\$130/night)	\$0.00							
Materials								
TOTAL DIRECT COSTS THIS ELEMENT	\$0.00							
Labor Costs								
Total Direct Labor this element	\$562.00							
Overhead this element	\$1,049.37							
Fixed Fee this element	\$177.25							
TOTAL LABOR FEE THIS ELEMENT	\$1,788.62							
TOTAL COSTS THIS ELEMENT	\$1,788.62							

ELEMENT 1.12 - ENGINEERING SURVEY

TOTAL HOURS	0	0	0	0	0	0	0
No. of trips at 120 miles/trip							
Meals (days)							
Nights Lodging							
Direct Costs							
Mileage this element (\$0.725 /mile)	\$0.00						
Meals this element(\$50/day)	\$0.00						
Meals this element(\$17/trip)	\$0.00						
Lodging (\$130/night)	\$0.00						
Materials							
TOTAL DIRECT COSTS THIS ELEMENT	\$0.00						
Labor Costs							
Total Direct Labor this element	\$0.00						
Overhead this element	\$0.00						
Fixed Fee this element	\$0.00						
TOTAL LABOR FEE THIS ELEMENT	\$0.00						
TOTAL COSTS THIS ELEMENT	\$0.00						

Airport:
Project Description:
M & H Project No.:

Mt. Pleasant Municipal Airport
Aquire SRE (pull-behind broom)
4069200-260582.01

Airport:
Project Description:
M & H Project No.:

Mt. Pleasant Municipal Airport
Aquire SRE (pull-behind broom)
4069200-260582.01

Airport: Mt. Pleasant Municipal Airport
Project Description: Aquire SRE (pull-behind broom)
M & H Project No.: 4069200-260582.01

ATTACHMENT D

**Sketch Showing Location of Work to
be Performed as Part of this Contract**

None

ATTACHMENT E

Scope of Work/Services

ATTACHMENT E
SCOPE OF SERVICES
MT. PLEASANT MUNICIPAL AIRPORT
MT. PLEASANT, MICHIGAN
DESIGN FOR ACQUIRE SRE (PULL-BEHIND BROOM)

Project Purpose

The Mt. Pleasant Municipal Airport is located in Mid-Michigan and averages approximately 42 inches of snowfall annually but can exceed 100 inches during some years. The airport is scheduled to acquire a new loader (carrier vehicle) and a loader mounted snow blower (rotary plow) in 2026, which was bid and ordered in 2025. The airport would like to acquire a pull-behind broom that is compatible with the new carrier vehicle).

The purpose of this agreement is to establish a scope of services and fee for the CONSULTANT to assist the SPONSOR in purchasing new snow removal equipment (pull-behind broom).

Scope of Services

The SPONSOR desires to purchase a pull-behind broom to be used exclusively for snow removal operations on the airport. The CONSULTANT shall provide services to include performance specifications and bid proposal documents to meet procurement guidelines associated with the Federal Aviation Administration (FAA) Airport Improvement Program (AIP). Equipment shall meet the requirements and specifications associated with FAA AC 150/5220-20A Airport Snow and Ice Control Equipment and FAA AC 150/5200-30D Airport Field Condition Assessments and Winter Operations Safety. Prior to completion, the CONSULTANT will develop technical specifications and bidding documents for the pull behind broom to a 90% level and participate in a review meeting with the SPONSOR and MDOT. The SPONSOR shall review the performance specifications to be sure that they meet the airport's requirements. Comments received regarding the performance specifications shall be incorporated by the CONSULTANT.

The CONSULTANT shall prepare a set of bidding documents and distribute copies to prospective bidders. The CONSULTANT shall write and submit an advertisement for publication. Any advertising with local news publications shall be coordinated and paid for by the SPONSOR. The CONSULTANT will review bids after they have been opened by the SPONSOR and prepare a recommendation regarding award of the project. The SPONSOR shall then prepare a contract or purchase order for procuring the equipment with the lowest responsive vendor following MDOT/FAA concurrence.

The CONSULTANT will review the bid documents regarding AIP Buy American requirements, and if a waiver is requested, coordinate initial communication between MDOT and the lowest responsive bidder. After initial coordination the lowest responsive bidder shall work directly with MDOT and the SPONSOR regarding a Buy American waiver. The CONSULTANT shall not review manufacturer specifications and sourcing with regard to the requested waiver.

This contract does not include costs for rebidding or responding to bid protests. If necessary, this work will be completed as an amendment to this contract.

This contract does not include inspection of the delivered equipment. It is recommended that the SPONSOR hire a qualified third-party inspector that is familiar with heavy equipment to inspect the vehicle to verify that

it meets the requirements of the project documents and applicable requirements in SAE ARP5564A, Airport Runway Brooms.

Schedule

The CONSULTANT will complete development of bidding documents within 60 days of an executed contract.

Environmental Considerations

It is anticipated that this project will receive National Environmental Policy Act (NEPA) clearance via a Categorical Exclusion (Cat-Ex), completed by the MDOT. This work scope does NOT include effort to obtain NEPA clearance.

Sponsor Responsibilities:

The SPONSOR shall be responsible to provide the following information and activities:

- Provide a single point of contact with authority to review and provide comment on all documents.
- Meet with prospective bidders to describe the project
- Prepare final contract or purchase order with the lowest responsive and responsible vendor

ATTACHMENT F

Federal Provisions

The following Federal Contract Provisions are hereby included in and made part of the attached Contract between the SPONSOR and MEAD & HUNT, INC. (Consultant)

CONTRACT GUIDANCE

For purposes of remaining compliant with its obligations, a Sponsor must incorporate applicable contract provisions in all its procurements and contract documents. Unless otherwise stated, these provisions flow down to subcontracts and sub-tier agreements.

For purposes of determining requirements for contract provisions, the term “**contract**” includes professional services, and subcontracts and supplier contracts such as purchase orders.

The term “**contractor**” is understood to mean **Consultant**, contractor, subcontractor and means one who participates, through a contract or subcontract (at any tier).



FAA Airports – Federal Contract Provisions

(Issued on December 29, 2025)

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A1 ACCESS TO RECORDS AND REPORTS

SOURCE: 2 CFR § 200.334, 2 CFR § 200.337, FAA Order 5100.38

The Consultant must maintain an acceptable cost accounting system. The Consultant agrees to provide the Owner, the Federal Aviation Administration and the Comptroller General of the United States or any of their duly authorized representatives access to any books, documents, papers and records of the Consultant which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts and transcriptions. The Consultant agrees to maintain all books, records and reports required under this contract for a period of not less than three years after final payment is made and all pending matters are closed.

A2 BREACH OF CONTRACT TERMS

SOURCE: 2 CFR Part 200, Appendix II(A)

Any violation or breach of terms of this contract on the part of the Consultant or its subcontractors may result in the suspension or termination of this contract or such other action that may be necessary to enforce the rights of the parties of this agreement.

Owner or Prime Consultant will provide Consultant written notice that describes the nature of the breach and corrective actions the Consultant must undertake in order to avoid termination of the contract. Owner reserves the right to withhold payments to Contractor until such time the Contractor corrects the breach or the Owner elects to terminate the contract. The Owner's notice will identify a specific date by which the Consultant must correct the breach. Owner may proceed with termination of the contract if the Consultant fails to correct the breach by the deadline indicated in the Owner's notice.

The duties and obligations imposed by the Contract Documents and the rights and remedies available thereunder are in addition to, and not a limitation of, any duties, obligations, rights and remedies otherwise imposed or available by law.

A3 BUY AMERICAN PREFERENCE

SOURCE Title 49 U.S.C. § 50101; Executive Order 14005, *Ensuring the Future is Made in All of America by All of America's Workers*; Infrastructure Investment and Jobs Act (IIJA) (P.L. No. 117-58), Build America, Buy America (BABA)

FAA BUY AMERICAN PREFERENCE

The Consultant certifies that its bid/offer is in compliance with 49 U.S.C. § 50101, BABA and other related Made in America Laws, U.S. statutes, guidance, and FAA policies, which provide that Federal funds may not be obligated unless all iron, steel and manufactured goods used in AIP funded projects are produced in the United States, unless the Federal Aviation Administration has issued a waiver for the product; the product is listed as an Excepted Article, Material Or Supply in Federal Acquisition Regulation subpart 25.108; or is included in the FAA Nationwide Buy American Waivers Issued list.

A4 CIVIL RIGHTS - GENERAL

SOURCE 49 U.S.C. § 47123

GENERAL CIVIL RIGHTS PROVISIONS

In all its activities within the scope of its airport program, the Consultant agrees to comply with pertinent statutes, Executive Orders, and such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin, creed, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance.

This provision is in addition to that required by Title VI of the Civil Rights Act of 1964.

A5 CIVIL RIGHTS – TITLE VI ASSURANCE

SOURCE 49 U.S.C. § 47123; FAA Order 1400.11

Title VI Solicitation Notice:

As a condition of a grant award, the Sponsor shall demonstrate that it complies with the provisions of Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq) and implementing regulations (49 CFR part 21) including amendments thereto, the Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 et seq.), the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, et seq.), U.S. Department of Transportation and Federal Aviation Administration (FAA) Assurances, and other relevant civil rights statutes, regulations, or authorities, including any amendments or updates thereto. This may include, as applicable, providing a current Title VI Program Plan to the FAA for approval, in the format and according to the timeline required by the FAA, and other information about the communities that will be benefited and impacted by the project. A completed FAA Title VI Pre-Grant Award Checklist is required for every grant application, unless excused by the FAA. The Sponsor shall affirmatively ensure that when carrying out any project supported by this grant that it complies with all federal nondiscrimination and civil rights laws based on race, color, national origin, sex, creed, age, disability, genetic information, in consideration for federal financial assistance. The Department's and FAA's Office of Civil Rights may provide resources and technical assistance to recipients to ensure full and sustainable compliance with Federal civil rights requirements. Failure to comply with civil rights requirements will be considered a violation of the agreement or contract and be subject to any enforcement action as authorized by law.

Title VI List of Pertinent Nondiscrimination Acts and Authorities

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the “Consultant”) agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252) (prohibits discrimination on the basis of race, color, national origin);
- 49 CFR Part 21 (Non-discrimination in Federally-Assisted programs of the Department of Transportation—Effectuation of Title VI of the Civil Rights Act of 1964) including amendments thereto;

- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601) (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794 *et seq.*), as amended (prohibits discrimination on the basis of disability); and 49 CFR part 27 (Nondiscrimination on the Basis of Disability in Programs or Activities Receiving Federal Financial Assistance);
- The Age Discrimination Act of 1975, as amended (42 U.S.C. § 6101 *et seq.*) (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982 (49 U.S.C. § 47123), as amended (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987 (P.L. 100-259) (broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms “programs or activities” to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act of 1990 (42 U.S.C. § 12101, *et seq.*) (prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities) as implemented by U.S. Department of Transportation regulations at 49 CFR Parts 37 and 38;
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. § 1681, *et seq.*)

Compliance with Nondiscrimination Requirements:

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

1. **Compliance with Regulations:** The Consultant (hereinafter includes subcontractors) will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this contract.
2. **Nondiscrimination:** Consultant, with regard to the work performed by it during the contract, will not discriminate on the grounds of race, color, national origin, creed, sex, age, or disability in the selection and retention of subcontractors, including procurements of materials and leases of equipment. Consultant will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR part 21 including amendments thereto.

3. **Solicitations for Subcontracts, including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding or negotiation made by the Consultant for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential subcontractor or supplier will be notified by the Consultant of the subcontractor's obligations under this contract and the Nondiscrimination Acts and Authorities on the grounds of race, color, or national origin.
4. **Information and Reports:** The Consultant will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts and Authorities and instructions. Where any information required of a contractor is in the exclusive possession of another who fails or refuses to furnish the information, the Consultant will so certify to the Sponsor or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of a Consultant's noncompliance with the non-discrimination provisions of this contract, the Sponsor will impose such contract sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to:
 - a. Withholding payments to the Consultant under the contract until the Consultant complies; and/or
 - b. Cancelling, terminating, or suspending a contract, in whole or in part.
6. **Incorporation of Provisions:** The Consultant will include the provisions of paragraphs one through six in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations, and directives issued pursuant thereto. The Consultant will take action with respect to any subcontract or procurement as the Sponsor or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with litigation by a subcontractor, or supplier because of such direction, the Consultant may request the Sponsor to enter into any litigation to protect the interests of the Sponsor. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

A6

CLEAN AIR AND WATER POLLUTION CONTROL

SOURCE 2 CFR Part 200, Appendix II(G); 42 U.S.C. § 7401, et seq; 33 U.S.C. § 1251, et seq
Contractor agrees to comply with all applicable standards, orders, and regulations issued pursuant to the Clean Air Act (42 U.S.C. §§ 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. §§ 1251-1387). The Contractor agrees to report any violation to the Owner immediately upon discovery. The Owner assumes responsibility for notifying the Environmental Protection Agency (EPA) and the Federal Aviation Administration.

A7 CONTRACT WORKHOURS AND SAFETY STANDARDS ACT REQUIREMENTS

SOURCE 2 CFR Part 200, Appendix II(E); 29 CFR § 5.5(b); 40 U.S.C. § 3702; 40 U.S.C. § 3704

1. Overtime Requirements.

No contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics shall require or permit any such laborer or mechanic, including watchmen and guards, in any workweek in which he or she is employed on such work to work in excess of forty hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than one and one-half times the basic rate of pay for all hours worked in excess of forty hours in such workweek.

2. Violation; Liability for Unpaid Wages; Liquidated Damages.

In the event of any violation of the clause set forth in paragraph (1) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic, including watchmen and guards, employed in violation of the clause set forth in paragraph (1) of this clause, in the sum of \$29 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of forty hours without payment of the overtime wages required by the clause set forth in paragraph (1) of this clause.

3. Withholding for Unpaid Wages and Liquidated Damages.

The Federal Aviation Administration (FAA) or the Owner shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the contractor or subcontractor under any such contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to the Contract Work Hours and Safety Standards Act, which is held by the same prime contractor, such sums as may be determined to be necessary to satisfy any liabilities of such contractor or subcontractor for unpaid wages and liquidated damages as provided in the clause set forth in paragraph (2) of this clause.

4. Subcontractors.

The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in paragraphs (1) through (4) and also a clause requiring the subcontractor to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in paragraphs (1) through (4) of this clause.

A8 COPELAND “ANTI-KICKBACK” ACT

SOURCE 2 CFR Part 200, Appendix II(D); 29 CFR Parts 3 and 5

This provision applies to all construction contracts and subcontracts financed under the AIP that exceed \$2,000.)

Professional Services –The emergence of different project delivery methods has created situations where Professional Service Agreements (PSAs) include tasks that meet the definition of construction, alteration, or repair as defined in 29 CFR Part 5. If such tasks result in work that qualifies as construction, alteration, or repair and it exceeds \$2,000, the PSA must incorporate the Copeland Anti-kickback provision.

Consultant must comply with the requirements of the Copeland “Anti-Kickback” Act (18 USC 874 and 40 USC 3145), as supplemented by Department of Labor regulation 29 CFR part 3. Consultant and subcontractors are prohibited from inducing, by any means, any person employed on the project to give up any part of the compensation to which the employee is entitled. The Consultant and each Subcontractor must submit to the Owner, a weekly statement on the wages paid to each employee performing on covered work during the prior week. Owner must report any violations of the Act to the Federal Aviation Administration.

A9 DAVIS-BACON REQUIREMENTS

SOURCE 2 CFR Part 200, Appendix II(D); 29 CFR Part 5; 49 USC § 47112(b); 40 USC §§ 3141-3144, 3146, and 3147

When a Professional Services Agreement includes tasks that constitute “construction, alteration, or repair” under 29 CFR Part 5 and the value exceeds \$2,000, the agreement must incorporate the applicable Davis-Bacon labor standards clause to ensure federal compliance.

A/E firms that employ laborers and mechanics on a task that meets the definition of construction, alteration, or repair are acting as a contractor. The Sponsor may not substitute the term “Contractor” for “Consultant” in such instances.

DAVIS-BACON REQUIREMENTS

1. Minimum Wages.

(i) All laborers and mechanics employed or working upon the site of the work will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by the Secretary of Labor under regulations implementing the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalent thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics.

Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (1)(iv) of this section; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such weekly period. Such laborers and mechanics shall be paid the appropriate wage rate and fringe benefits on the wage determination

for the classification of work actually performed, without regard to skill, except as provided in 29 CFR § 5.5(a)(4). Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein:

Provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classification and wage rates conformed under (1)(ii) of this section) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can easily be seen by the workers.

(ii)(A) The contracting officer shall require that any class of laborers or mechanics, including helpers, which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage determination. The contracting officer shall approve an additional classification and wage rate and fringe benefits therefore only when the following criteria have been met:

- (1) The work to be performed by the classification requested is not performed by a classification in the wage determination;
- (2) The classification is utilized in the area by the construction industry; and
- (3) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.

(B) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the contracting officer agree on the classification and wage rate (including the amount designated for fringe benefits where appropriate), a report of the action taken shall be sent by the contracting officer to the Administrator of the Wage and Hour Division, U.S. Department of Labor, Washington, DC 20210. The Administrator, or an authorized representative, will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(C) In the event the Contractor, the laborers, or mechanics to be employed in the classification, or their representatives, and the contracting officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the contracting officer shall refer the questions, including the views of all interested parties and the recommendation of the contracting officer, to the Administrator for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the contracting officer or will notify the contracting officer within the 30-day period that additional time is necessary.

(D) The wage rate (including fringe benefits where appropriate) determined pursuant to subparagraphs (1)(ii) (B) or (C) of this paragraph, shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.

(iii) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.

(iv) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program, *Provided*, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable

standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.

2. Withholding. The Federal Aviation Administration or the Sponsor shall upon its own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same prime contractor, or any other federally-assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same prime contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the Federal Aviation Administration may, after written notice to the Contractor, Sponsor, Applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.

3. Payrolls and Basic Records.

(i) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of three years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker; his or her correct classification; hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in 1(b)(2)(B) of the Davis-Bacon Act); daily and weekly number of hours worked; deductions made; and actual wages paid. Whenever the Secretary of Labor has found under 29 CFR 5.5(a)(1)(iv) that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records that show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual costs incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.

