

Regular Meeting of the Mt. Pleasant City Commission

Monday, January 26, 2026

7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

ADMINISTER OATH OF OFFICE TO COMMISSIONER DEMERATH:

PROCLAMATIONS AND PRESENTATIONS:

1. Presentation by Kati Mora, Middle Michigan Development Corporation (MMDC) President, on MMDC's 2025 Annual Report.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF 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 on Police related activity for 2025 in comparison to 2024.
6. Notice from Chippewa Township Planning Commission regarding updating its existing master plan.
7. Minutes of the Airport Joint Operations Management Board (December 2025).

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.

City Commission Agenda

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8. Culture and Recreation Commission January 21, 2026 meeting agenda as well as October 2025 and November 2025 minutes.

CONSENT ITEMS:

9. Approval of minutes from the regular meeting held January 12, 2026.
10. Approval of minutes from the closed session held January 12, 2026.
11. Consider approval of Resolutions #1 and #2 for Special Assessment District #1-26 for the Principal Shopping District as presented and set a public hearing for February 9, 2026.
12. Consider approval of the purchase of two DJI Matrice drones with additional batteries from Sky Flight Robotics, located in Saginaw, Michigan, in the total amount of \$28,488.
13. Consider Approval of Authorizations and Resolutions for Changes in the Standard Lighting Contract with Consumers Energy for Reinstalling Streetlights on Pickard (M-20) for MDOT Road Reconstruction.
14. Consider approval of Resolution to Authorize MDOT Contract Number 25-5601, and authorizing the City Manager to sign the Agreement so that MDOT can proceed with the project letting and grant distribution.
15. Consider Renewal of the Municipal Services Agreement (MSA) extension for five years for 1414 W Broomfield.
16. Consider setting 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.
17. Approval of Payrolls & Warrants.

PUBLIC HEARINGS:

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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NEW BUSINESS:

18. Consider resolution to authorize the issuance of up to \$30 million of Revenue Bonds for the Water Plant Improvement Project.
19. Appointment of City Officials to the applicable City Boards and Commissions.
20. Appointment of City Commissioners to City standing and special committees.
21. Consider appointments of City Commissioners to applicable City boards and commissions.
22. Consider reappointment of Kati Mora to the Chippewa River District Library.
23. Discussion on Employment Agreement for City Manager.

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

24. Prioritize 2026 City Commission Work Sessions and Interests.

RECESS:

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

JANUARY 26, 2026

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

11. Consider approval of Resolutions #1 and #2 for Special Assessment District #1-26 for the Principal Shopping District as presented and set a public hearing for February 9, 2026.
 - a. The City has used 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. Last year staff took these activities in house, and the result has been significant savings year over year in service provision. This allows the use of funds beyond maintenance and the above stated amenities. This will include promotions and support of events and activities within the downtown area. Staff is asking that the City Commission approve the attached resolutions to state interest in a special assessment for downtown properties and to set a public hearing on the matter at our next meeting on February 9th and to notify property owners of this upcoming public hearing.
12. Consider approval of the purchase of two DJI Matrice drones with additional batteries from Sky Flight Robotics, located in Saginaw, Michigan, in the total amount of \$28,488.
 - a. The Division of Public Safety is requesting authorization to purchase two (2) drones in partnership with the Saginaw Chippewa Indian Tribe (SCIT) Police Department. The purchase is made possible through a grant offered by the SCIT. The drones will be used for search and rescue operations, traffic and crowd monitoring, crime scene documentation, active fire response, and real-time event observations.
13. Consider Approval of Authorizations and Resolutions for Changes in the Standard Lighting Contract with Consumers Energy for Reinstalling Streetlights on Pickard (M-20) for MDOT Road Reconstruction.
 - a. In 2023, the City Commission approved for the temporary removal of seven (7) streetlights on Pickard between Mission and Packard for work to be done on that street. Consumers Energy requires approval of changes to the existing contract to reinstall these fixtures. The attached resolutions and authorizations are necessary to complete the project.
14. Consider approval of Resolution to Authorize MDOT Contract Number 25-5601 and authorizing the City Manager to sign the Agreement so that MDOT can proceed with the project letting and grant distribution.

- a. MDOT has awarded a grant up to \$368,000 for a thin overlay of Broadway and Mosher streets. The project is estimated to cost \$421,000. The City Commission is asked to approve the attached resolution to authorize the City Manager to sign the MDOT grant agreement.
- 15. Consider Renewal of the Municipal Services Agreement (MSA) extension for five years for 1414 W Broomfield.
 - a. On 10/14/2025 Mt. Pleasant Housing Commission Director Annessa Haist provided a letter to the City Commission requesting that the current Municipal Services Agreement applying to 1414 W. Broomfield be kept in place. This property is owned by the Housing Commission and includes 12 units that supply housing to individuals with a rental rate below market value. At the November 10, 2025 meeting the City Commission approved this request.