(ii)(A) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Federal Aviation Administration if the agency is a party to the contract, but if the agency is not such a party, the Contractor will submit the payrolls to the applicant, Sponsor, or Owner, as the case may be, for transmission to the Federal Aviation Administration. The payrolls submitted shall set out accurately and completely all of the information required to be maintained under 29 CFR § 5.5(a)(3)(i), except that full social security numbers and home addresses shall not be included on weekly transmittals. Instead, the payrolls shall only need to include an individually identifying number for each employee (e.g., the last four digits of the employee's social security number). The required weekly payroll information may be submitted in any form desired. Optional Form WH-347 is available for this purpose from the Wage and Hour Division Web site at <https://www.dol.gov/agencies/whd/government-contracts/construction/payroll-certification> or its successor site. The prime contractor is responsible for the submission of copies of payrolls by all subcontractors. Contractors and subcontractors shall maintain the full social security number and current address of each covered

worker and shall provide them upon request to the Federal Aviation Administration if the agency is a party to the contract, but if the agency is not such a party, the Contractor will submit them to the applicant, Sponsor, or Owner, as the case may be, for transmission to the Federal Aviation Administration, the Contractor, or the Wage and Hour Division of the Department of Labor for purposes of an investigation or audit of compliance with prevailing wage requirements. It is not a violation of this section for a prime contractor to require a subcontractor to provide addresses and social security numbers to the prime contractor for its own records, without weekly submission to the sponsoring government agency (or the applicant, Sponsor, or Owner).

(B) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify the following:

- (1) That the payroll for the payroll period contains the information required to be provided under 29 CFR § 5.5(a)(3)(ii), the appropriate information is being maintained under 29 CFR § 5.5 (a)(3)(i), and that such information is correct and complete;
- (2) That each laborer and mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in Regulations, 29 CFR Part 3;
- (3) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.

(C) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by paragraph (3)(ii)(B) of this section.

(D) The falsification of any of the above certifications may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 231 of Title 31 of the United States Code.

(iii) The Contractor or subcontractor shall make the records required under paragraph (3)(i) of this section available for inspection, copying, or transcription by authorized representatives of the Sponsor, the Federal Aviation Administration, or the Department of Labor and shall permit such representatives to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit the required records or to make them available, the Federal agency may, after written notice to the Contractor, Sponsor, applicant, or Owner, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR § 5.12.

4. Apprentices and Trainees.

(i) Apprentices. Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Office of Apprenticeship Training, Employer and Labor Services, or with a State Apprenticeship Agency recognized by the Office, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Office of Apprenticeship Training, Employer and Labor Services or a State Apprenticeship Agency (where

appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated above, shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeymen hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Office of Apprenticeship Training, Employer and Labor Services, or a State Apprenticeship Agency recognized by the Office, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

(ii) Trainees. Except as provided in 29 CFR § 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at no less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed on the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate on the wage determination that provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate that is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate on the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

5. Compliance with Copeland Act Requirements.

The Contractor shall comply with the requirements of 29 CFR Part 3, which are incorporated by reference in this contract.

6. Subcontracts.

The Contractor or subcontractor shall insert in any subcontracts the clauses contained in 29 CFR §§ 5.5(a)(1) through (10) and such other clauses as the Federal Aviation Administration may by appropriate instructions require, and also a clause requiring the subcontractors to include these clauses in any lower tier subcontracts. The prime contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with all the contract clauses in 29 CFR § 5.5.

7. Contract Termination: Debarment.

A breach of the contract clauses in paragraph 1 through 10 of this section may be grounds for termination of the contract, and for debarment as a contractor and a subcontractor as provided in 29 CFR § 5.12.

8. Compliance with Davis-Bacon and Related Act Requirements.

All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are herein incorporated by reference in this contract.

9. Disputes Concerning Labor Standards.

Disputes arising out of the labor standards provisions of this contract shall not be subject to the general disputes clause of this contract. Such disputes shall be resolved in accordance with the procedures of the Department of Labor set forth in 29 CFR Parts 5, 6, and 7. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

10. Certification of Eligibility.

(i) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR § 5.12(a)(1).

(ii) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR § 5.12(a)(1).

(iii) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 USC § 1001.

A10 DEBARMENT AND SUSPENSION

SOURCE 2 CFR Part 180 (Subpart B); 2 CFR Part 200, Appendix II(H); 2 CFR Part 1200; DOT Order 4200.5; Executive Orders 12549 and 12689

(Included in any AIP funded contract regardless of tier if amount of contract is equal to or exceeds \$25,000.)

CERTIFICATION OF OFFEROR/BIDDER REGARDING DEBARMENT

By submitting a bid/proposal under this solicitation, the bidder or offeror certifies that neither it nor its principals are presently debarred or suspended by any Federal department or agency from participation in this transaction.

The Sponsor must verify that the firm or individual that it is entering into a contract with is not presently suspended, excluded, or debarred by any Federal department or agency from participating in federally -assisted projects. The Sponsor accomplishes this by:

- 1) Checking the System for Award Management (SAM.gov) to verify that the firm or individual is not listed in SAM.gov as being suspended, debarred, or excluded;
- 2) Collecting a certification from the firm or individual that it is not suspended, debarred, or excluded; and
- 3) Incorporating a clause in the contract that requires lower tier contracts to verify that no suspended, debarred, or excluded firm or individual is included in the project.

A11 DISADVANTAGED BUSINESS ENTERPRISE

SOURCE 49 CFR Part 26; 49 U.S.C. § 47113

Solicitation Language

The requirements of 49 CFR Part 26 including any amendments thereto apply to this contract. It is the policy of the OWNER to practice nondiscrimination based on race, color, sex, or national origin in the award or performance of this contract. The Owner encourages participation by all firms qualifying under this solicitation regardless of business size or ownership.

Prime Contracts (Contracts Covered by a DBE Program)

Contract Assurance (49 CFR § 26.13; mandatory text provided) –

The Contractor, subrecipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The Contractor shall carry out applicable requirements of 49 CFR Part 26, including any amendments thereto, in the award and administration of DOT-assisted contracts. Failure by the Contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate, which may include, but is not limited to:

- 1) Withholding monthly progress payments;
- 2) Assessing sanctions;
- 3) Liquidated damages; and/or
- 4) Disqualifying the Contractor from future bidding as non-responsible.

Prompt Payment (49 CFR § 26.29) –

The prime contractor agrees to pay each subcontractor under this prime contract for satisfactory performance of its contract no later than 30 days from the receipt of each payment the prime contractor receives from the SPONSOR. The prime contractor agrees further to return retainage payments to each subcontractor within 30 days after the subcontractor's work is satisfactorily completed. Any delay or postponement of payment from the above referenced time frame may occur only for good cause following written approval of the SPONSOR. This clause applies to both DBE and non-DBE subcontractors.

A12 DISTRACTED DRIVING

SOURCE Executive Order 13513; DOT Order 3902.10

TEXTING WHEN DRIVING

In accordance with Executive Order 13513, “Federal Leadership on Reducing Text Messaging While Driving”, (10/1/2009) and DOT Order 3902.10, “Text Messaging While Driving”, (12/30/2009), the Federal Aviation Administration encourages recipients of Federal grant funds to adopt and enforce safety policies that decrease crashes by distracted drivers, including policies to ban text messaging while driving when performing work related to a grant or subgrant.

In support of this initiative, the Owner encourages the Contractor to promote policies and initiatives for its employees and other work personnel that decrease crashes by distracted drivers, including policies that ban text messaging while driving motor vehicles while performing work activities associated with the project. The Consultant must **include the substance of this clause in all sub-tier contracts exceeding \$15,000** that involve driving a motor vehicle in performance of work activities associated with the project.

A13 PROHIBITION ON CERTAIN TELECOMMUNICATIONS AND VIDEO SURVEILLANCE SERVICES OR EQUIPMENT

SOURCE 2 CFR § 200, Appendix II(K); 2 CFR § 200.216

Consultant and subcontractors agree to comply with mandatory standards and policies relating to use and procurement of certain telecommunications and video surveillance services or equipment in compliance with the National Defense Authorization Act P.L. 115-232, § 889(f)(1)).

A14 FEDERAL FAIR LABOR STANDARDS ACT (FEDERAL MINIMUM WAGE)

SOURCE 29 USC § 201, et seq; 2 CFR § 200.430

All contracts and subcontracts that result from this solicitation incorporate by reference the provisions of 29 CFR Part 201, et seq, the Federal Fair Labor Standards Act (FLSA), with the same force and effect as if given in full text. The FLSA sets minimum wage, overtime pay, recordkeeping, and child labor standards for full and part-time workers.

The Consultant has full responsibility to monitor compliance to the referenced statute or regulation. The Consultant must address any claims or disputes that arise from this requirement directly with the U.S. Department of Labor – Wage and Hour Division.

A15 LOBBYING AND INFLUENCING FEDERAL EMPLOYEES

SOURCE 31 USC § 1352 – Byrd Anti-Lobbying Amendment; 2 CFR Part 200, Appendix II(I)
49 CFR Part 20, Appendix A

CERTIFICATION REGARDING LOBBYING

The Bidder or Offeror certifies by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the Bidder or Offeror, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a

Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

A16 OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970

SOURCE 29 CFR Part 1910

All contracts and subcontracts that result from this solicitation incorporate by reference the requirements of 29 CFR Part 1910 with the same force and effect as if given in full text. The employer must provide a work environment that is free from recognized hazards that may cause death or serious physical harm to the employee. The employer retains full responsibility to monitor its compliance and their subcontractor's compliance with the applicable requirements of the Occupational Safety and Health Act of 1970 (29 CFR Part 1910). The employer must address any claims or disputes that pertain to a referenced requirement directly with the U.S. Department of Labor – Occupational Safety and Health Administration.

A17 PROCUREMENT OF RECOVERED MATERIALS

SOURCE 2 CFR § 200.323; 2 CFR Part 200, Appendix II(J); 40 CFR Part 247; 42 USC § 6901, et seq (Resource Conservation and Recovery Act (RCRA))

Consultant and subcontractor agree to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, and the regulatory provisions of 40 CFR Part 247. In the performance of this contract and to the extent practicable, the Consultant and subcontractors are to use products containing the highest percentage of recovered materials for items designated by the Environmental Protection Agency (EPA) under 40 CFR Part 247 whenever:

- 1) The contract requires procurement of \$10,000 or more of a designated item during the fiscal year; or
- 2) The contractor has procured \$10,000 or more of a designated item using Federal funding during the previous fiscal year.

The list of EPA-designated items is available at www.epa.gov/smm/comprehensive-procurement-guidelines-construction-products.

Section 6002(c) establishes exceptions to the preference for recovery of EPA-designated products if the contractor can demonstrate the item is:

- a) Not reasonably available within a timeframe providing for compliance with the contract performance schedule;
- b) Fails to meet reasonable contract performance requirements; or
- c) Is only available at an unreasonable price.

A18 RIGHT TO INVENTIONS

SOURCE 2 CFR Part 200, Appendix II(F); 37 CFR Part 401

Not Applicable

A19 SEISMIC SAFETY

SOURCE 49 CFR Part 41

Professional Service Agreements for Design

In the performance of design services, the Consultant agrees to furnish a building design and associated construction specification that conform to a building code standard that provides a level of seismic safety substantially equivalent to standards as established by the National Earthquake Hazards Reduction Program (NEHRP). Local building codes that model their building code after the current version of the International Building Code (IBC) meet the NEHRP equivalency level for seismic safety. At the conclusion of the design services, the Consultant agrees to furnish the Owner a “certification of compliance” that attests conformance of the building design and the construction specifications with the seismic standards of NEHRP or an equivalent building code.

A20 TAX DELINQUENCY AND FELONY CONVICTIONS

SOURCE Section 8113 of the Consolidated Appropriations Act, 2022 (P.L. 117-103) and similar provisions in subsequent appropriations acts; DOT Order 4200.6 – Appropriations Act Requirements for Procurement and Non-Procurement Regarding Tax Delinquency and Felony Convictions

CERTIFICATION OF OFFEROR/BIDDER REGARDING TAX DELINQUENCY AND FELONY CONVICTIONS

The applicant must complete the following two certification statements. The applicant must indicate its current status as it relates to tax delinquency and felony conviction by inserting a checkmark (ü) in the space following the applicable response. The applicant agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification in all lower tier subcontracts.

Certifications

- 1) The applicant represents that it is () is not () a corporation that has any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.
- 2) The applicant represents that it is () is not (X) a corporation that was convicted of a criminal violation under any Federal law within the preceding 24 months.

Note

If an applicant responds in the affirmative to either of the above representations, the applicant is ineligible to receive an award unless the Sponsor has received notification from the agency suspension and debarment official (SDO) that the SDO has considered suspension or debarment and determined that further action is not required to protect the Government's interests. The applicant therefore must provide information to the owner about its tax liability or conviction to the Owner, who will then notify the FAA Airports District Office, which will then notify the agency's SDO to facilitate completion of the required considerations before award decisions are made.

Term Definitions

Felony conviction: Felony conviction means a conviction within the preceding twenty-four (24) months of a felony criminal violation under any Federal law and includes conviction of an offense defined in a section of the U.S. Code that specifically classifies the offense as a felony and conviction of an offense that is classified as a felony under 18 USC § 3559.

Tax Delinquency: A tax delinquency is any unpaid Federal tax liability that has been assessed, for which all judicial and administrative remedies have been exhausted, or have lapsed, and that is not being paid in a timely manner pursuant to an agreement with the authority responsible for collecting the tax liability.

A21 TERMINATION OF CONTRACT

SOURCE 2 CFR Part 200, Appendix II(B); FAA Advisory Circular 150/5370-10, Section 80-09

TERMINATION FOR CONVENIENCE (PROFESSIONAL SERVICES)

The Owner may, by written notice to the Consultant, terminate this Agreement for its convenience and without cause or default on the part of Consultant. Upon receipt of the notice of termination, except as explicitly directed by the Owner, the Contractor must immediately discontinue all services affected.

Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

TERMINATION FOR CAUSE (PROFESSIONAL SERVICES)

Either party may terminate this Agreement for cause if the other party fails to fulfill its obligations that are essential to the completion of the work per the terms and conditions of the Agreement. The party initiating the termination action must allow the breaching party an opportunity to dispute or cure the breach.

The terminating party must provide the breaching party [7] days advance written notice of its intent to terminate the Agreement. The notice must specify the nature and extent of the breach, the conditions necessary to cure the breach, and the effective date of the termination action. The rights and remedies in this clause are in addition to any other rights and remedies provided by law or under this agreement.

- a) **Termination by Owner:** The Owner may terminate this Agreement for cause in whole or in part, for the failure of the Consultant to:
 1. Perform the services within the time specified in this contract or by Owner approved extension;
 2. Make adequate progress so as to endanger satisfactory performance of the Project; or
 3. Fulfill the obligations of the Agreement that are essential to the completion of the Project.

Upon receipt of the notice of termination, the Consultant must immediately discontinue all services affected unless the notice directs otherwise. Upon termination of the Agreement, the Consultant must deliver to the Owner all data, surveys, models, drawings, specifications, reports, maps, photographs, estimates, summaries, and other documents and materials prepared by the Engineer under this contract, whether complete or partially complete.

Owner agrees to make just and equitable compensation to the Consultant for satisfactory work completed up through the date the Consultant receives the termination notice. Compensation will not include anticipated profit on non-performed services.

Owner further agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

If, after finalization of the termination action, the Owner determines the Consultant was not in default of the Agreement, the rights and obligations of the parties shall be the same as if the Owner issued the termination for the convenience of the Owner.

- b) **Termination by Consultant:** The Consultant may terminate this Agreement for cause in whole or in part, if the Owner:
 1. Defaults on its obligations under this Agreement;
 2. Fails to make payment to the Consultant in accordance with the terms of this Agreement;
 3. Suspends the project for more than [180] days due to reasons beyond the control of the Consultant.

Upon receipt of a notice of termination from the Consultant, Owner agrees to cooperate with Consultant for the purpose of terminating the agreement or portion thereof, by mutual consent. If Owner and Consultant cannot reach mutual agreement on the termination settlement, the Consultant may, without prejudice to any rights and remedies it may have, proceed with terminating all or parts of this Agreement based upon the Owner's breach of the contract.

In the event of termination due to Owner breach, the Consultant is entitled to invoice Owner and to receive full payment for all services performed or furnished in accordance with this Agreement and all justified reimbursable expenses incurred by the Consultant through the effective date of termination action. Owner agrees to hold Consultant harmless for errors or omissions in documents that are incomplete as a result of the termination action under this clause.

A22 TRADE RESTRICTION CERTIFICATION

SOURCE 49 USC § 50104; 49 CFR Part 30

TRADE RESTRICTION CERTIFICATION

By submission of an offer, the Offeror certifies that with respect to this solicitation and any resultant contract, the Offeror –

- 1) is not owned or controlled by one or more citizens of a foreign country included in the list of countries that discriminate against U.S. firms as published by the Office of the United States Trade Representative (USTR);
- 2) has not knowingly entered into any contract or subcontract for this project with a person that is a citizen or national of a foreign country included on the list of countries that discriminate against U.S. firms as published by the USTR; and
- 3) has not entered into any subcontract for any product to be used on the Federal project that is produced in a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR.

This certification concerns a matter within the jurisdiction of an agency of the United States of America and the making of a false, fictitious, or fraudulent certification may render the maker subject to prosecution under Title 18 USC § 1001.

The Offeror/Contractor must provide immediate written notice to the Owner if the Offeror/Contractor learns that its certification or that of a subcontractor was erroneous when submitted or has become erroneous by reason of changed circumstances. The Consultant must require subcontractors provide immediate written notice to the Consultant if at any time it learns that its certification was erroneous by reason of changed circumstances.

Unless the restrictions of this clause are waived by the Secretary of Transportation in accordance with 49 CFR § 30.17, no contract shall be awarded to an Offeror or subcontractor:

- 1) who is owned or controlled by one or more citizens or nationals of a foreign country included on the list of countries that discriminate against U.S. firms published by the USTR; or
- 2) whose subcontractors are owned or controlled by one or more citizens or nationals of a foreign country on such USTR list; or

- 3) who incorporates in the public works project any product of a foreign country on such USTR list.

Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by this provision. The knowledge and information of a contractor is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

The Offeror agrees that, if awarded a contract resulting from this solicitation, it will incorporate this provision for certification without modification in all lower tier subcontracts. The Consultant may rely on the certification of a prospective subcontractor that it is not a firm from a foreign country included on the list of countries that discriminate against U.S. firms as published by USTR, unless the Offeror has knowledge that the certification is erroneous.

This certification is a material representation of fact upon which reliance was placed when making an award. If it is later determined that the Consultant or subcontractor knowingly rendered an erroneous certification, the Federal Aviation Administration (FAA) may direct through the Owner cancellation of the contract or subcontract for default at no cost to the Owner or the FAA.