The City Commission is now asked to approve the proposed amendment to the MSA. This MSA amendment will maintain the current MSA for another five (5) years at the current 3% rate. The current MSA charges a 3% rate based on annual shelter rents which provided the City with \$2,697.98 in 2025.

- 16. Consider setting 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.
 - 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."

Public Hearings:

New Business:

- 18. Consider resolution to authorize the issuance of \$30 million of Revenue Bonds for the Water Plant Improvement Project.
 - a. The City of Mt. Pleasant was approved for funding from the State of Michigan Drinking Water State Revolving Fund (DWSRF) for upgrades to the City's Water Treatment Plant. The estimated cost of upgrades will be \$27.9 million. The City Commission is asked to consider the attached Resolution authorizing the issuance of bonds up to \$30 million for the project which provides adequate contingency. Debt service will be paid through future increases in water rates. Staff is working with consultants and a new software

program to review options for how those rates will be charged. Staff will offer a proposal on this later in 2026.

Work Session:

24. Prioritize 2026 City Commission Work Sessions and Interests.

- a. The City Commission is asked to provide direction to staff by prioritizing several work session topics to be discussed in 2026. The following are topics for discussion that have been either previously discussed but unresolved or items that have been recently added for consideration for a work session:
 - 1. Discussion on 2021 Fire Code
 - 2. Discussion on chickens ordinance
 - 3. Discussion on Tenant Rights Committee
 - 4. Discussion on union language in purchase policy
 - 5. Discussion on Opioid Settlement Funding

In addition to the above, the City Commission will hold conversations on a special goals and objectives session sometime in Q1 as well as a discussion on the former Mt. Pleasant Center Property in Q1.

Closed Session:

2025
MOUNT PLEASANT POLICE DEPARTMENT
MOTOR VEHICLE/BICYCLIST(S)

Crash Date	Crash Time	Case #	City/Township	Primary Road	Intersecting Road	No. of Units	Non-Traffic	Fatal	Injury
1/3/2025	12:21	25-000018	Mt. Pleasant	CHIPPEWA ST	BROWN ST	2	No	0	1
6/4/2025	11:43	25-001214	Mt. Pleasant	CENTRAL DR	MISSION ST	2	No	0	1
6/7/2025	12:44	25-001245	Mt. Pleasant	MISSION ST	BROOMFIELD ST	2	No	0	1
6/22/2025	20:47	25-001365	Mt. Pleasant	MAPLE ST	ARNOLD ST	2	No	0	2
7/17/2025	13:07	25-001580	Mt. Pleasant	MISSION ST	APPIAN WAY	2	Yes	0	1
8/1/2025	13:32	25-001698	Mt. Pleasant	PICKARD ST	BROWN ST	2	Yes	0	1
8/14/2025	7:37	25-001797	Mt. Pleasant	BROADWAY ST	BROWN ST	2	No	0	1
8/31/2025	20:11	25-001967	Mt. Pleasant	BROADWAY ST	MAIN ST	2	No	0	1

2025
MOUNT PLEASANT POLICE DEPARTMENT
MOTOR VEHICLE/PEDESTRIAN

Crash Date	Crash Time	Case #	City/Township	Primary Road	Intersecting Road	No. of Units	Non-Traffic	Fatal	Injury
3/12/2025	6:45	25-000570	Mt. Pleasant	THREE LEAVES DR	E DEERFIELD	2	Yes	0	1
4/21/2025	17:24	25-000878	Mt. Pleasant	FLYNN LANE		1	Yes	0	1
7/27/2025	11:10	25-001659	Mt. Pleasant	MANOR LANE		2	Yes	0	1
9/30/2025	9:04	25-002243	Mt. Pleasant	MISSION ST	ILLINOIS ST	2	Yes	0	1
11/19/2025	9:47	25-002727	Mt. Pleasant	BROOMFIELD ST	SWEENEY ST	2	No	0	1

Memorandum



TO: Aaron Desentz, City Manager

FROM: Lauren Pavlowski, Finance Director

DATE: January 16th, 2026

SUBJECT: Investment Report

Attached please find the 2025 4th Quarter Investment Report. The investment portfolio for all funds, less the pension and OPEB plans and WRRF bond proceeds, has a cost basis of \$33.5 million. The investment portfolio earned a weighted average yield of 3.33%, which is up from the previous quarter by 0.04% from the weighted average yield of 3.29%.

Requested Action:

Please include the Investment Report for December 31st, 2025, with the January 26th City Commission Petitions and Communications.