A23 VETERAN'S PREFERENCE

SOURCE 49 USC § 47112(c)

In the employment of labor (excluding executive, administrative, and supervisory positions), the Consultant and all sub-tier contractors must give preference to covered veterans as defined within 49 U.S.C. § 47112. Covered veterans include Vietnam-era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns (as defined by 15 U.S.C. § 632) owned and controlled by disabled veterans. This preference only applies when there are covered veterans readily available and qualified to perform the work to which the employment relates.

A24 DOMESTIC PREFERENCES FOR PROCUREMENTS

SOURCE 2 CFR § 200.322; 2 CFR Part 200, Appendix II(L)

The Bidder or Offeror certifies by signing and submitting this bid or proposal that, to the greatest extent practicable, the Bidder or Offeror has provided a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including, but not limited to, iron, aluminum, steel, cement, and other manufactured products) in compliance with 2 CFR § 200.322.

A25 PROHIBITION OF COVERED UNMANNED AIRCRAFT SYSTEMS (UAS)

SOURCE FAA Reauthorization Act of 2024 (Public Law 118-63), Section 936 49 U.S.C. § 44801 note

The Bidder or Offeror certifies that they are aware of and comply with relevant Federal statutes and regulations, including those from the Federal Aviation Administration (FAA), for operating unmanned aircraft systems (UAS) in accordance, and in compliance with all related requirements in the FAA Reauthorization Act of 2024 (Public Law 118-63), section 936 (49 U.S.C. § 44801 note).

Contractor warrants that all UAS operations will be conducted in full compliance with all applicable Federal Aviation Administration (FAA) regulations, including but not limited to 14 CFR Part 107, and any other applicable local, state, or Federal laws and regulations.

Sponsors and subgrant recipients cannot use AIP grant funds to enter into, extend, or renew a contract related to covered unmanned aircraft systems (UAS). This includes both procurement and operational contracts, as well as contracts with entities that operate such systems.

END OF FEDERAL CONTRACT PROVISIONS

ATTACHMENT G
Prime CONSULTANT Statement of DBE Sub-CONSULTANT Payments

Prime CONSULTANT Statement of DBE Sub-CONSULTANT Payments

Information required in accordance with 49 CFR §26.37 to monitor progress of the prime CONSULTANT in meeting contractual obligations to DBEs.

PRIME CONSULTANT:		<input type="checkbox"/> CHECK IF PRIME IS MDOT-DBE CERTIFIED	AUTHORIZATION NO.		CONTRACT NO.			
BILLING PERIOD:			Check if Final Payment <input type="checkbox"/>		JOB NO.			
CERTIFIED DBE SUBCONSULTANT	SERVICES WORK PERFORMED	TOTAL CONTRACT AMOUNT	CUMULATIVE DOLLAR VALUE OF SERVICES COMPLETED	DEDUCTIONS	ACTUAL AMOUNT PAID TO DATE	ACTUAL AMOUNT PAID DURING THIS REPORTING PERIOD	DBE AUTHORIZED SIGNATURE (Final Payment Report Only)	DATE

As the authorized representative of the above prime CONSULTANT, I state that, to the best of my knowledge, this information is true and accurate.

PRIME CONSULTANT'S AUTHORIZED REPRESENTATIVE (SIGNATURE)	TITLE	DATE
--	-------	------

FOR MDOT USE ONLY

COMMENTS:

CONTRACT ADMINISTRATOR (SIGNATURE)	DATE
------------------------------------	------

SPECIAL NOTE: "Prime CONSULTANT or Authorized Representative" refers to recipients of federal funds as defined at 49 Code of Federal Regulations Part 26.

INSTRUCTIONS

PRIME CONSULTANT OR AUTHORIZED REPRESENTATIVE:

This statement reports the actual dollar amounts of the project cost earned by and paid to DBE subCONSULTANTS. Complete and submit to the Contract Administrator with each billing and within 20 days of receipt of final payment. Some forms may be blank if no payment was made since the previous billing.

For "Contract No., Authorization No.," and "Job No." as appropriate, use the numbers assigned by MDOT.

For "Period Covered," report the calendar days covered by the billing.

For "Services Work Performed" report the main service performed by the subCONSULTANT during the reporting period.

For "Total Contract Amount" report the total amount of the contract between the prime CONSULTANT and the subCONSULTANT.

For "Cumulative Dollar Value of Services Completed" report the total amount the subCONSULTANT has earned since beginning this project.

For "Deductions," report deductions made by the prime CONSULTANT to the subCONSULTANT's "Cumulative Dollar Value of Services Completed" for retainage, bond or other fees, materials, services or equipment provided to the subCONSULTANT according to mutual, prior agreement (documentation of such agreement may be required by MDOT).

For "Actual Amount Paid to Date," report cumulative actual payments made to the subCONSULTANT for services completed.

For "Actual Amount Paid During this Reporting Period" report actual payments made to the subcontractor for services during this reporting period.

Provide "DBE Authorized Signature" for final payment only.

Be sure to sign, title and date this statement.

MDOT CONTRACT ADMINISTRATOR:

Complete "Comments" if necessary, sign, date and forward to the Office of Business Development within seven (7) days of receipt.

MDOT Office of Business Development
P.O. Box 30050
Lansing, Michigan 48909
Questions about this form? call Toll-free, 1-866-DBE-1264

Memorandum



TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
DATE: January 28, 2026
SUBJECT: Award Contract for 2026 Pavement Marking Project and Budget Amendment in Parks Budget

Request

The City Commission is requested to award the contract for the 2026 Pavement Marking Project to M & M Pavement Marking, of Grand Blanc, for \$46,537, and a budget amendment of \$4,779 in the Parks Budget.

Reason

The scope of work for this project includes the base bid for application of pavement markings across local and major streets, and downtown parking lots. An alternate bid was included to reapply pavement markings and ADA symbols in all of the parking lots in Island Park.

On January 27, 2026, the following bids were received.

Item	M & M Pavement Marking Grand Blanc, MI	P.K. Contracting, Inc. Troy, MI
Local Streets	\$3,388.50	\$3,447.80
Major Streets	\$33,538.70	\$34,602.49
Downtown Parking Lots	\$4,830.90	\$16,828.75
Total Bid	\$41,758.10	\$54,879.04
Alternate Bid: Island Park Parking Lots	\$4,778.30	\$13,579.60

M & M Pavement Marking is the low bidder. The company has an established track record with the city, having successfully completed previous marking work in full compliance with our technical specifications.

Pavement marking for the Island Park parking lots were included with this bid at the request of Director Biscorner. However, funds for this work were not included in the approved 2026 Parks operating budget. Therefore, approval of a budget amendment for \$4,779 is required.

Recommendation

I recommend the City Commission award the contract for the 2026 Pavement Marking Project to M & M Pavement Marking in the amount of \$46,537. Funding is available through the Local and Major Street, and Downtown budgets. Additionally, approval is requested for a \$4,779 budget amendment in the Parks budget for pavement markings at Island Park.

02/05/2026

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 01/23/2026 - 02/05/2026

Check Date	Vendor Name	Description	Amount
Bank COMM COMMON CASH			
02/05/2026	ANDY KEEHBAUCH	REIMBURSEMENT- PPE FOOTWEAR 2026	100.00
02/05/2026	ANGIE MCCANN	REIMBURSEMENT MILEAGE THRU JANUARY 2026	14.50
02/05/2026	BILL BRICKNER	REIMBURSEMENT PHONE JAN 2026	50.00
02/05/2026	ROBERT FRICK	REIMBURSEMENT PHONE BACK PAY MAY TO DEC	400.00
02/05/2026	SUSAN THAM	TUITION REIMB- MSA603	5,204.00
02/05/2026	TRAVIS WELSH	REIMBURSEMENT - PHONE DEC 2025	40.99
02/05/2026	VORTEX AQUATIC STRUCTURES	SUPPLIES PARKS	2,525.00
02/05/2026	DTE ENERGY	UTILITIES DUE FEB 13 26	19,949.03
02/05/2026	WRIGHT EXPRESS FINANCIAL SERVICES	CITY CREDIT CARD PAYMENT	77,716.00
02/05/2026	ACME SPORTS INC	SUPPLIES DPS	2,970.00
02/05/2026	ADAM O'FARRELL	REIMB TRAINING MILEAGE JAN 26	256.59
02/05/2026	AIMEE MURPHY	REIMB PHONE DEC 25	200.00
02/05/2026	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #PBA14	962.86
02/05/2026	ASHER CHAFFIN	CONTRACT SVCS- K-2ND BASKETBALL THRU JAN	105.00
02/05/2026	AUSTIN PAHL	REIMBURSEMENT - TRAINING MEALS JAN 26	298.00
02/05/2026	AVFUEL CORPORATION	MONTHLY BILLING DUE FEB 2026	20.00
02/05/2026	BLAIR, CHRISTINE	UB REFUND FOR ACCOUNT: 109-18000-00	49.12
02/05/2026	BROWN, JEFFERY	UB REFUND FOR ACCOUNT: 268-50000-00	33.76
02/05/2026	BS&A SOFTWARE	ANNUAL SERVICE/SUPPORT FEE 2026-27	19,181.00
02/05/2026	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS - AIRPORT ANSWERING SVC -	136.63
02/05/2026	C & O SPORTSWEAR	SUPPLIES RECREATION BASKETBALL	176.40
02/05/2026	CAITLIN CAMPBELL	CONTRACT SVCS- K-2ND BASKETBALL THRU JAN	120.00
02/05/2026	CAMERON SMITH	REIMBURSEMENT TRAINING MEALS JAN 2026	298.00
02/05/2026	CDW GOVERNMENT, INC	SUPPLIES DPS	4,542.67
02/05/2026	CHAMBERLAIN, KELLY	UB REFUND FOR ACCOUNT: 366-23600-00	119.64
02/05/2026	CLEARSTREAM ENVIRONMENTAL INC	SUPPLIES WRRF	645.84
02/05/2026	COYNE OIL CORPORATION	FUEL WRRF	7,942.57
02/05/2026	CUSTOM HEATING & PLUMBING, INC.	CONTRACT SVCS WATER PLANT	1,211.00
02/05/2026	CUSTOM HEATING & PLUMBING, INC.	CHILL PROGRAM PAY	5,240.00
02/05/2026	DENALI CONSTRUCTION & ENGINEERING	CONTRACT SVCS- CITY HALL REPAIR	35.00
02/05/2026	ENVIRONMENTAL RESOURCE ASSOCIATES	CONTRACT SVCS WTP	1,828.07
02/05/2026	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE PREMIUMS - FEB 2026	1,186.92
02/05/2026	FRONT LINE SERVICES, INC	CONTRACT SVCS FIRE	569.29
02/05/2026	GLOBAL ENVIRONMENTAL CONSULTING LLC	CONTRACT SVCS WRRF	1,000.00
02/05/2026	GRAF, MARTHA	UB REFUND FOR ACCOUNT: 108-39900-00	12.91
02/05/2026	GRAND RAPIDS POLICE DEPT	DPS JIU JITSU SEMINAR	300.00
02/05/2026	GRANGER	AIRPORT WASTE PICK UP	17.11
02/05/2026	HAVILAND PRODUCTS COMPANY	CHEMICALS WTP	2,795.00
02/05/2026	HYDROCORP, LLC	CROSS CONNECTION INSPECTIONS/REPORTING D	11,058.50
02/05/2026	ISABELLA COUNTY	BUILDING INSPECTIONS	110.00
02/05/2026	JOSHUA THEISEN	REIMBURSEMENT - TRAINING MEALS JAN 2026	514.00
02/05/2026	KENNEDY INDUSTRIES, INC	CONTRACT SVCS- WRRF	13,910.38
02/05/2026	KOPY KORNER	BUSINESS CARDS-MC	32.00
02/05/2026	LANSING SANITARY SUPPLY, INC.	CONTRACT SVCS DPS	240.75
02/05/2026	LAUREN PAVLOWSKI	REIMBURSEMENT PHONE NOV AND DEC 2025	100.00
02/05/2026	LETAVIS ENTERPRISES INC.- FAST EDDI	CAR WASHES DPS	215.00
02/05/2026	LOGAN FINCH	CONTRACT SVCS- K-2ND BASKETBALL THRU JAN	60.00
02/05/2026	LUNDIN, SABRINA	UB REFUND FOR ACCOUNT: 273-42000-00	44.18
02/05/2026	MANER COSTERISAN	CONTRACT SVCS FINANCE	1,058.50
02/05/2026	MELISSA WANINK	CONTRACT SVCS- K-2ND BASKETBALL THRU JAN	60.00
02/05/2026	MID-MICHIGAN INDUSTRIES	RECYCLING AT DPS	61.68
02/05/2026	MIKA MEYERS	CONTRACT SVCS TAX TRIBUNALS THRU 12/31/2	3,650.00
02/05/2026	MILES MCQUAID	CONTRACT SVCS- K-2ND BASKETBALL THRU JAN	60.00
02/05/2026	MT PLEASANT AREA CVB	MEMBERSHIP DUES AW	40.00
02/05/2026	MWEA	2026 JOINT EXPO & OPERATOR DAYS	1,120.00

02/05/2026	NCL OF WISCONSIN	CHEMICALS WTP	4,055.80
02/05/2026	NICOLAS KUCHEK	REIMBURSEMENT PPE FOOTWEAR 2026	100.00
02/05/2026	ODP BUSINESS SOLUTIONS LLC	SUPPLIES UTILITY BILLING	284.28
02/05/2026	OTIS ELEVATOR COMPANY	BORDEN ELEVATOR MAINTENANCE FEB THRU AP	501.84
02/05/2026	PENNY LEW	METER READER MILEAGE REIMB JAN 2026	11.45
02/05/2026	PHOENIX SAFETY OUTFITTERS	UNIFORMS FIRE	2,220.92
02/05/2026	PURE PLUMBING LLC	CONTRACT SVCS - CITY MAIN SEWER BACK UP	7,181.00
02/05/2026	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - JAN 2026	6,136.52
02/05/2026	SARAH MARSHALL	REIMBURSEMENT - TRAINING MILEAGE JAN 202	197.20
02/05/2026	SINGLESOURCE LCS	SUPPLIES PARKS	2,131.57
02/05/2026	SKY FLIGHT ROBOTICS INC.	DPS SUPPLIES	28,488.00
02/05/2026	STERICYCLE, INC.	PAPER SHREDDING AT DPS	643.75
02/05/2026	SUMMIT FIRE PROTECTION	CONTRACT SVCS- ANNUAL MONITORING 2026	348.00
02/05/2026	SYSTEMS SPECIALTIES	SUPPLIES WRRF	491.13
02/05/2026	T.H. EIFERT, LLC	CONTRACT SVCS DPS	1,463.00
02/05/2026	UNIFIRST CORPORATION	MOTOR POOL MATS	183.86
02/05/2026	VALLEY ELECTRICAL CONTRACTORS	CHILL PROGRAM PAYMENT	<u>11,800.00</u>

COMM TOTALS:

Total of 90 Checks:	256,826.21
Less 0 Void Checks:	0.00
Total of 72 Disbursements:	<u>256,826.21</u>

Memorandum



TO: Aaron Desentz, City Manager

CC: Lauren Pavlowski, Finance Director

FROM: Philip Biscorner, Director of Community Services

DATE: February 9, 2026

SUBJECT: Downtown Special Assessment 2026-2027
Public hearing on the necessity of the public improvement; Consider resolution #3 to proceed with improvements; Consider resolution #4 to accept the special assessment roll and set a public hearing for February 23, 2026, regarding said roll for special assessment district #1-26 regarding Principal Shopping District special assessment

Attached are the materials from the January 26, 2026, City Commission agenda packet when the public hearing for this matter was set.

This public hearing was set to hear comments on the necessity of providing funding through the special assessment for the Principal Shopping District activities.

After holding the public hearing, the next step is for the City Commission to consider resolutions #3 and #4.

- Resolution #3 confirms there is need for funding and requests the appropriate assessment roll be prepared. The assessment roll was previously provided and is again included in this agenda packet.
- Resolution #4 accepts the draft roll and directs that a public hearing be set on the cost of the assessment for February 23, 2026.

It is recommended that resolutions #3 and #4 be approved to provide the assessment roll and set a public hearing on the cost of the assessment.

Assuming the City Commission approves resolutions #3 and #4, another individual notice will be mailed to each property owner in the assessment district.

Recommended Action

Move to approve resolutions #3 and #4 as presented for Principal Shopping District Special Assessment District #1-26.

Attachments

- Downtown Special Assessment Review 2003 – Proposed 2026-2027
- Downtown PSD Special Assessment Roll for 2026-2027
- Principal Shopping District Map
- Resolutions #3 and #4

Special Assessment Overview 2003-2027

	Proposed 2026-2027	2024-2025	2022-2023	2020-2021	2018-2019	2016-2017	2015	2012-2014	2009-2011	2007-2008	2006	2003-2005
Length of Special Assessment	2 years	2 years	2 years	2 years	2 years	2 years	1 year	3 years	3 years	2 years	1 year	3 years
Basis Of Calculation	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Square feet
Include All Floor Sq Ft		N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Yes	No calculated on first two floors only	Yes
Include Basement Sq Ft	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	No	Yes
Provide Parking Credit	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Yes
Parking Credit Size		N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	200 sq ft per space
District Map		N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	As determined by city commission
Tax Exempt (701 class) Entities	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	N/C	Cap removed, tax- exempt entities assessed as all others.	N/C	Calculate Sq Ft or cap at \$500, whichever less.
Total Annual Rate	\$0.182981	\$0.182981	\$0.180217	\$0.228626	\$0.221	\$0.218592	\$0.160869	\$0.1532	\$0.1532	\$0.1646	\$0.1526	\$0.15
Total Annual Special Assessment	\$104,700	\$104,700	\$104,700	\$123,500	\$115,000	\$115,500	\$85,000	\$85,000	\$85,000	\$85,000	\$84,330	\$112,696.78

Special Assessment Funding Use:

- Grounds Care
 - Mowing & weeding, trash pick-up, plantings and maintenance, and watering/fertilizing of the hanging baskets;
 - Power washing conducted only if snow removal is under budget;
 - Seasonal Décor
- Parking Lot Care
 - Snow Removal/Salting – within the 12 municipal lots and sidewalks adjacent to them;
 - Utilities for lighting within and surrounding the 12 municipal lots.
- Promotions
 - Initiatives that attract visitors, strengthen local businesses and foster a vibrant community atmosphere
 - Community Events and Festivals

Questions of the PSD Special Assessment?

Contact Philip Biscorner, Director of Parks, Recreation and Public Spaces at
989-779-5328 or pbiscorner@mt-pleasant.org

PRINCIPAL SHOPPING DISTRICT 1-26
RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed funding for the operations of the Principal Shopping District hereinafter described;

AND, WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 1-26

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to provide funding for the Principal Shopping District, in the City, Special Assessment District No. 1-26.
2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.
3. The Commission hereby approves the detailed estimates of the special assessment district's cost to be \$104,700. \$104,700 shall be spread over the special assessment district as hereinafter described as a result of benefits to be received by the affected properties in the special assessment district.
4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.
5. When the Assessor has completed the assessment roll he shall file the roll with the City Clerk for presentation to the Commission.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution are and the same hereby are rescinded.