Current Portfolio

City of Mt. Pleasant portfolio as of 12/31/2025



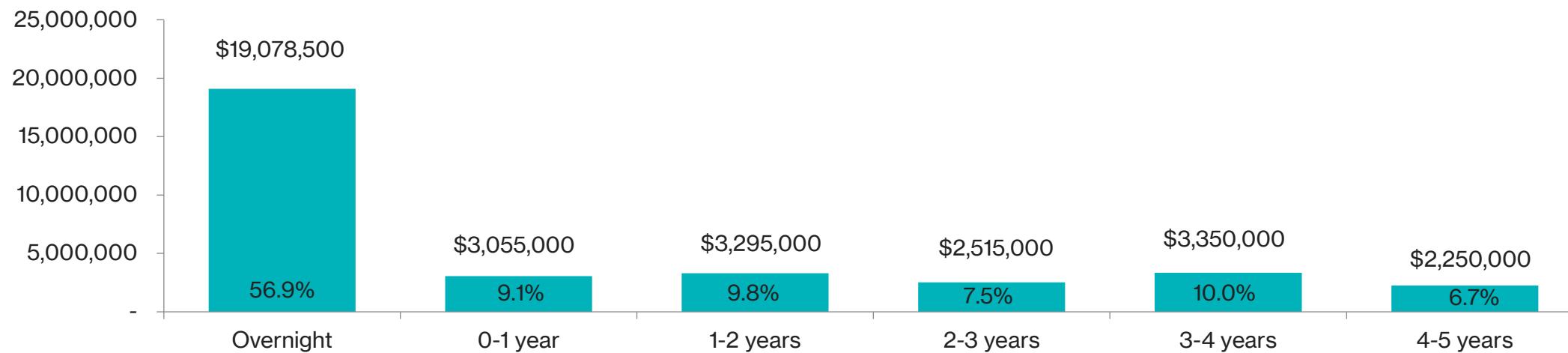
Your Portfolio

Cash	\$19,078,500
Securities	\$14,465,000
Total	\$33,543,500

Your Securities

Weighted Average Maturity*	1.02 years
Weighted Average Yield*	3.33%

Your Maturity Distribution



*THE ABOVE DATA CONTAINS CALCULATIONS THAT WERE DERIVED IN PART FROM OUTSIDE SOURCES. THEY ARE ASSUMED TO BE ACCURATE BUT ARE SUBJECT TO VERIFICATION AND REVISION. IN THE EVENT OF A DISCREPANCY BETWEEN THE ABOVE AND THE CITY'S BANK AND CUSTODY STATEMENTS, THE INFORMATION IN THE STATEMENTS SHOULD BE CONSIDERED ACCURATE.

YIELD AND INTEREST INCOME INFORMATION IS ANNUALIZED. ALL YIELD INFORMATION IS SHOWN GROSS OF ANY ADVISORY AND CUSTODY FEES AND IS BASED ON YIELD TO MATURITY AT COST.
PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RESULTS.



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 16, 2026**
TO: **Aaron Desentz, City Manager**
FROM: **Paul Lauria, Director of Public Safety**
SUBJECT: **Prescription Medication Drop-Off Program**

This memorandum is provided to update the City Commission on activity related to the Mt. Pleasant Police Department's Prescription Medication Drop-Off Program, also known as the Kid Cents program.

Public Relations tracking report number 25-00602, which documented activity for the program during calendar year 2025, has been formally closed. During 2025, the department conducted two medication destruction trips to Dow Chemical. The total weight of prescription medications destroyed during those trips was 975 pounds.

The Mt. Pleasant Police Department has participated in this program since 2020. Since its inception, the department has facilitated the safe destruction of approximately 3,941 pounds of unused or expired prescription medications.

A new tracking report number will be generated, and data collection will begin for the 2026 program year to ensure continued documentation and transparency of this initiative.

Please feel free to contact me if additional information or clarification is needed.



Mount Pleasant Police Department

2025 Crime Statistics



Incident Type	2025				
	1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Total
Murder/Non-Negligent, Manslaughter (Voluntary)	0	0	0	0	0
Parental Kidnapping/Kidnapping Abduction	1	0	0	0	1
Robbery	3	0	2	1	6
Criminal Sexual Conduct	17	15	10	5	47
Assault	74	70	89	71	304
Arson	0	1	1	1	3
Burglary	8	14	10	8	40
Larceny	21	46	43	48	158
Motor Vehicle Theft	5	6	6	5	22
Forgery/Counterfeiting	0	0	3	4	7
Fraud	19	19	21	19	78
Embezzlement	1	0	0	1	2
Damage to Property	29	21	41	36	127
Retail Fraud	13	17	15	12	57
Violation of Controlled Substance Act	15	17	20	24	76
Family - Nonsupport	0	0	1	0	1
Family - Other including abuse/neglect - nonviolent	5	16	18	12	51
Liquor Violations	5	7	13	9	34
Obstructing Police	11	12	12	16	51
Obstructing Justice	130	120	127	94	471
Weapons Offense	1	5	6	7	19
Disorderly Conduct	19	15	17	22	73
Public Peace/Loud Party	7	3	1	1	12
Traffic Accidents - Hit and Run	12	11	4	10	37
Operating While Under the Influence of Alcohol or Drugs	26	37	35	20	118
Traffic General	78	49	57	50	234
Health and Safety	14	5	15	35	69
Trespass	10	5	14	10	39
Conservation	0	0	0	1	1
Juvenile Runaway	6	3	6	1	16
Animal Cruelty	0	0	1	0	1