PRINCIPAL SHOPPING DISTRICT 1-26
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared a revised special assessment roll for Special Assessment District No. 1-26 to special assess to provide funding for the operations of the Principal Shopping District, and the same has been presented to the City Commission by the City Clerk.

WHEREAS, the district is described as all the lots and parcels of land as follows: all lots in the Principal Shopping District, as established by the City Commission at the February 24, 2003 meeting, and amended at the November 14, 2005 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.
2. The City Commission shall meet at 7:00 p.m., Daylight Savings Time, on February 23, 2026, as part of the regularly scheduled City Commission meeting to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard. The City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

1	A	B	C	D	E	F	H	I	J	M	N	O	P	Q	R	S	T
2	Special Assessment Project Principal Shopping District 2026-2027																
3	Updated	January 20, 2026	1.20.26														
4	S.A.. Prepared By:	City Assessor's Office	Assessor													Proposed	Prior
5	Parcel									Total	Parking		Sq. Foot.	Annual	Both Years	Annual	
6	Number	Address	Owners Name							Square	Credits		Less 200 sq	Charge	2024 & 2025	Charge	
7					Type	Class	%			Footage	200 sq ²	Sq. Foot.	ft Pkg Credit	\$0.182981	Charge	2022 & 2023	
8																	
9	17-000-00053-00	209 E Chippewa	EUNEEDA SERVICES INC	209 E CHIPPEWA	MT PLEASANT	48858	T	201	100%	2,802	1	2,802.0	2,602.0	\$ 476.12	\$ 952.24	\$ 471.52	
10	17-000-00077-00	319 E Broadway	SMITH OLD LP	108 S UNIVERSITY STE 6	MOUNT PLEASANT	48858	T	201	100%	3,202	18	3,202.0	-	-	-	-	
11	17-000-00086-00	302 E Chippewa	PULVER DANIEL R & KARI J TRUST	302 E CHIPPEWA	MT PLEASANT	48858	T	201	58%	3,568	4	2,069.4	1,605.4	293.76	587.52	290.92	
12	17-000-00087-00	214 N Franklin	JUNG, LLC	214 N FRANKLIN	MT PLEASANT	48858	T	201	100%	2,520	2	2,520.0	2,120.0	387.92	775.84	384.18	
13	17-000-00088-00	206/208 N Franklin	K&M PROPERTY HOLDINGS, LLC	3975 W. MONROE RD	ALMA	48801	T	201	100%	2,550	18	2,550.0	-	-	-	-	
14	17-000-00106-00	305 E Broadway St	RYMEL PROPERTIES, LLC	305 E BROADWAY	MT PLEASANT	48858	T	201	100%	2,964	0	2,964.0	2,964.0	542.36	1,084.72	537.12	
15	17-000-00108-00	139 E Broadway St	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	201	100%	8,382	0	8,382.0	8,382.0	1,533.75	3,067.50	1,518.94	
16	17-000-00113-00	137 E Broadway St	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	201	100%	3,923	0	3,923.0	3,923.0	717.83	1,435.66	710.91	
17	17-000-00117-00	133 E Broadway St	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	201	100%	3,938	0	3,938.0	3,938.0	720.58	1,441.16	713.62	
18	17-000-00120-00	131 E Broadway	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	201	100%	8,184	0	8,184.0	8,184.0	1,497.52	2,995.04	1,483.06	
19	17-000-00127-00	125 E Broadway St	BROCKMAN ELIZABETH M TRUST	1117 WENDROW WAY	MT PLEASANT	48858	T	201	100%	4,048	0	4,048.0	4,048.0	740.71	1,481.42	733.56	
20	17-000-00133-00	123 E Broadway St	REDIRON LLC	1018 SWEENEY, UNIT C	MT PLEASANT	48858	T	201	100%	5,544	0	5,544.0	5,544.0	1,014.45	2,028.90	1,004.66	
21	17-000-00135-00	121 E Broadway	MCCARTHY FAMILY LTD PRTNSHP	121 E BROADWAY	MT PLEASANT	48858	T	201	100%	6,670	0	6,670.0	6,670.0	1,220.48	2,440.96	1,208.70	
22	17-000-00137-00	117 E Broadway St	MPJU LLC	PO BOX 919	MT PLEASANT	48804-0919	T	201	100%	3,394	1	3,394.0	3,194.0	584.44	1,168.88	578.80	
23	17-000-00140-00	115 E Broadway St	ART REACH OF MID MICHIGAN	111 E BROADWAY ST	MT PLEASANT	48858	T	201	100%	3,395	0	3,395.0	3,395.0	621.22	1,242.44	615.22	
24	17-000-00146-00	111 E Broadway St	ART REACH OF MID MICHIGAN	111 E BROADWAY ST	MT PLEASANT	48858	T	201	100%	2,871	0	2,871.0	2,871.0	525.34	1,050.68	520.27	
25	17-000-00149-00	107/109 E Broadway	JOHNRoe PROPERTIES LLC	109 E BROADWAY	MT PLEASANT	48858	T	201	100%	6,080	0	6,080.0	6,080.0	1,112.52	2,225.04	1,101.79	
26	17-000-00152-00	105 E Broadway St	RJ DOWNTOWN INVESTMENTS LLC	106 COURT ST	MT PLEASANT	48858	T	201	100%	3,344	0	3,344.0	3,344.0	611.89	1,223.78	605.98	
27	17-000-00154-00	101 E Broadway St	C & M PROPERTIES	1414 E BROADWAY	MT PLEASANT	48858	T	201	100%	6,992	0	6,992.0	6,992.0	1,279.40	2,558.80	1,267.06	
28	17-000-00163-00	110 N Main	LONCO, LLC	110 N MAIN	MT PLEASANT	48858	T	201	100%	3,690	2	3,690.0	3,290.0	602.01	1,204.02	596.20	
29	17-000-00192-00	215 N Main	BW INVESTMENTS	215 N MAIN	MT PLEASANT	48858	T	201	100%	12,180	54	12,180.0	1,380.0	252.51	505.02	250.08	
30	17-000-00196-00	122 S Washington	MCGUIRE FAMILY INVESTMENTS LLC	416 S WASHINGTON	MT PLEASANT	48858	T	201	100%	2,996	8	2,996.0	1,396.0	255.44	510.88	252.98	
31	17-000-00197-00	118 S Washington	MT PLEASANT DANCE PROPERTIES LLC	118 S WASHINGTON	MT PLEASANT	48858	T	201	100%	6,528	0	6,528.0	6,528.0	1,194.50	2,389.00	1,182.97	
32	17-000-00198-00	206 W Michigan	NEFF DOUGLAS & DAUN TRUST	1033 ESSEX DR	WEIDMAN	48893	T	201	100%	6,000	0	6,000.0	6,000.0	1,097.89	2,195.78	1,087.29	
33	17-000-00199-00	110 S Washington	SWEENEY FRANCIS TRUST	110 S WASHINGTON	MT PLEASANT	48858	T	201	100%	3,887	6	3,887.0	2,687.0	491.67	983.34	486.92	
34	17-000-00201-00	201 W Broadway St	201 WEST BROADWAY LLC	201 W BROADWAY ST	MT PLEASANT	48858	T	201	100%	5,576	0	5,576.0	5,576.0	1,020.30	2,040.60	1,010.45	
35	17-000-00205-00	205 W Broadway St	TNC HOLDINGS LLC	205 W BROADWAY ST	MT PLEASANT	48858	T	201	100%	990	0	990.0	990.0	181.15	362.30	179.40	
36	17-000-00207-00	207 W Broadway St	TRIEZENBERG SETH & HUTTER MARY	1021 GLEN AVENUE	MOUNT PLEASANT	48858	T	201	100%	1,650	0	1,650.0	1,650.0	301.92	603.84	299.00	
37	17-000-00208-00	209 W Broadway St	TRIEZENBERG SETH & HUTTER MARY	1021 GLEN AVENUE	MOUNT PLEASANT	48858	T	201	100%	3,300	0	3,300.0	3,300.0	603.84	1,207.68	598.01	
38	17-000-00210-00	217 W Broadway St	LADYBUG ENTERPRISES LLC	2536 E BLANCHARD	SHEPHERD	48883	T	201	100%	4,374	0	4,374.0	4,374.0	800.36	1,600.72	792.63	
39	17-000-00211-00	215 W Broadway St	KAECHELE MARY PATRICE	721 EASTWOOD DR	CLARE	48617	T	201	100%	2,376	0	2,376.0	2,376.0	434.76	869.52	430.57	
40	17-000-00215-00	109 Pine	SWEENEY FRANCIS TRUST	110 S WASHINGTON	MT PLEASANT	48858	T	201	100%	1,800	13	1,800.0	-	-	-	-	
41	17-000-00217-00	220 W Michigan	SWEENEY FRANCIS J TRUST	110 S WASHINGTON	MT PLEASANT	48858	T	201	100%	4,500	6	4,500.0	3,300.0	603.84	1,207.68	598.01	
42	17-000-00219-00	212 W Michigan	PASSGO LLC	110 WEST MICHIGAN AVENUE	MT PLEASANT	48858	T	201	100%	4,888	4	4,888.0	4,088.0	748.03	1,496.06	740.81	
43	17-000-00220-00	130 S Main	SWINDELEHURST RICHARD & LISA	106 COURT ST	MT PLEASANT	48858	T	201	100%	4,532	0	4,532.0	4,532.0	829.27	1,658.54	821.27	
44	17-000-00222-00	128 S Main	SWINDELEHURST RICK	106 COURT ST	MT PLEASANT	48858	T	201	100%	2,604	0	2,604.0	2,604.0	476.48	952.96	471.88	
45	17-000-00224-00	126 S Main	HORGAN TRUST	PO BOX 212	MT PLEASANT	48804-0212	T	201	100%	3,570	0	3,570.0	3,570.0	653.24	1,306.48	646.94	
46	17-000-00227-00	122 S Main	EQUITY INVESTMENT CORP LTD	PO BOX 212	MT PLEASANT	48804-0212	T	201	100%	3,570	0	3,570.0	3,570.0	653.24	1,306.48	646.94	
47	17-000-00230-00	120 S Main	BIG COUNTRY FABRICATION AND STORAGE	14026 92ND AVE	MECOSTA	49332	T	201	100%	3,570	0	3,570.0	3,570.0	653.24	1,306.48	646.94	
48	17-000-00232-00	118 S Main	WALNUT APARTMENTS LLC	114 OAK STREET	MT PLEASANT	48858	T	201	100%	3,564	0	3,564.0	3,564.0	652.14	1,304.28	645.85	
49	17-000-00235-00	114 S Main	JEP COMPANY LLC	72 E BLUEGRASS RD	MT PLEASANT	48858	T	201	100%	3,564	0	3,564.0	3,564.0	652.14	1,304.28	645.85	
50	17-000-00240-00	112 S Main	CURTISS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	T	201	100%	3,360	0	3,360.0	3,360.0	614.82	1,229.64	608.88	
51	17-000-00242-00	110 S Main	PRESTIGE REAL ESTATE HOLDING VI LLC	102 S MAIN STREET	MOUNT PLEASANT	48858	T	201	100%	3,360	0	3,360.0	3,360.0	614.82	1,229.64	608.88	
52	17-000-00247-00	102/104/106 S Main	PRESTIGE REAL ESTATE HOLDING VI LLC	102 S MAIN STREET	MOUNT PLEASANT	48858	T	201	100%	14,532	0	14,532.0	14,532.0	2,659.08	5,318.16	2,633.42	
53	17-000-00251-00	109 W Broadway	L & L BROTHERS PROPERTIES LLC	PO BOX 219	MOUNT PLEASANT	48804-0219	T	201	100%	2,376	0	2,376.0	2,376.0	434.76	869.52	430.57	
54	17-000-00253-00	113 W Broadway St	L & L BROTHERS PROPERTIES LLC	PO BOX 219	MOUNT PLEASANT	48804-0219	T	201	100%	7,590	2	7,590.0	7,190.0	1,315.63	2,631.26	1,302.94	
55	17-000-00260-00	118 W Michigan	TIP BUILDING LLC	118 W MICHIGAN	MT PLEASANT	48858	T	201	100%	2,904	1	2,904.0	2,704.0	494.78	989.56	490.01	
56	17-000-00262-00	116 W Michigan	DJK LAND COMPANY LLC	809 E BENNETT	MT PLEASANT	48804	T	201	100%	1,761	2	1,761.0	1,361.0	249.04	498.08	246.63	
57	17-000-00264-00	112/114 W Michigan	HUNTERS DOWNTOWN LLC	2000 S MISSION ST	MT PLEASANT	48858	T	201	100%	3,730							

	A	B	C	D	E	F	H	I	J	M	N	O	P	Q	R	S	T
1	Special Assessment Project Principal Shopping District 2026-2027																
2																	
3	Updated	January 20, 2026	1.20.26														
4	S.A.. Prepared By:	City Assessor's Office	Assessor													Proposed	Prior
5																	
6	Parcel																
7	Number	Address	Owners Name														
65	17-000-00308-00	117 S Main	TRQ LLC	421 S KINNEY	MT PLEASANT	48858	T	201	100%	4,761	0	4,761.0	4,761.0	871.17	1,742.34	862.76	
66	17-000-00310-00	121 S Main	TRQ LLC	421 S KINNEY	MT PLEASANT	48858	T	201	100%	3,696	2	3,696.0	3,296.0	603.11	1,206.22	597.28	
67	17-000-00314-00	123 S Main	NAUMES MARTIN	123 S MAIN	MT PLEASANT	48858	T	201	100%	3,696	2	3,696.0	3,296.0	603.11	1,206.22	597.28	
68	17-000-00316-00	127/131 S Main	GOUDREAU INVESTMENTS LLC	131 S MAIN ST	MT PLEASANT	48858	T	201	100%	7,488	0	7,488.0	7,488.0	1,370.16	2,740.32	1,356.94	
69	17-000-00323-00	222 E Broadway	HOUSEHOLD APPLIANCES	222 E BROADWAY ST	MT PLEASANT	48858	T	201	100%	14,476	0	14,476.0	14,476.0	2,648.83	5,297.66	2,623.27	
70	17-000-00326-00	220 E Broadway	GERMAIN TAMMY	220 E BROADWAY	MT PLEASANT	48858	T	201	100%	3,762	0	3,762.0	3,762.0	688.37	1,376.74	681.73	
71	17-000-00330-00	214 E Broadway	FIOLEK JOSEPH S & TAMMY A	4960 S WINN RD	MT PLEASANT	48858	T	201	100%	4,567	0	4,567.0	4,567.0	835.67	1,671.34	827.61	
72	17-000-00332-00	210/212 E Broadway	BROADWAY LAND MANAGEMENT LLC	1900 GOVER PARKWAY	MT PLEASANT	48858	T	201	100%	3,960	2	3,960.0	3,560.0	651.41	1,302.82	645.13	
73	17-000-00340-00	200 E Broadway	BROADWAY LAND MANAGEMENT LLC	1900 GOVER PARKWAY	MT PLEASANT	48858	T	201	100%	23,550	24	23,550.0	18,750.0	3,430.89	6,861.78	3,397.78	
74	17-000-00345-00	111 S University	MIDDLE MICHIGAN DEVELOPMENT CORP	111 S UNIVERSITY	MT PLEASANT	48858	T	201	100%	3,960	19	3,960.0	160.0	29.28	58.56	28.99	
75	17-000-00348-00	115 S University	HBHF5 PROPERTIES LLC	115 S UNIVERSITY UNIT B	MOUNT PLEASANT	48858	T	201	100%	3,876	2	3,876.0	3,476.0	636.04	1,272.08	629.90	
76	17-000-00350-00	117 S University	HBHF5 PROPERTIES LLC	115 S UNIVERSITY UNIT B	MOUNT PLEASANT	48858	T	201	100%	3,400	0	3,400.0	3,400.0	622.14	1,244.28	616.13	
77	17-000-00353-00	119 S University	LAVISH DESIGNS LLC	121 S UNIVERSITY	MT PLEASANT	48858	T	201	100%	1,764	2	1,764.0	1,364.0	249.59	499.18	247.18	
78	17-000-00355-00	121 S University	LAVISH DESIGNS LLC	121 S UNIVERSITY	MT PLEASANT	48858	T	201	100%	3,828	0	3,828.0	3,828.0	700.45	1,400.90	693.69	
79	17-000-00358-00	123/127 S University	ROSS FRANK W	123 S UNIVERSITY	MT PLEASANT	48858	T	201	100%	3,610	6	3,610.0	2,410.0	440.98	881.96	436.73	
80	17-000-00359-00	211 E Michigan	COOK WILLIAM & JONEIL	211 E MICHIGAN	MT PLEASANT	48858	T	201	100%	735	0	735.0	735.0	134.49	268.98	133.19	
81	17-000-00366-00	306 E Broadway St	TOLAS PETRO J	405 W GRAND	MT PLEASANT	48858	T	201	100%	4,274	0	4,274.0	4,274.0	782.06	1,564.12	774.51	
82	17-000-00368-00	304 E Broadway St	ERE INVESTMENTS LLC	PO BOX 1651	MT PLEASANT	48804-1651	T	201	100%	13,688	0	13,688.0	13,688.0	2,504.64	5,009.28	2,480.47	
83	17-000-00378-00	115/117 S Franklin	STARRY NIGHT LLC	20741 WALNUT DRIVE	REED CITY	49677	T	201	100%	2,240	0	2,240.0	2,240.0	409.88	819.76	405.92	
84	17-000-00380-00	119 S Franklin	FEIGHT MANAGEMENT LLC	119 S FRANKLIN	MT PLEASANT	48858	T	201	100%	6,343	0	6,343.0	6,343.0	1,160.65	2,321.30	1,149.45	
85	17-000-00381-00	307 E Michigan	FEIGHT MANAGEMENT LLC	119 S FRANKLIN	MT PLEASANT	48858	T	201	100%	1,006	6	1,006.0	-	-	-	-	
86	17-000-00384-00	111 S Lansing	CENTRAL MICHIGAN ASSOC OF REALTORS	111 S LANSING	MT PLEASANT	48858	T	201	100%	1,344	10	1,344.0	-	-	-	-	
87	17-000-00395-00	201 S University	BROCKMAN GROUP LLC	1117 WENDROW WAY	MOUNT PLEASANT	48858	T	201	100%	9,000	20	9,000.0	5,000.0	914.91	1,829.82	906.08	
88	17-000-00398-00	E Illinois	ISABELLA BANK & TRUST	139 E BROADWAY	MT PLEASANT	48858	T	202	100%	-	0	-	-	-	-	-	
89	17-000-00399-00	S. University	ISABELLA BANK & TRUST	139 E BROADWAY	MT PLEASANT	48858	T	202	100%	-	0	-	-	-	-	-	
90	17-000-00400-00	206 S University-park lot	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	202	100%	2,031	2	2,031.0	1,631.0	298.44	596.88	295.56	
91	17-000-00402-00	200 S University	ISABELLA BANK & TRUST	139 E BROADWAY	MT PLEASANT	48858	T	201	100%	625	4	625.0	-	-	-	-	
92	17-000-00413-00	201 S Main - Land	MOTZ AMY LYNN TRUST	6036 MADEIRA DR	LANSING	48917	T	202	100%	-	0	-	-	-	-	-	
93	17-000-00416-00	205 S Main	KERR J DAVID TRUST	205 S MAIN ST	MT PLEASANT	48858	T	201	100%	4,276	2	4,276.0	3,876.0	709.23	1,418.46	702.39	
94	17-000-00422-00	213/215 S Main	MOLESWORTH ZACHARY A	217 1/2 S MAIN ST	MT PLEASANT	48858	T	201	100%	3,960	2	3,960.0	3,560.0	651.41	1,302.82	645.13	
95	17-000-00424-00	217 S Main	MOLESWORTH ZACHARY A	217 1/2 S MAIN ST	MT PLEASANT	48858	T	201	50%	3,960	2	1,980.0	1,780.0	325.71	651.42	322.56	
96	17-000-00425-00	221 S Main	L&D RENTALS INC	PO BOX 551	MT PLEASANT	48804-0551	T	201	100%	3,732	2	3,732.0	3,332.0	609.69	1,219.38	603.81	
97	17-000-00426-00	219 S Main	CURTIS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	T	201	100%	3,860	1	3,860.0	3,660.0	669.71	1,339.42	663.25	
98	17-000-00428-00	223 S Main	BREIDENSTEIN LOIS ANN	PO BOX 551	MT PLEASANT	48804-0551	T	201	100%	4,796	0	4,796.0	4,796.0	877.58	1,755.16	869.11	
99	17-000-00430-00	225 S Main	BREIDENSTEIN LOIS	PO BOX 551	MT PLEASANT	48804-0551	T	201	100%	3,024	2	3,024.0	2,624.0	480.14	960.28	475.51	
100	17-000-00434-00	226 S Main	MCNEAL LLC	226 S MAIN	MT PLEASANT	48858	T	201	100%	2,000	10	2,000.0	-	-	-	-	
101	17-000-00436-00	206/208 S Main	WALNUT APARTMENTS LLC	118 S MAIN ST	MT PLEASANT	48858	T	201	100%	3,292	4	3,292.0	2,492.0	455.99	911.98	451.59	
102	17-000-00445-00	222 S Washington	RICKY II LLC	222 S WASHINGTON	MT PLEASANT	48858	T	201	100%	1,373	0	1,373.0	1,373.0	251.23	502.46	248.81	
103	17-000-00446-00	218 S Washington	MOSER JASON & MOSER STACY	3367 NORTHVIEW LANE	ALLEGAN	49010	T	201	100%	1,888	2	1,888.0	1,488.0	272.28	544.56	269.65	
104	17-000-00447-00	214 S Washington	SMITH FELIX & SMITH ERIN N	3724 W WING RD	MOUNT PLEASANT	48858	T	201	100%	2,392	1	2,392.0	2,192.0	401.09	802.18	397.22	
105	17-000-00448-00	204 S Washington	DUBA DAVID J	219 W CHERRY	MT PLEASANT	48858	T	201	100%	2,224	6	2,224.0	1,024.0	187.37	374.74	185.56	
106	17-000-00450-01	221 W Michigan	N18 DEVELOPMENTS LLC	3766 NUGGET CREEK COURT	SAGINAW	48603	T	201	100%	-	0	-	-	-	-	-	
107	17-000-00450-02	W Michigan	N18 DEVELOPMENTS LLC	3766 NUGGET CREEK COURT	SAGINAW	48603	T	201	100%	-	0	-	-	-	-	-	
108	17-000-00459-00	307 W. Michigan	ELITE 7 LLC	1076 W M61	HARRISON	48625	T	201	100%	3,000	2	3,000.0	2,600.0	475.75	951.50	471.16	
109	17-000-00460-00	W Michigan- land	WILLIAMS TYLER	6503 S CRAWFORD RD	MOUNT PLEASANT	48858	T	202	100%	-	0	-	-	-	-	-	
110	17-000-00461-00	309 W. Michigan	WILLIAMS TYLER	6503 S CRAWFORD RD	MOUNT PLEASANT	48858	T	201	100%	2,002	0	2,002.0	2,002.0	366.33	732.66	362.79	
111	17-000-00462-00	311 W. Michigan	TAYLOR FRED & TAYLOR JANIS	1297 BRUDER DRIVE	MT PLEASANT	48858	T	201	100%	5,448	5	5,448.0	4,448.0	813.90	1,627.80	806.04	
112	17-000-00464-00	313 W. Michigan	IDFC INVESTMENTS LLC	1740 LEROY LANE	MT PLEASANT	48858	T	201	100%	1,200	6	1,200.0	-	-	-	-	
113	17-000-00469-00	300 W. Michigan, 304-310	REDIRON LLC	1018 SWEENEY, UNIT C	MT PLEASANT	48858	T	201	100%	29,828	62	29,828.0	17,428.0	3,188.99	6,377.98	3,158.22	
114	17-000-00471-00	W. Broadway	SPAN PROPERTIES LLC	1420 BATSON PLACE	MT PLEASANT	48858	T	202	100%	-	8	-	-	-	-	-	
115	17-000-00472-00	309 W. Broadway	SPAN PROPERTIES LLC	1420 BATSON PLACE	MT PLEASANT	48858	T	201	100%	-	6	-	-	-	-	1,010.45	
116	17-000-00473-00	311 W. Broadway	REDIRON LLC	1018 SWEENEY, UNIT C	MT PLEASANT	48858	T	201	100%	3,162	9	3,162.0	1,362.0	249.22	498.44	246.81	
117	17-000-00494-00	109 W Illinois															

	A	B	C	D	E	F	H	I	J	M	N	O	P	Q	R	S	T
1	Special Assessment Project Principal Shopping District 2026-2027																
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3	Updated	January 20, 2026	1.20.26														
4	S.A.. Prepared By:	City Assessor's Office	Assessor													Proposed	Prior
5																	
6	Parcel																
7	Number	Address	Owners Name														
					Type	Class	%			Total	Parking						
										Square	Credits						
										Footage	200 sq'	Sq. Foot.					
												ft Pkg Credit	\$0.182981	Charge	2022 & 2023	2022 & 2023	
123	17-000-00594-00	201/203 E Broadway	NORM'S FLOWER PETAL LLC	201 E BROADWAY ST	MT PLEASANT	48858	T	201	100%	5,296	0	5,296.0	5,296.0	969.07	1,938.14	959.71	
124	17-000-00596-00	106 Court/205 E Broadway	PUB BAR THE	106 COURT ST	MT PLEASANT	48858	T	201	100%	3,241	0	3,241.0	3,241.0	593.04	1,186.08	587.32	
125	17-000-00599-00	108 Court St.	SWINDLEHURST RICHARD	106 COURT ST	MT PLEASANT	48858	T	201	100%	5,166	0	5,166.0	5,166.0	945.28	1,890.56	936.16	
126	17-000-00601-00	112 Court St	COURT ST PROFESSIONAL BLDG LLC	10700 DEER RIDGE TRL	HOLLY	48442	T	201	100%	3,013	0	3,013.0	3,013.0	551.32	1,102.64	546.00	
127	17-000-00603-00	114 Court St	ALEXANDER LTD PARTNERSHIP	116 COURT ST	MT PLEASANT	48858	T	201	100%	5,105	0	5,105.0	5,105.0	934.12	1,868.24	925.10	
128	17-000-00605-00	207 N Franklin	MURPHY THOMAS & DONNA TRUST	204 COURT ST	MOUNT PLEASANT	48858	T	201	100%	6,397	10	6,397.0	4,397.0	804.57	1,609.14	796.80	
129	17-000-00611-00	204 - 210 Court St	210 COURT STREET GROUP LLC	210 COURT	MT PLEASANT	48858	T	201	100%	8,060	34	8,060.0	1,260.0	230.56	461.12	228.33	
130	17-000-02501-02	322/324 W Broadway	CENTRAL MICHIGAN DEVELOPERS LLC	1550 E VIRGINIA DR	MIDLAND	48642	T	201	100%	9,087	5	9,087.0	8,087.0	1,479.77	2,959.54	1,465.49	
131	17-000-05051-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	694	0	694.0	694.0	126.99	253.98	125.76	
132	17-000-05052-00	108 S University	JUDY F SMITH REVOCABLE TRUST	108 S UNIVERSITY STE #6	MT PLEASANT	48858	T	201	100%	629	0	629.0	629.0	115.10	230.20	113.98	
133	17-000-05053-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	643	0	643.0	643.0	117.66	235.32	116.52	
134	17-000-05054-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	618	0	618.0	618.0	113.08	226.16	111.99	
135	17-000-05055-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	1,314	0	1,314.0	1,314.0	240.44	480.88	238.12	
136	17-000-05056-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	383	0	383.0	383.0	70.08	140.16	69.41	
137	17-000-05057-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	1,227	0	1,227.0	1,227.0	224.52	449.04	222.35	
138	17-000-05058-00	128 E Broadway	PERRY LAURAL S	128 E BROADWAY ST STE 8	MT PLEASANT	48858	T	201	100%	2,824	0	2,824.0	2,824.0	516.74	1,033.48	511.75	
139	17-000-05059-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	1,739	0	1,739.0	1,739.0	318.20	636.40	315.13	
140	17-000-05060-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T	201	100%	898	0	898.0	898.0	164.32	328.64	162.73	
141	17-000-15822-00	502 W. Broadway	LOCHE RAVEN LLC	502 W BROADWAY ST	MT PLEASANT	48858	T	201	100%	2,560	0	2,560.0	2,560.0	468.43	936.86	463.91	
142	17-000-15824-00	506 W. Broadway	MOUNTAIN TOWN STATION	506 W BROADWAY	MT PLEASANT	48858	T	201	100%	10,795	135	10,795.0	-	-	-	-	
143	17-000-15826-00	320 W Broadway	CENTRAL MICHIGAN DEVELOPERS LLC	1550 E VIRGINIA DR	MIDLAND	48642	T	201	100%	-	0	-	-	-	-	-	
144	17-000-15827-00	410 W Broadway-Land	MCC PARCEL B TITLE HOLDING CORP	502 E CESAR E CHAVEZ AVE STE A	LANSING	48906	T	709	100%	-	0	-	-	-	-	-	
145	17-000-15857-00	319 W Broadway	CONSUMERS POWER CO-REG CONTROL	ONE ENERGY PLAZA	JACKSON	49201	T	301	100%	800	0	800.0	800.0	146.38	292.76	144.97	
146	17-000-15899-00	104 & 110 Walnut St	WALNUT APARTMENTS LLC	118 S MAIN ST	MT PLEASANT	48858	T	201	100%	6,000	21	6,000.0	1,800.0	329.37	658.74	326.19	
147	17-000-15900-00	401 W. Broadway	GRATIOT REAL ESTATE LLC	7305 W JEFFERSON	ELWELL	48832	T	201	100%	7,936	0	7,936.0	7,936.0	1,452.14	2,904.28	1,438.12	
148	17-000-15900-01	105 Walnut St	MCGUIRE FAMILY INVEST LLC	416 S WASHINGTON	MT PLEASANT	48858	T	701	100%	7,936	10	7,936.0	5,936.0	1,086.17	2,172.34	1,075.68	
149	17-000-15901-00	W Broadway	C & M PROPERTIES	1414 E BROADWAY	MT PLEASANT	48858	T	201	100%	1,056	9	1,056.0	-	-	-	-	
150	17-000-15902-00	120 Walnut	C & M PROPERTIES	1414 E BROADWAY	MT PLEASANT	48858	T	201	100%	1,800	9	1,800.0	-	-	-	-	
151	17-993-15827-00	410 West Broadway-CFT	MCC PARCEL B TITLE HOLDING CORP	502 E CESAR CHAVEZ AVE STE A	LANSING	48906	T	201	100%	50,871	50	50,871.0	40,871.0	7,478.62	14,957.24	-	
152	17-000-00586-00	215 E Broadway	Gallagher Investments, LLC				T	201	100%	2,960	0	2,960.0	2,960.0	541.62	1,083.24	536.40	
153																	
154																	
155																	
156	17-000-00328-00	216 E Broadway	FRIENDS OF THE BROADWAY	PO BOX 823	MT PLEASANT	48804-0823	TE	701	100%	5,192	0	5,192.0	5,192.0	950.04	1,900.08	940.87	
157	17-000-00386-00	408 E Broadway	WOMENS AID SERVICE INC	PO BOX 743	MT PLEASANT	48804-0743	TE	701	100%	2,112	2	2,112.0	1,712.0	313.26	626.52	310.24	
158	17-000-00418-00	209 S Main	CRISIS CENTER INC	107 E ILLINOIS	MT PLEASANT	48858	TE	701	100%	3,960	0	3,960.0	3,960.0	724.60	1,449.20	717.61	
159	17-000-00420-00	211 S Main	CRISIS CENTER INC	107 E ILLINOIS	MT PLEASANT	48858	TE	701	100%	3,960	0	3,960.0	3,960.0	724.60	1,449.20	717.61	
160	17-000-00432-00	227 S Main	LISTENING EAR CRISIS CENTER	107 E ILLINOIS	MT PLEASANT	48858	TE	701	100%	4,694	0	4,694.0	4,694.0	858.91	1,717.82	850.62	
161	17-000-00435-00	218 S Main	YOUNG CHURCH	1217 S MISSION ST	MT PLEASANT	48858	TE	701	100%	7,369	0	7,369.0	7,369.0	1,348.39	2,696.78	1,335.37	
162	17-000-00463-00	209 Oak	AMERICAN LEGION	209 OAK	MT PLEASANT	48858	TE	701	100%	2,521	9	2,521.0	721.0	131.93	263.86	130.66	
163	17-000-00500-00	306 S University	MT PLEASANT AREA COMM FOUNDATION	PO BOX 1283	MT PLEASANT	48804-1283	TE	701	100%	3,265	6	3,265.0	2,065.0	377.86	755.72	374.21	
164	17-000-00503-00	305 S Main	GTE TELEPHONE OPERATIONS	PO BOX 2629	ADDISON	75001	TE	701	100%	8,800	38	8,800.0	1,200.0	219.58	439.16	217.46	
165	17-000-00504-00	S Main	GTE TELEPHONE OPERATIONS	PO BOX 2629	ADDISON	75001	TE	701	100%	-	0	-	-	-	-	-	
166	17-000-00505-00	S Main- park lot	FIRST UNITED METHODIST CHURCH	400 S MAIN ST	MT PLEASANT	48858	TE	202	100%	-	0	-	-	-	-	-	
167	17-000-00513-00	319 S University	UNITARIAN UNIVERSALIST FELLOWSHIP	PO BOX 41	MT PLEASANT	48804-0041	TE	701	100%	3,200	25	3,200.0	-	-	-	-	
168																	
169																	
170	Exempt Property Types																
171	T	Taxable															
172	TE	Ad Volorem Tax Exempt															
173																	
174	grey shading-on spreadsheet twice due to split type																
175																	

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4	S.A.. Prepared By:	City Assessor's Office	Assessor													Proposed	Prior
5																	
6	Parcel															Sq. Foot.	Annual
7	Number	Address	Owners Name													Less 200 sq	Both Years
176	Exempt Properties															Charge	Annual
177																2024 & 2025	Charge
178	Government/Principal Residence Exempt																2022 & 2023
179	17-000-00069-00	401 E Broadway	DAHMAN DANIEL	401 E BROADWAY	MT PLEASANT	48858	P	201	100%	1,469	5						
180	17-000-00072-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
181	17-000-00080-00	121 N Lansing	THEISEN AMYLYNN C & TIMOTHY M TRUST	121 N LANSING	MT PLEASANT	48858	P	401	100%	2,974	2						
182	17-000-00081-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
183	17-000-00082-00	207 N Lansing	SCHELKE ROBERT	207 N LANSING, #4	MT PLEASANT	48858	P	401	50%	1,742	6						
184	17-000-00083-00	211 N Lansing	CAMPBELL CHARLES & ELIZABETH A	211 N LANSING	MT PLEASANT	48858	P	401	100%	1,418	3						
185	17-000-00085-00	219 N Lansing	KILMER BRUCE & CYNTHIA	219 N LANSING	MT PLEASANT	48858	P	401	100%	1,942	2						
186	17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari														
187	17-000-00090-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
188	17-000-00091-00	Franklin	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
189	17-000-00092-00	301 E Broadway St	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
190	17-000-00093-00	301 E Broadway St	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
191	17-000-00165-00	W Broadway & Main	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-							
192	17-000-00188-00	201/205 N Main	ISABELLA COUNTY	200 N MAIN ST	MT PLEASANT	48858	G	701	100%	10,080	27						
193	17-000-00190-00	N Main	ISABELLA COUNTY	200 N MAIN ST	MT PLEASANT	48858	G	701	100%	-	0						
194	17-000-00257-00	S Washington- park lot	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
195	17-000-00322-00	E Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
196	17-000-00361-00	E Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
197	17-000-00362-00	E Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
198	17-000-00363-00	E Broadway	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
199	17-000-00364-00	E Broadway	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
200	17-000-00396-00	S University	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
201	17-000-00397-00	E Illinois	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
202	17-000-00424-00	217 S Main	Molesworth, Zach	217 1/2 S MAIN ST	MT PLEASANT	48858	P	201	50%	3,960	2						
203	17-000-00438-00	204 S Main & Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
204	17-000-00439-00	115 W Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
205	17-000-00442-00	S Washington & III.	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
206	17-000-00452-00	206 W Illinois	ACKERMAN JIMMY & SANDRA	206 W ILLINOIS	MT PLEASANT	48858	P	401	100%	660	2						
207	17-000-00466-00	310 W. Illinois	THORNTHTWAITE GREGORY & NICOLE	310 W ILLINOIS	MT PLEASANT	48858	P	401	100%	1,621	2						
208	17-000-00467-00	217 Oak	CORNNETT ROBERT D	217 OAK ST	MT PLEASANT	48858	P	401	100%	1,261	2						
209	17-000-00483-00	318 S Washington	STEVENSON BLAINE & SHARON	318 S WASHINGTON	MT PLEASANT	48858	P	401	100%	1,650	3						
210	17-000-00484-00	314 S Washington	URBAN JILL K	314 S WASHINGTON	MT PLEASANT	48858	P	401	60%	1,956	2						
211	17-000-00506-00	208 E Illinois	CHIPPEWA RIVER DISTRICT LIBRARY	301 S UNIVERSITY	MT PLEASANT	48858	G	701	100%	-	25						
212	17-000-00511-00	301 S University	CHIPPEWA RIVER DISTRICT LIBRARY	301 S UNIVERSITY	MT PLEASANT	48858	G	701	100%	-	0						
213	17-000-00546-00	409 S. University	WILLIAMS KENNETH	409 S UNIVERSITY	MT PLEASANT	48858	P	401	100%	2,468	4						
214	17-000-00552-00	404 S. University	QUICK GEOFFREY & MARIANA	404 S UNIVERSITY	MT PLEASANT	48858	P	401	100%	2,011	3						
215	17-000-00554-00	401 S. Main	WOELFERT PENNY LOUISE	401 S MAIN	MT PLEASANT	48858	P	401	100%	2,808	6						
216	17-000-00555-00	405 S. Main	GERARDI MEGAN	405 S MAIN	MT PLEASANT	48858	P	401	100%	2,736	5						
217	17-000-00600-00	E Broadway & Franklin	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
218	17-000-00604-00	Court & Franklin	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
219	17-000-00613-00	200 N Main	ISABELLA COUNTY	200 N MAIN ST	MT PLEASANT	48858	G	701	100%	40,696	232						
220	17-000-08605-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
221	17-000-08606-00	121 N Fancher	ARCHER ROBIN	121 N FANCHER AVE	MT PLEASANT	48858	P	401	100%	2,616	5						
222	17-000-08607-00	117 N Fancher	HERNANDEZ LAURA & GUTIERREZ ITZEL	117 N FANCHER AVE	MT PLEASANT	48858	P	401	100%	2,160							
223	17-000-08672-00	412 E Broadway	ALLEN JUDITH A	412 E BROADWAY ST	MT PLEASANT	48858	P	201	100%	2,095	0						
224	17-000-15828-00	W Broadway	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	709	100%	-	0						
225	17-000-15831-00	1 Mosher	RIVERVIEW APARTMENTS	ONE MOSHER ST	MT PLEASANT	48858	G	701	100%	-							
226	17-000-15835-00	W Broadway	RIVERVIEW APARTMENTS	ONE MOSHER ST	MT PLEASANT	48858	G	709	100%	-							
227	17-000-15858-00	W Broadway- park lot	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	701	100%	-	0						
228																	

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5																Prior	
6	Parcel																
7	Number	Address	Owners Name														
229																	
230	Residential Rentals Class 401																
231	17-000-00068-01	407 E Broadway St	DAHMAN DANIEL-NOTE	401 E BROADWAY	MT PLEASANT	48858	R	401	100%	1,435	1						
232	17-000-00070-00	114 N Lansing	PETRASH ASHLEY A ESTATE	114 N LANSING	MT PLEASANT	48858	R	401	100%	1,450	2						
233	17-000-00073-00	206 N Lansing	ZAMARRON JOSHUA & ZAMARRON PATRICIA	206 N LANSING	MT PLEASANT	48858	R	401	100%	1,778	0						
234	17-000-00079-00	115 N Lansing	FINEGAN TIMOTHY M & IOANA C	115 N LANSING	MT PLEASANT	48858	R	401	100%	1,320	1						
235	17-000-00082-00	207 N Lansing	SCHELKE ROBERT	207 N LANSING, #4	MT PLEASANT	48858	R	401	50%	1,742	6						
236	17-000-00084-00	215 N Lansing	GRO-CO INC	PO BOX 83	MT PLEASANT	48804-0083	R	401	100%	1,776	2						
237	17-000-00382-00	401 E Michigan	ISSETTE II ARNAULD L	11285 KILLARNY DR	STANWOOD	49346	R	401	100%	1,761	9						
238	17-000-00383-00	407 E Michigan	DYER DALE K & DYER OLIVIA JEAN	407 E MICHIGAN	MT PLEASANT	48858	R	401	100%	906	5						
239	17-000-00444-00	204 W Illinois	KAUR SATWANT	204 W ILLINOIS	MT PLEASANT	48858	R	401	100%	1,512	0						
240	17-000-00449-00	209 W Michigan	DUBA DAVID	219 W CHERRY	MT PLEASANT	48858	R	401	100%	2,340	0						
241	17-000-00451-00	215 Pine	N18 DEVELOPMENTS LLC	3766 NUGGET CREEK CT	SAGINAW	48603	R	401	100%	1,910	2						
242	17-000-00453-00	221 Pine	BESTRO LLC	49730 VERSCHAVE	NEW BALTIMORE	48047	R	401	100%	1,972	8						
243	17-000-00454-00	304 W. Illinois	HARCOURT CHRISTIE L	304 W ILLINOIS	MT PLEASANT	48858	R	401	100%	1,516	2						
244	17-000-00455-00	222 Pine	FISHER PAUL & JODI BROOKINS	2063 DEEPWOOD DR	FARWELL	48622	R	401	100%	2,001	3						
245	17-000-00456-00	214 Pine	KLEIN KRISTIE	214 PINE	MT PLEASANT	48858	R	401	100%	1,352	4						
246	17-000-00457-00	204 & 206 Pine	GRIFFIN KENNETH	204 PINE B	MT PLEASANT	48858	R	401	100%	1,444	2						
247	17-000-00458-00	301 W Michigan	MONDEAU KARA M & MATTHEW R	7531 FIVE LAKES DRIVE	FARWELL	48622	R	401	100%	2,411	5						
248	17-000-00465-00	213 Oak	BAKER BESSHEEN LLC	503 E BROADWAY ST	MT PLEASANT	48858	R	401	100%	2,392	6						
249	17-000-00484-00	314 S Washington	URBAN JILL K	314 S WASHINGTON	MT PLEASANT	48858	R	401	40%	1,956	2						
250	17-000-00485-00	304 S Washington	MUMFORD MARK & KATHLEEN	619 E CHIPPEWA	MT PLEASANT	48858	R	401	100%	2,382	4						
251	17-000-00493-00	304 S Main	PILOT FAMILY PROPERTIES LLC	1851 HAMPDEN RD	FLINT	48503	R	401	100%	3,574	4						
252	17-000-08604-00	207 N Fancher	CAMPBELL HUNTER	207 N FANCHER AVE	MT PLEASANT	48858	R	401	100%	1,448	0						
253	17-000-08673-00	E Michigan	MT PLEASANT INVESTMENTS INC	120 S FANCHER	MT PLEASANT	48858	R	402	100%	-	0						
254	17-000-15873-00	410 Mill	MCGUIRE FAMILY INVESTMENTS LLC	416 S WASHINGTON	MT PLEASANT	48858	R	401	100%	2,638	23						
255	17-000-15874-00	406 Mill	CURTISS NORMAN III	116 OAK ST	MT PLEASANT	48858	R	401	100%	2,027	11						
256	17-000-15875-00	116 Oak	CURTISS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	P	401	100%	3,161	2						
257	17-000-15876-00	114 Oak	CURTISS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	R	401	100%	1,301	7						
258	17-000-15877-00	108 Oak	CURTISS IV NORMAN & CURTISS ASHLEY	108 OAK STREET	MOUNT PLEASANT	48858	R	401	100%	3,236	4						
259	17-000-00071-00	122 N Lansing	Theisen, Timothy & Amylynn	121 N LANSING	MT PLEASANT	48858	P	401	100%	1,467	2						
260																	
261																	
262	Exempt Property																
263	G	Government Exempt by Statute															
264	P	Principal Residence Exempt by Statute															
265	R	Residential Rental Property "401"															
266																	
267																	
268	All non-exempt properties pay based on total square foot. Square foot is credited 200 square foot for each parking space provided.																

A	B	C	D	E	F	H	U
1 Special Assessment Project Principal Shopping District 1							
3 Updated	January 20, 2026	1.20.26					
4 S.A.. Prepared By: City Assessor's Office	Assessor						
5							
6 Parcel							Increase
7 Number	Address	Owners Name				Type	(Decrease)
8							
9 17-000-00053-00	209 E Chippewa	EUNEEDA SERVICES INC	209 E CHIPPEWA	MT PLEASANT	48858	T	\$ 4.60
10 17-000-00077-00	319 E Broadway	SMITH OLD LP	108 S UNIVERSITY STE 6	MOUNT PLEASANT	48858	T	-
11 17-000-00086-00	302 E Chippewa	PULVER DANIEL R & KARI J TRUST	302 E CHIPPEWA	MT PLEASANT	48858	T	2.84
12 17-000-00087-00	214 N Franklin	JUNG, LLC	214 N FRANKLIN	MT PLEASANT	48858	T	3.74
13 17-000-00088-00	206/208 N Franklin	K&M PROPERTY HOLDINGS, LLC	3975 W. MONROE RD	ALMA	48801	T	-
14 17-000-00106-00	305 E Broadway St	RYMEL PROPERTIES, LLC	305 E BROADWAY	MT PLEASANT	48858	T	5.24
15 17-000-00108-00	139 E Broadway St	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	14.81
16 17-000-00113-00	137 E Broadway St	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	6.92
17 17-000-00117-00	133 E Broadway St	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	6.96
18 17-000-00120-00	131 E Broadway	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T	14.46
19 17-000-00127-00	125 E Broadway St	BROCKMAN ELIZABETH M TRUST	1117 WENDROW WAY	MT PLEASANT	48858	T	7.15
20 17-000-00133-00	123 E Broadway St	REDIRON LLC	1018 SWEENEY, UNIT C	MT PLEASANT	48858	T	9.79
21 17-000-00135-00	121 E Broadway	MCCARTHY FAMILY LTD PRTNSHP	121 E BROADWAY	MT PLEASANT	48858	T	11.78
22 17-000-00137-00	117 E Broadway St	MPJU LLC	PO BOX 919	MT PLEASANT	48804-0919	T	5.64
23 17-000-00140-00	115 E Broadway St	ART REACH OF MID MICHIGAN	111 E BROADWAY ST	MT PLEASANT	48858	T	6.00
24 17-000-00146-00	111 E Broadway St	ART REACH OF MID MICHIGAN	111 E BROADWAY ST	MT PLEASANT	48858	T	5.07
25 17-000-00149-00	107/109 E Broadway	JOHNRoe PROPERTIES LLC	109 E BROADWAY	MT PLEASANT	48858	T	10.73
26 17-000-00152-00	105 E Broadway St	RJ DOWNTOWN INVESTMENTS LLC	106 COURT ST	MT PLEASANT	48858	T	5.91
27 17-000-00154-00	101 E Broadway St	C & M PROPERTIES	1414 E BROADWAY	MT PLEASANT	48858	T	12.34
28 17-000-00163-00	110 N Main	LONCO, LLC	110 N MAIN	MT PLEASANT	48858	T	5.81
29 17-000-00192-00	215 N Main	BW INVESTMENTS	215 N MAIN	MT PLEASANT	48858	T	2.43
30 17-000-00196-00	122 S Washington	MCGUIRE FAMILY INVESTMENTS LLC	416 S WASHINGTON	MT PLEASANT	48858	T	2.46
31 17-000-00197-00	118 S Washington	MT PLEASANT DANCE PROPERTIES LLC	118 S WASHINGTON	MT PLEASANT	48858	T	11.53
32 17-000-00198-00	206 W Michigan	NEFF DOUGLAS & DAUN TRUST	1033 ESSEX DR	WEIDMAN	48893	T	10.60
33 17-000-00199-00	110 S Washington	SWEENEY FRANCIS TRUST	110 S WASHINGTON	MT PLEASANT	48858	T	4.75
34 17-000-00201-00	201 W Broadway St	201 WEST BROADWAY LLC	201 W BROADWAY ST	MT PLEASANT	48858	T	9.85
35 17-000-00205-00	205 W Broadway St	TNC HOLDINGS LLC	205 W BROADWAY ST	MT PLEASANT	48858	T	1.75
36 17-000-00207-00	207 W Broadway St	TRIEZENBERG SETH & HUTTER MARY	1021 GLEN AVENUE	MOUNT PLEASANT	48858	T	2.92
37 17-000-00208-00	209 W Broadway St	TRIEZENBERG SETH & HUTTER MARY	1021 GLEN AVENUE	MOUNT PLEASANT	48858	T	5.83
38 17-000-00210-00	217 W Broadway St	LADYBUG ENTERPRISES LLC	2536 E BLANCHARD	SHEPHERD	48883	T	7.73
39 17-000-00211-00	215 W Broadway St	KAECHELE MARY PATRICE	721 EASTWOOD DR	CLARE	48617	T	4.19
40 17-000-00215-00	109 Pine	SWEENEY FRANCIS TRUST	110 S WASHINGTON	MT PLEASANT	48858	T	-
41 17-000-00217-00	220 W Michigan	SWEENEY FRANCIS J TRUST	110 S WASHINGTON	MT PLEASANT	48858	T	5.83
42 17-000-00219-00	212 W Michigan	PASSGO LLC	110 WEST MICHIGAN AVENUE	MT PLEASANT	48858	T	7.22
43 17-000-00220-00	130 S Main	SWINDELEHURST RICHARD & LISA	106 COURT ST	MT PLEASANT	48858	T	8.00
44 17-000-00222-00	128 S Main	SWINDELEHURST RICK	106 COURT ST	MT PLEASANT	48858	T	4.60
45 17-000-00224-00	126 S Main	HORGAN TRUST	PO BOX 212	MT PLEASANT	48804-0212	T	6.30
46 17-000-00227-00	122 S Main	EQUITY INVESTMENT CORP LTD	PO BOX 212	MT PLEASANT	48804-0212	T	6.30
47 17-000-00230-00	120 S Main	BIG COUNTRY FABRICATION AND STORAGE	14026 92ND AVE	MECOSTA	49332	T	6.30
48 17-000-00232-00	118 S Main	WALNUT APARTMENTS LLC	114 OAK STREET	MT PLEASANT	48858	T	6.29
49 17-000-00235-00	114 S Main	JEP COMPANY LLC	72 E BLUEGRASS RD	MT PLEASANT	48858	T	6.29
50 17-000-00240-00	112 S Main	CURTISS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	T	5.94
51 17-000-00242-00	110 S Main	PRESTIGE REAL ESTATE HOLDING VI LLC	102 S MAIN STREET	MOUNT PLEASANT	48858	T	5.94
52 17-000-00247-00	102/104/106 S Main	PRESTIGE REAL ESTATE HOLDING VI LLC	102 S MAIN STREET	MOUNT PLEASANT	48858	T	25.66
53 17-000-00251-00	109 W Broadway	L & L BROTHERS PROPERTIES LLC	PO BOX 219	MOUNT PLEASANT	48804-0219	T	4.19
54 17-000-00253-00	113 W Broadway St	L & L BROTHERS PROPERTIES LLC	PO BOX 219	MOUNT PLEASANT	48804-0219	T	12.69
55 17-000-00260-00	118 W Michigan	TIP BUILDING LLC	118 W MICHIGAN	MT PLEASANT	48858	T	4.77
56 17-000-00262-00	116 W Michigan	DJK LAND COMPANY LLC	809 E BENNETT	MT PLEASANT	48804	T	2.41
57 17-000-00264-00	112/114 W Michigan	HUNTERS DOWNTOWN LLC	2000 S MISSION ST	MT PLEASANT	48858	T	5.88
58 17-000-00269-00	120 S University	TYJORMAC MOUNT PLEASANT LLC	6040 TURNBERRY	COMMERC TOWNSH	48382	T	17.25
59 17-000-00282-00	118 E Broadway St	SWINDELEHURST RICHARD R	105 E BROADWAY ST	MT PLEASANT	48858	T	9.10
60 17-000-00290-00	114 E Broadway St	GOODRICH-SMITH ON BROADWAY	114 E BROADWAY	MT PLEASANT	48804-0281	T	18.18
61 17-000-00292-00	112 E Broadway St	UTTERBACK PROPERTIES LLC	7100 THORNAPPLE DR	MOUNT PLEASANT	48858	T	6.06
62 17-000-00295-00	110 E Broadway St	WIEFERICH PROPERTIES INC	110 E BROADWAY SUITE B	MT PLEASANT	48858	T	10.57
63 17-000-00297-00	115 S Main	CCH HOLDINGS GROUP LLC	619 S MISSION ST	MT PLEASANT	48858	T	16.65
64 17-000-00303-00	100 E Broadway	AMEYA - MT PLEASANT REALTY LLC	22617 NE 169TH STREET	WOODINVILLE	98077	T	19.80

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Special Assessment Project Principal Shopping District 1							
Updated January 20, 2026 1.20.26							
4	S.A.. Prepared By: City Assessor's Office	Assessor					
5							
6	Parcel						Increase
7	Number	Address	Owners Name				Type (Decrease)
65	17-000-00308-00	117 S Main	TRQ LLC	421 S KINNEY	MT PLEASANT	48858	T 8.41
66	17-000-00310-00	121 S Main	TRQ LLC	421 S KINNEY	MT PLEASANT	48858	T 5.83
67	17-000-00314-00	123 S Main	NAUMES MARTIN	123 S MAIN	MT PLEASANT	48858	T 5.83
68	17-000-00316-00	127/131 S Main	GOUDREAU INVESTMENTS LLC	131 S MAIN ST	MT PLEASANT	48858	T 13.22
69	17-000-00323-00	222 E Broadway	HOUSEHOLD APPLIANCES	222 E BROADWAY ST	MT PLEASANT	48858	T 25.56
70	17-000-00326-00	220 E Broadway	GERMAIN TAMMY	220 E BROADWAY	MT PLEASANT	48858	T 6.64
71	17-000-00330-00	214 E Broadway	FIOLEK JOSEPH S & TAMMY A	4960 S WINN RD	MT PLEASANT	48858	T 8.06
72	17-000-00332-00	210/212 E Broadway	BROADWAY LAND MANAGEMENT LLC	1900 GOVER PARKWAY	MT PLEASANT	48858	T 6.28
73	17-000-00340-00	200 E Broadway	BROADWAY LAND MANAGEMENT LLC	1900 GOVER PARKWAY	MT PLEASANT	48858	T 33.11
74	17-000-00345-00	111 S University	MIDDLE MICHIGAN DEVELOPMENT CORP	111 S UNIVERSITY	MT PLEASANT	48858	T 0.29
75	17-000-00348-00	115 S University	HBHF5 PROPERTIES LLC	115 S UNIVERSITY UNIT B	MOUNT PLEASANT	48858	T 6.14
76	17-000-00350-00	117 S University	HBHF5 PROPERTIES LLC	115 S UNIVERSITY UNIT B	MOUNT PLEASANT	48858	T 6.01
77	17-000-00353-00	119 S University	LAVISH DESIGNS LLC	121 S UNIVERSITY	MT PLEASANT	48858	T 2.41
78	17-000-00355-00	121 S University	LAVISH DESIGNS LLC	121 S UNIVERSITY	MT PLEASANT	48858	T 6.76
79	17-000-00358-00	123/127 S University	ROSS FRANK W	123 S UNIVERSITY	MT PLEASANT	48858	T 4.25
80	17-000-00359-00	211 E Michigan	COOK WILLIAM & JONEIL	211 E MICHIGAN	MT PLEASANT	48858	T 1.30
81	17-000-00366-00	306 E Broadway St	TOLAS PETRO J	405 W GRAND	MT PLEASANT	48858	T 7.55
82	17-000-00368-00	304 E Broadway St	ERE INVESTMENTS LLC	PO BOX 1651	MT PLEASANT	48804-1651	T 24.17
83	17-000-00378-00	115/117 S Franklin	STARRY NIGHT LLC	20741 WALNUT DRIVE	REED CITY	49677	T 3.96
84	17-000-00380-00	119 S Franklin	FEIGHT MANAGEMENT LLC	119 S FRANKLIN	MT PLEASANT	48858	T 11.20
85	17-000-00381-00	307 E Michigan	FEIGHT MANAGEMENT LLC	119 S FRANKLIN	MT PLEASANT	48858	T -
86	17-000-00384-00	111 S Lansing	CENTRAL MICHIGAN ASSOC OF REALTORS	111 S LANSING	MT PLEASANT	48858	T -
87	17-000-00395-00	201 S University	BROCKMAN GROUP LLC	1117 WENDROW WAY	MOUNT PLEASANT	48858	T 8.83
88	17-000-00398-00	E Illinois	ISABELLA BANK & TRUST	139 E BROADWAY	MT PLEASANT	48858	T -
89	17-000-00399-00	S. University	ISABELLA BANK & TRUST	139 E BROADWAY	MT PLEASANT	48858	T -
90	17-000-00400-00	206 S University-park lot	ISABELLA BANK	139 E BROADWAY	MT PLEASANT	48858	T 2.88
91	17-000-00402-00	200 S University	ISABELLA BANK & TRUST	139 E BROADWAY	MT PLEASANT	48858	T -
92	17-000-00413-00	201 S Main - Land	MOTZ AMY LYNNE TRUST	6036 MADEIRA DR	LANSING	48917	T -
93	17-000-00416-00	205 S Main	KERR J DAVID TRUST	205 S MAIN ST	MT PLEASANT	48858	T 6.84
94	17-000-00422-00	213/215 S Main	MOLESWORTH ZACHARY A	217 1/2 S MAIN ST	MT PLEASANT	48858	T 6.28
95	17-000-00424-00	217 S Main	MOLESWORTH ZACHARY A	217 1/2 S MAIN ST	MT PLEASANT	48858	T 3.15
96	17-000-00425-00	221 S Main	L&D RENTALS INC	PO BOX 551	MT PLEASANT	48804-0551	T 5.88
97	17-000-00426-00	219 S Main	CURTIS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	T 6.46
98	17-000-00428-00	223 S Main	BREIDENSTEIN LOIS ANN	PO BOX 551	MT PLEASANT	48804-0551	T 8.47
99	17-000-00430-00	225 S Main	BREIDENSTEIN LOIS	PO BOX 551	MT PLEASANT	48804-0551	T 4.63
100	17-000-00434-00	226 S Main	MCNEAL LLC	226 S MAIN	MT PLEASANT	48858	T -
101	17-000-00436-00	206/208 S Main	WALNUT APARTMENTS LLC	118 S MAIN ST	MT PLEASANT	48858	T 4.40
102	17-000-00445-00	222 S Washington	RICKY II LLC	222 S WASHINGTON	MT PLEASANT	48858	T 2.42
103	17-000-00446-00	218 S Washington	MOSER JASON & MOSER STACY	3367 NORTHVIEW LANE	ALLEGAN	49010	T 2.63
104	17-000-00447-00	214 S Washington	SMITH FELIX & SMITH ERIN N	3724 W WING RD	MOUNT PLEASANT	48858	T 3.87
105	17-000-00448-00	204 S Washington	DUBA DAVID J	219 W CHERRY	MT PLEASANT	48858	T 1.81
106	17-000-00450-01	221 W Michigan	N18 DEVELOPMENTS LLC	3766 NUGGET CREEK COURT	SAGINAW	48603	T -
107	17-000-00450-02	W Michigan	N18 DEVELOPMENTS LLC	3766 NUGGET CREEK COURT	SAGINAW	48603	T -
108	17-000-00459-00	307 W. Michigan	ELITE 7 LLC	1076 W M61	HARRISON	48625	T 4.59
109	17-000-00460-00	W Michigan- land	WILLIAMS TYLER	6503 S CRAWFORD RD	MOUNT PLEASANT	48858	T -
110	17-000-00461-00	309 W. Michigan	WILLIAMS TYLER	6503 S CRAWFORD RD	MOUNT PLEASANT	48858	T 3.54
111	17-000-00462-00	311 W. Michigan	TAYLOR FRED & TAYLOR JANIS	1297 BRUDER DRIVE	MT PLEASANT	48858	T 7.86
112	17-000-00464-00	313 W. Michigan	IDFC INVESTMENTS LLC	1740 LEROY LANE	MT PLEASANT	48858	T -
113	17-000-00469-00	300 W. Michigan,304-310	REDIRON LLC	1018 SWEENEY, UNIT C	MT PLEASANT	48858	T 30.77
114	17-000-00471-00	W. Broadway	SPAN PROPERTIES LLC	1420 BATSON PLACE	MT PLEASANT	48858	T -
115	17-000-00472-00	309 W. Broadway	SPAN PROPERTIES LLC	1420 BATSON PLACE	MT PLEASANT	48858	T (1,010.45)
116	17-000-00473-00	311 W. Broadway	REDIRON LLC	1018 SWEENEY, UNIT C	MT PLEASANT	48858	T 2.41
117	17-000-00494-00	109 W Illinois	PILOT FAMILY PROPERTIES LLC	1851 HAMPDEN RD	FLINT	48503	T 3.57
118	17-000-00499-00	330 S University	CANUSA HOLDINGS LLC	806 S DOE TRAIL	MT PLEASANT	48858	T 12.41
119	17-000-00501-00	300 S University	KLUMPP MANAGEMENT LLC	1955 E WALTON RD	SHEPHERD	48883	T 5.85
120	17-000-00545-00	403 S. University	BARBERI JOSEPH & BARBARA TRUST	2305 HAWTHORN SUITE C	MT PLEASANT	48858	T 1.70
121	17-000-00553-00	402 S. University	GLPA HOLDINGS LLC	540 N LUCE ROAD	ALMA	48801-9693	T 3.90
122	17-000-00588-00	209 / 207 E Broadway	CORPORATE SETTLEMENT SOLUTIONS	25221 COUNTRY CLUB BLVD STE 235	NORTH OLMSTED	44070	T 4.60

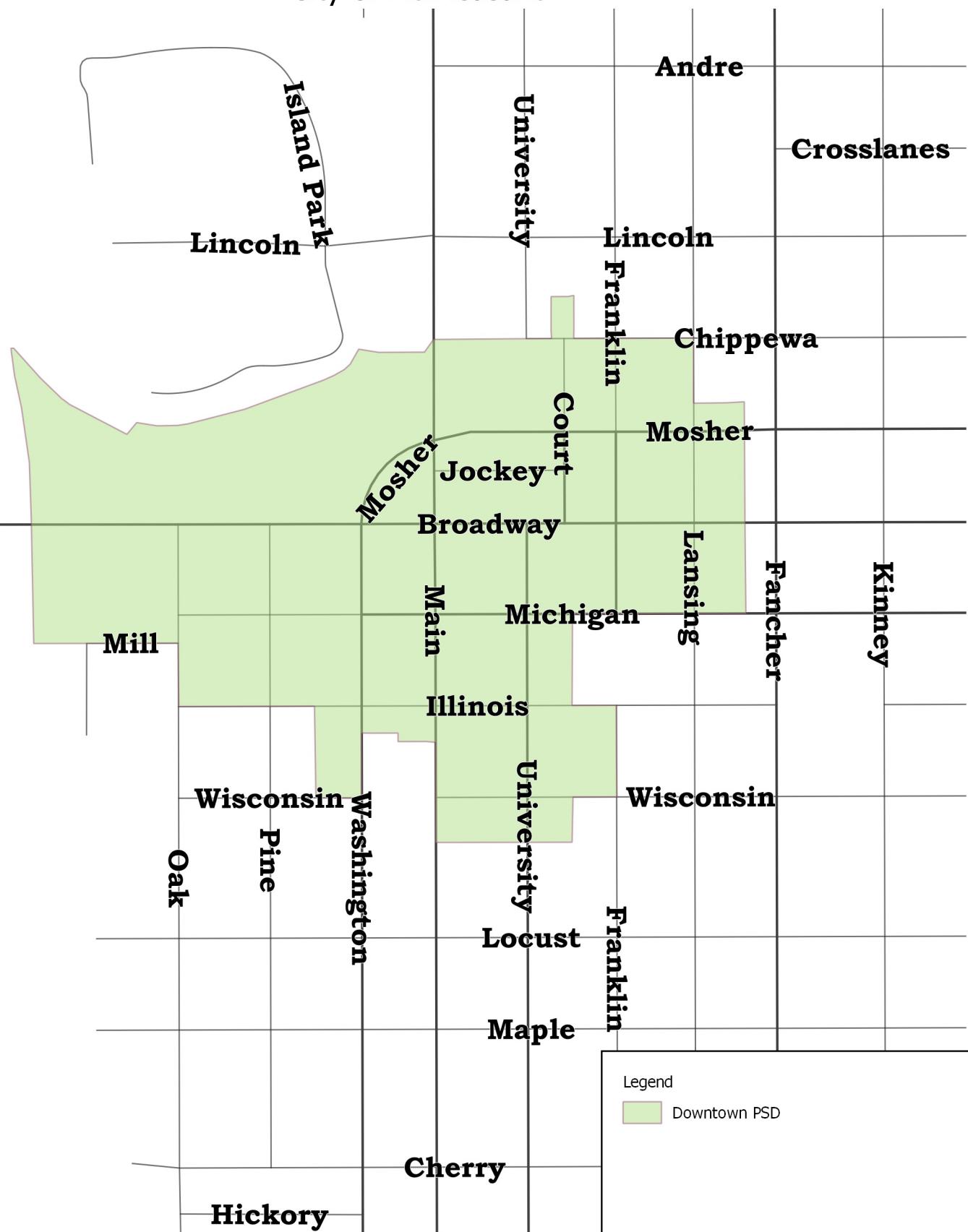
A	B	C	D	E	F	H	U
Special Assessment Project Principal Shopping District 1							
3	Updated	January 20, 2026	1.20.26				
4	S.A.. Prepared By:	City Assessor's Office	Assessor				
5							
6	Parcel						Increase
7	Number	Address	Owners Name			Type	(Decrease)
123	17-000-00594-00	201/203 E Broadway	NORM'S FLOWER PETAL LLC	201 E BROADWAY ST	MT PLEASANT	48858	T 9.36
124	17-000-00596-00	106 Court/205 E Broadway	PUB BAR THE	106 COURT ST	MT PLEASANT	48858	T 5.72
125	17-000-00599-00	108 Court St.	SWINDLEHURST RICHARD	106 COURT ST	MT PLEASANT	48858	T 9.12
126	17-000-00601-00	112 Court St	COURT ST PROFESSIONAL BLDG LLC	10700 DEER RIDGE TRL	HOLLY	48442	T 5.32
127	17-000-00603-00	114 Court St	ALEXANDER LTD PARTNERSHIP	116 COURT ST	MT PLEASANT	48858	T 9.02
128	17-000-00605-00	207 N Franklin	MURPHY THOMAS & DONNA TRUST	204 COURT ST	MOUNT PLEASANT	48858	T 7.77
129	17-000-00611-00	204 - 210 Court St	210 COURT STREET GROUP LLC	210 COURT	MT PLEASANT	48858	T 2.23
130	17-000-02501-02	322/324 W Broadway	CENTRAL MICHIGAN DEVELOPERS LLC	1550 E VIRGINIA DR	MIDLAND	48642	T 14.28
131	17-000-05051-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 1.23
132	17-000-05052-00	108 S University	JUDY F SMITH REVOCABLE TRUST	108 S UNIVERSITY STE #6	MT PLEASANT	48858	T 1.12
133	17-000-05053-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 1.14
134	17-000-05054-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 1.09
135	17-000-05055-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 2.32
136	17-000-05056-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 0.67
137	17-000-05057-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 2.17
138	17-000-05058-00	128 E Broadway	PERRY LAURAL S	128 E BROADWAY ST STE 8	MT PLEASANT	48858	T 4.99
139	17-000-05059-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 3.07
140	17-000-05060-00	120/122 E Broadway	SMITH J ASSET HOLDINGS LLC	108 S UNIVERSITY, SUITE 6	MT PLEASANT	48858	T 1.59
141	17-000-15822-00	502 W. Broadway	LOCHE RAVEN LLC	502 W BROADWAY ST	MT PLEASANT	48858	T 4.52
142	17-000-15824-00	506 W. Broadway	MOUNTAIN TOWN STATION	506 W BROADWAY	MT PLEASANT	48858	T -
143	17-000-15826-00	320 W Broadway	CENTRAL MICHIGAN DEVELOPERS LLC	1550 E VIRGINIA DR	MIDLAND	48642	T -
144	17-000-15827-00	410 W Broadway-Land	MCC PARCEL B TITLE HOLDING CORP	502 E CESAR E CHAVEZ AVE STE A	LANSING	48906	T -
145	17-000-15857-00	319 W Broadway	CONSUMERS POWER CO-REG CONTROL	ONE ENERGY PLAZA	JACKSON	49201	T 1.41
146	17-000-15899-00	104 & 110 Walnut St	WALNUT APARTMENTS LLC	118 S MAIN ST	MT PLEASANT	48858	T 3.18
147	17-000-15900-00	401 W. Broadway	GRATIOT REAL ESTATE LLC	7305 W JEFFERSON	ELWELL	48832	T 14.02
148	17-000-15900-01	105 Walnut St	MCGUIRE FAMILY INVEST LLC	416 S WASHINGTON	MT PLEASANT	48858	T 10.49
149	17-000-15901-00	W Broadway	C & M PROPERTIES	1414 E BROADWAY	MT PLEASANT	48858	T -
150	17-000-15902-00	120 Walnut	C & M PROPERTIES	1414 E BROADWAY	MT PLEASANT	48858	T -
151	17-993-15827-00	410 West Broadway-CFT	MCC PARCEL B TITLE HOLDING CORP	502 E CESAR CHAVEZ AVE STE A	LANSING	48906	T 7,478.62
152	17-000-00586-00	215 E Broadway	Gallagher Investments, LLC				T 5.22
153							
154							
155							-
156	17-000-00328-00	216 E Broadway	FRIENDS OF THE BROADWAY	PO BOX 823	MT PLEASANT	48804-0823	TE 9.17
157	17-000-00386-00	408 E Broadway	WOMENS AID SERVICE INC	PO BOX 743	MT PLEASANT	48804-0743	TE 3.02
158	17-000-00418-00	209 S Main	CRISIS CENTER INC	107 E ILLINOIS	MT PLEASANT	48858	TE 6.99
159	17-000-00420-00	211 S Main	CRISIS CENTER INC	107 E ILLINOIS	MT PLEASANT	48858	TE 6.99
160	17-000-00432-00	227 S Main	LISTENING EAR CRISIS CENTER	107 E ILLINOIS	MT PLEASANT	48858	TE 8.29
161	17-000-00435-00	218 S Main	YOUNG CHURCH	1217 S MISSION ST	MT PLEASANT	48858	TE 13.02
162	17-000-00463-00	209 Oak	AMERICAN LEGION	209 OAK	MT PLEASANT	48858	TE 1.27
163	17-000-00500-00	306 S University	MT PLEASANT AREA COMM FOUNDATION	PO BOX 1283	MT PLEASANT	48804-1283	TE 3.65
164	17-000-00503-00	305 S Main	GTE TELEPHONE OPERATIONS	PO BOX 2629	ADDISON	75001	TE 2.12
165	17-000-00504-00	S Main	GTE TELEPHONE OPERATIONS	PO BOX 2629	ADDISON	75001	TE -
166	17-000-00505-00	S Main- park lot	FIRST UNITED METHODIST CHURCH	400 S MAIN ST	MT PLEASANT	48858	TE -
167	17-000-00513-00	319 S University	UNITARIAN UNIVERSALIST FELLOWSHIP	PO BOX 41	MT PLEASANT	48804-0041	TE -
168							
169							
170	Exempt Property Types						
171	T	Taxable					
172	TE	Ad Volorem Tax Exempt					
173							\$ 7,406.52
174	grey shading-on spreadsheet twice due to split type						
175							

A	B	C	D	E	F	H	U
1 Special Assessment Project Principal Shopping District 1							
2							
3 Updated	January 20, 2026	1.20.26					
4 S.A.. Prepared By: City Assessor's Office	Assessor						
5							
6 Parcel						Increase	
7 Number	Address	Owners Name				Type	(Decrease)
176 Exempt Properties							
177							
178 Government/Principal Residence Exempt							
179 17-000-00069-00	401 E Broadway	DAHMAN DANIEL	401 E BROADWAY	MT PLEASANT	48858	P	
180 17-000-00072-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
181 17-000-00080-00	121 N Lansing	THEISEN AMYLYNN C & TIMOTHY M TRUST	121 N LANSING	MT PLEASANT	48858	P	
182 17-000-00081-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
183 17-000-00082-00	207 N Lansing	SCHELKE ROBERT	207 N LANSING, #4	MT PLEASANT	48858	P	
184 17-000-00083-00	211 N Lansing	CAMPBELL CHARLES & ELIZABETH A	211 N LANSING	MT PLEASANT	48858	P	
185 17-000-00085-00	219 N Lansing	KILMER BRUCE & CYNTHIA	219 N LANSING	MT PLEASANT	48858	P	
186 17-000-00086-00	302 E Chippewa	Pulver, Daniel & Kari				P	
187 17-000-00090-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
188 17-000-00091-00	Franklin	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
189 17-000-00092-00	301 E Broadway St	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
190 17-000-00093-00	301 E Broadway St	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
191 17-000-00165-00	W Broadway & Main	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
192 17-000-00188-00	201/205 N Main	ISABELLA COUNTY	200 N MAIN ST	MT PLEASANT	48858	G	
193 17-000-00190-00	N Main	ISABELLA COUNTY	200 N MAIN ST	MT PLEASANT	48858	G	
194 17-000-00257-00	S Washington- park lot	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
195 17-000-00322-00	E Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
196 17-000-00361-00	E Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
197 17-000-00362-00	E Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
198 17-000-00363-00	E Broadway	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
199 17-000-00364-00	E Broadway	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
200 17-000-00396-00	S University	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
201 17-000-00397-00	E Illinois	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
202 17-000-00424-00	217 S Main	Molesworth, Zach	217 1/2 S MAIN ST	MT PLEASANT	48858	P	
203 17-000-00438-00	204 S Main & Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
204 17-000-00439-00	115 W Michigan	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
205 17-000-00442-00	S Washington & III.	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
206 17-000-00452-00	206 W Illinois	ACKERMAN JIMMY & SANDRA	206 W ILLINOIS	MT PLEASANT	48858	P	
207 17-000-00466-00	310 W. Illinois	THORNTHTWAITE GREGORY & NICOLE	310 W ILLINOIS	MT PLEASANT	48858	P	
208 17-000-00467-00	217 Oak	CORNNETT ROBERT D	217 OAK ST	MT PLEASANT	48858	P	
209 17-000-00483-00	318 S Washington	STEVENSON BLAINE & SHARON	318 S WASHINGTON	MT PLEASANT	48858	P	
210 17-000-00484-00	314 S Washington	URBAN JILL K	314 S WASHINGTON	MT PLEASANT	48858	P	
211 17-000-00506-00	208 E Illinois	CHIPPEWA RIVER DISTRICT LIBRARY	301 S UNIVERSITY	MT PLEASANT	48858	G	
212 17-000-00511-00	301 S University	CHIPPEWA RIVER DISTRICT LIBRARY	301 S UNIVERSITY	MT PLEASANT	48858	G	
213 17-000-00546-00	409 S. University	WILLIAMS KENNETH	409 S UNIVERSITY	MT PLEASANT	48858	P	
214 17-000-00552-00	404 S. University	QUICK GEOFFREY & MARIANA	404 S UNIVERSITY	MT PLEASANT	48858	P	
215 17-000-00554-00	401 S. Main	WOELFERT PENNY LOUISE	401 S MAIN	MT PLEASANT	48858	P	
216 17-000-00555-00	405 S. Main	GERARDI MEGAN	405 S MAIN	MT PLEASANT	48858	P	
217 17-000-00600-00	E Broadway & Franklin	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
218 17-000-00604-00	Court & Franklin	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
219 17-000-00613-00	200 N Main	ISABELLA COUNTY	200 N MAIN ST	MT PLEASANT	48858	G	
220 17-000-08605-00	Mosher	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
221 17-000-08606-00	121 N Fancher	ARCHER ROBIN	121 N FANCHER AVE	MT PLEASANT	48858	P	
222 17-000-08607-00	117 N Fancher	HERNANDEZ LAURA & GUTIERREZ ITZEL	117 N FANCHER AVE	MT PLEASANT	48858	P	
223 17-000-08672-00	412 E Broadway	ALLEN JUDITH A	412 E BROADWAY ST	MT PLEASANT	48858	P	
224 17-000-15828-00	W Broadway	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
225 17-000-15831-00	1 Mosher	RIVERVIEW APARTMENTS	ONE MOSHER ST	MT PLEASANT	48858	G	
226 17-000-15835-00	W Broadway	RIVERVIEW APARTMENTS	ONE MOSHER ST	MT PLEASANT	48858	G	
227 17-000-15858-00	W Broadway- park lot	MT PLEASANT CITY OF	320 W BROADWAY	MT PLEASANT	48858	G	
228							

A	B	C	D	E	F	H	U
1	Special Assessment Project Principal Shopping District 1						
2							
3	Updated	January 20, 2026	1.20.26				
4	S.A.. Prepared By:	City Assessor's Office	Assessor				
5							
6	Parcel						Increase
7	Number	Address	Owners Name				Type (Decrease)
229							
230	Residential Rentals Class 401						
231	17-000-00068-01	407 E Broadway St	DAHMAN DANIEL-NOTE	401 E BROADWAY	MT PLEASANT	48858	R
232	17-000-00070-00	114 N Lansing	PETRASH ASHLEY A ESTATE	114 N LANSING	MT PLEASANT	48858	R
233	17-000-00073-00	206 N Lansing	ZAMARRON JOSHUA & ZAMARRON PATRICIA	206 N LANSING	MT PLEASANT	48858	R
234	17-000-00079-00	115 N Lansing	FINEGAN TIMOTHY M & IOANA C	115 N LANSING	MT PLEASANT	48858	R
235	17-000-00082-00	207 N Lansing	SCHELKE ROBERT	207 N LANSING, #4	MT PLEASANT	48858	R
236	17-000-00084-00	215 N Lansing	GRO-CO INC	PO BOX 83	MT PLEASANT	48804-0083	R
237	17-000-00382-00	401 E Michigan	ISSETTE II ARNAULD L	11285 KILLARNY DR	STANWOOD	49346	R
238	17-000-00383-00	407 E Michigan	DYER DALE K & DYER OLIVIA JEAN	407 E MICHIGAN	MT PLEASANT	48858	R
239	17-000-00444-00	204 W Illinois	KAUR SATWANT	204 W ILLINOIS	MT PLEASANT	48858	R
240	17-000-00449-00	209 W Michigan	DUBA DAVID	219 W CHERRY	MT PLEASANT	48858	R
241	17-000-00451-00	215 Pine	N18 DEVELOPMENTS LLC	3766 NUGGET CREEK CT	SAGINAW	48603	R
242	17-000-00453-00	221 Pine	BESTRO LLC	49730 VERSCHAVE	NEW BALTIMORE	48047	R
243	17-000-00454-00	304 W. Illinois	HARCOURT CHRISTIE L	304 W ILLINOIS	MT PLEASANT	48858	R
244	17-000-00455-00	222 Pine	FISHER PAUL & JODI BROOKINS	2063 DEEPWOOD DR	FARWELL	48622	R
245	17-000-00456-00	214 Pine	KLEIN KRISTIE	214 PINE	MT PLEASANT	48858	R
246	17-000-00457-00	204 & 206 Pine	GRIFFIN KENNETH	204 PINE B	MT PLEASANT	48858	R
247	17-000-00458-00	301 W Michigan	MONDEAU KARA M & MATTHEW R	7531 FIVE LAKES DRIVE	FARWELL	48622	R
248	17-000-00465-00	213 Oak	BAKER BESSHEEN LLC	503 E BROADWAY ST	MT PLEASANT	48858	R
249	17-000-00484-00	314 S Washington	URBAN JILL K	314 S WASHINGTON	MT PLEASANT	48858	R
250	17-000-00485-00	304 S Washington	MUMFORD MARK & KATHLEEN	619 E CHIPPEWA	MT PLEASANT	48858	R
251	17-000-00493-00	304 S Main	PILOT FAMILY PROPERTIES LLC	1851 HAMPDEN RD	FLINT	48503	R
252	17-000-08604-00	207 N Fancher	CAMPBELL HUNTER	207 N FANCHER AVE	MT PLEASANT	48858	R
253	17-000-08673-00	E Michigan	MT PLEASANT INVESTMENTS INC	120 S FANCHER	MT PLEASANT	48858	R
254	17-000-15873-00	410 Mill	MCGUIRE FAMILY INVESTMENTS LLC	416 S WASHINGTON	MT PLEASANT	48858	R
255	17-000-15874-00	406 Mill	CURTISS NORMAN III	116 OAK ST	MT PLEASANT	48858	R
256	17-000-15875-00	116 Oak	CURTISS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	P
257	17-000-15876-00	114 Oak	CURTISS NORMAN III & JOANNE	116 OAK ST	MT PLEASANT	48858	R
258	17-000-15877-00	108 Oak	CURTISS IV NORMAN & CURTISS ASHLEY	108 OAK STREET	MOUNT PLEASANT	48858	R
259	17-000-00071-00	122 N Lansing	Theisen, Timothy & Amylynn	121 N LANSING	MT PLEASANT	48858	P
260							
261							
262	Exempt Property						
263	G	Government Exempt by Statute					
264	P	Principal Residence Exempt by Statute					
265	R	Residential Rental Property "401"					
266							
267							
268	All non-exempt properties pay based on total square foot. Square foot is credited 200 square foot for each parking space provided.						

Downtown Principal Shopping District

City of Mt.Pleasant





CHIPPEWA RIVER DISTRICT LIBRARY

phone 989-773-3242 • www.crdl.org

301 South University Avenue, Mount Pleasant, MI 48858

The Chippewa River District Library gives permission to the Unitarian Universalist Fellowship of Central Michigan church, located at 319 South University Avenue, to park passenger vehicles in the parking lot of the Veterans Memorial Library on Sundays before the Veterans Memorial Library opens to the public. All vehicles must be removed from the library's parking lot by the time the library opens that same Sunday. This permission will expire at midnight on December 31st, 2027.

Corey Friedrich

Director of the Chippewa River District Library

Norma Bailey

President of the Unitarian Universalist
Fellowship of Central Michigan

enlighten inspire enrich

Memorandum



TO: Aaron Desentz, City Manager

FROM: Phil Biscorner, Director of Community Services

DATE: February 9, 2026

SUBJECT: Hold Public Hearing - Amendment of Section 110.28(B) of the Transitory Food Service Units

Overview

On August 26, 2024, at a regular meeting of the City Commission, Section 110.28 (Transitory Food Service Units) was adopted as part of the City of Mt. Pleasant Code of Ordinances. Following adoption, staff identified an error in the ordinance language that does not align with the City's longstanding operational practices related to the regulation of food trucks.

After internal review and consultation with the City Attorney's Office, staff has determined that the most appropriate course of action is to amend Section 110.28 to correct the language and ensure consistency with existing regulatory practices that have been in place for several years. This amendment is intended to clarify the ordinance, avoid unintended operational impacts, and allow food truck operations to continue as they have historically within the City.

Recommended Action

Hold a public hearing for February 9th, 2026, to allow for public input and to consider the amendment of section 110.28(B) regarding the operation of transitory food service units and the issuance of permits, licenses, or approvals for transitory food service units. Following the hearing, approve the adoption of the ordinance amendment and update the pertinent sections of the City code.

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved for adoption of the following ordinance:

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND TITLE 11: BUSINESS REGULATIONS, CHAPTER 110:
GENERAL LICENSING, §110.28 TRANSITORY FOOD SERVICE UNITS OF THE MT
PLEASANT CODE OF ORDINANCES**

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF MOUNT PLEASANT:

Section 1. Amendment of Section 110.28(B)

Section 110.28(B) of the City's Code is hereby amended in its entirety to read as follows:

Section 110.28(B). Definition

Transitory Food Service Unit means a motorized vehicle, including a pulled mobile trailer, temporary food service station, cart, smoker, grill, freezing or cutting unit, or similar apparatus that engages in the storage, preparation, service, sale, or distribution of ready-to-eat or immediately consumable food items to the public directly from the unit. This includes a “special transitory food unit” and a “temporary food establishment” as defined under the Michigan Food Law, MCL 289.1111. This definition excludes:

- (a) Charitable Fundraising Stands:** Tables or stands set up by 501(c)(3) charitable organizations for fundraising activities involving the sale of food products (e.g., bake sales, cookies, popcorn). Such activities must comply with all applicable regulations and be conducted in a safe and sanitary manner.
- (b) Informal Children's Activities:** Activities such as children running lemonade stands or similar informal setups.
- (c) Special Events:** Persons selling at an art fair, farmers market, festival, or similar event if the sponsor has obtained a license and the person provides the sponsor of the special event with their sales tax license number. Such activities must comply with applicable regulations, including being inspected by the City of Mt. Pleasant Fire Department or other fire department as delegated by the City, to verify compliance with safety and building standards, and be operated in a safe and sanitary manner.

Section 2. Publication and Effective Date. The City Clerk will cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance will take effect 30 days after its adoption.

YEAS: Commissioner(s) _____

NAYS: Commissioner(s) _____

ABSTAIN: Commissioner(s) _____

ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2026.

Date: _____, 2026 _____
Boomer Wingard, Mayor

Date: _____, 2026 _____
Holly Schmeltzer, City Clerk

Introduced: _____, 2026
Adopted: _____, 2026
Published: _____, 2026
Effective: _____, 2026

85714:00008:202294479-1



Wednesday, February 19, 2025

CITY OF MOUNT PLEASANT

Application for Board or Commission Appointment

In accordance with the City Charter, Michigan Constitution, and U.S. Constitution, an individual must be a registered voter in the City of Mt. Pleasant. By submitting this application you affirm that you meet this requirement. Limited exceptions for certain boards exist as indicated on the attached listing. For a complete description of each board and commission please see attached listing. ***Applications will be kept on file for three calendar years.***

Please note that all information submitted in this application is public information and subject to disclosure.

Name: Stacie M Keipinger

Date: Wednesday, February 19, 2025 13:30

Residence:

210 S. Bradley St Apt 306
Mt. Pleasant, Michigan 48858

Mailing Address (if different than above):

210 S. Bradley St
Apt 306

Telephone: 9895280733

E-mail smkeipinger@gmail.com

Please check all that apply:

I rent property

Boards or Commissions in which you are interested. You may list more than one. Please list preferences in order. If your first choice is unavailable we may contact you for service on another board.

Planning Commission
City/CMU Student Liaison Committee

Why are you interested in this particular board or boards?

These are the boards that I can have the most positive impact upon if unable to hold more than one seat at a time.

Please list any community service and/or prior board or commission service, including the name of the board and term of service.

Volunteer tutoring (English, Communication, Math), President of Student Organization/Local LARP Group/Regional officer of the LARP Group Organization.

What experience or training do you have which might be of special value on this board or commission (i.e. education, job experience, length of residency, life in another community, etc.)?

Masters in Teaching English to Speakers of Other Languages and Communication from CMU, Trained Graduate Teaching Assistant in both English and Communication at CMU, Sub-instructor in Communication Classes, Helped run the Presentation Skills Center in CMU

I provide a perspective of reality seen via the unique and invaluable lens crafted from personal life experiences.

Please list three personal or business references, including contact information. (Please note if applying for the Principal Shopping District Board, one reference should be the name of business nominating/supporting your appointment.)

Kim McBryde 989-779-5617 kim.mcbride@isabellahealth.org

Ventrice McMaster 928-853-9479 vgraves16152@gmail.com

Dawn Dasher 989-423-6859 dawnetallent@gmail.com

Based on the board you are applying for, please check the appropriate box or boxes to indicate whether you have the stated experience or professional expertise that may be needed to fill a specific skillset. Please note these are desired qualifications. Some boards and commissions are a mix of citizens with certain qualifications and others are citizens representing the general public. Even if you do not have the desired experience or expertise, you are urged to apply for consideration as the community is well served by citizens with diverse backgrounds.

**City/CMU Student Liaison Committee
-Experience with communication and
problem solving.**

Higher education

**Planning Commission -Experience in
land use related issues.**

Land Use Planning





DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT



804 E. High Street, Mount Pleasant, MI 48858
Phone: (989) 779-5100 Fax: (989) 773-4020

MEMORANDUM

DATE: January 28, 2026
TO: Aaron Desentz, City Manager
FROM: Paul Lauria, Director of Public Safety
Doug Lobsinger, Fire Chief
SUBJECT: Adoption of the 2021 International Fire Code

During prior work sessions, the Fire Department presented information regarding adoption of the 2021 International Fire Code (IFC), including Appendix M. Following those discussions, I was asked to provide additional information on how other communities are addressing this issue specifically with respect to funding mechanisms and potential alternatives or exceptions to the Appendix M requirement for full, automatic sprinkler protection in existing high-rise buildings.

Some communities previously relied on alternatives permitted under earlier editions of NFPA 101, the Life Safety Code (2015 and 2018). Those editions allowed the use of Engineered Life Safety Systems (ELSS) to achieve an equivalent level of safety without a full sprinkler retrofit. However, the 2021 edition of NFPA 101 eliminated the ELSS option entirely and now requires that all existing high-rise buildings be fully sprinklered by 2033.

As a result of these changes, there are no longer viable alternatives within the International Fire Code, NFPA 1 Fire Code, or NFPA 101 Life Safety Code that allow exceptions short of full sprinkler protection. The NFPA committees removed ELSS options largely because these systems proved costly, difficult to maintain, and, over time, often more expensive than installing sprinkler systems. Communities that experimented with ELSS approaches found them to be complex and less effective than full sprinkler protection. One notable example is the State of Maryland, which adopted the 2021 IFC with Appendix M but later discontinued enforcement due to implementation challenges and financial burden.



DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT



804 E. High Street, Mount Pleasant, MI 48858
Phone: (989) 779-5100 Fax: (989) 773-4020

While some jurisdictions have adopted the 2021 IFC with Appendix M, the majority have chosen to adopt the code without Appendix M, citing financial feasibility concerns. Funding remains the primary obstacle for property owners considering sprinkler retrofits. A limited number of cities and states offer grants or cost-sharing programs, though these typically cover only a portion of total project costs. At the federal level, tax incentives have been approved to support fire sprinkler retrofits, and additional legislation is currently pending in both the U.S. Senate and House that may further expand available tax relief.

There is no question that life safety in high-rise buildings is critically important. I support the intent of Appendix M and the enhanced level of protection it seeks to achieve. However, the way these requirements are adopted and implemented is equally important. Communities nationwide continue to struggle with the financial and logistical challenges associated with retrofitting existing buildings, and many jurisdictions are still evaluating how best to proceed.

At this time, I believe it is in the City's best interest to adopt the 2021 International Fire Code without Appendix M and continue monitoring national code trends, funding opportunities, and legislative actions that may help offset costs for property owners. Adopting a requirement that cannot reasonably be enforced does not advance safety; instead, it creates ongoing challenges for both the City and affected property owners.

By remaining engaged, gathering additional data, and reassessing as conditions evolve, we place the City in a stronger position. Should funding programs or clearer implementation pathways emerge, I would welcome the opportunity to return to the Commission with a recommendation to adopt Appendix M. National trends indicate that more stringent requirements are likely in future code editions, and having meaningful state or federal support in place will be essential to a successful transition.



DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT



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Phone: (989) 779-5100 Fax: (989) 773-4020

This approach balances life safety with feasibility and ensures that when the City moves forward, it does so responsibly and sustainably—for both the community and the property owners directly impacted.