2024 Comparison				
1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	Total
0	0	0	0	0
0	0	1	1	2
2	0	0	0	2
25	11	9	11	56
79	97	73	85	334
0	1	0	0	1
7	6	11	6	30
27	36	29	49	141
5	2	7	4	18
0	1	3	1	4
22	24	17	23	86
0	1	1	2	4
26	39	38	29	132
15	14	8	11	48
11	11	10	16	48
0	0	0	0	0
10	9	9	17	45
1	3	2	6	12
4	2	12	18	36
76	103	92	130	401
3	6	15	8	32
4	11	16	14	45
0	1	0	0	1
36	21	6	12	75
32	28	25	13	98
47	58	33	47	185
7	7	3	7	24
1	6	4	16	27
0	0	0	0	0
5	8	8	8	29
0	2	0	0	2



Mount Pleasant Police Department

2025 Crime Statistics



Miscellaneous Criminal Offense	0	0	0	3	3
Insanity / Mental Health	13	11	19	14	57
Traffic Related Incidents	1	1	2	0	4
Traffic Accidents - Non Injury including Private Property	123	135	149	169	576
Traffic Accidents - Personal Injury	17	16	18	18	69
Parking Violations	6	5	24	18	53
Civil Infractions	198	234	203	135	773
Assist Other Agency	7	4	2	1	14
Juvenile Problems	0	6	2	5	13
Check Welfare	3	2	3	4	12
Harrassment	10	6	9	5	30
Truancy	0	0	0	0	0
Fight	1	0	0	0	1
Civil Matters / Peace Officer	3	2	4	0	9
Suspicious Situations	11	10	12	10	43
Lost and Found Property	13	22	26	28	89
Drug Overdose	0	5	3	6	14
Suicide	7	5	9	9	30
Natural Death	7	7	0	7	21
Missing Persons	1	0	5	1	7
Medical Assist	1	2	3	4	10
General Assistance	54	29	26	33	142
General Non-Criminal	3	28	17	19	67
Information	3	3	2	2	10
Domestic Violence Tracking	0	0	0	0	0
TOTAL	1012	1047	1126	1014	4202

3	5	2	20	30
15	14	11	3	43
3	4	1	0	8
158	155	105	151	569
15	12	23	17	67
0	1	0	0	1
144	181	187	306	822
0	4	1	0	5
8	5	4	6	23
5	0	4	4	13
3	4	3	6	16
0	0	0	0	0
0	0	0	0	0
0	0	2	0	2
6	11	9	4	30
18	25	31	24	98
2	10	4	4	20
4	3	2	5	14
4	3	4	6	17
0	0	0	2	2
0	2	2	3	7
22	28	33	41	124
36	27	27	26	116
3	2	6	5	16
0	0	0	0	0
894	1004	893	1167	3961

CHIPPEWA TOWNSHIP

ISABELLA COUNTY –STATE OF MICHIGAN

11084 East Pickard Road, Mt Pleasant MI 48858

(989) 773-3600

Supervisor: Don Lowery
Clerk: Fran Ash

Treasurer: Kathy VanderKolk

Trustee: Robert Wetherbee
Trustee: Kurt Fisher

Notice of Intent to Prepare a Master Plan

Holly Schmeltzer
City Clerk, City of Mt Pleasant
320 W Broadway
Mt Pleasant 48858

From: Susan Gates, Chairperson
Chippewa Township Planning Commission

Date: January 5, 2026

This notice is to inform you that the Chippewa Township Planning Commission is updating its existing master plan.

In accordance with Section 39 of the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3839, this notice is to inform our neighboring local governments, planning entities, and any public utilities and railroad companies of Chippewa Township's intent to prepare amend our master plan. The Chippewa Township Planning Commission welcomes your cooperation and comments on the proposed plan.

The Chippewa Township Planning Commission will send you a copy of the proposed master plan as soon as we have completed the draft for review. If you would like to receive the draft copy of the master plan in digital format, please submit a written request via email and include an email address.

Any comments you submit may be sent in digital format via email to
susan.gates@chippewatownship.com.

Under MCL 125.3841(2)(f), each public utility company and railroad company owning or operating a public utility or railroad within the local unit of government, and any government entity that registers its name and address for this purpose with the chairperson of the planning commission, shall reimburse the township for any copying and postage costs incurred in receiving a hard copy of the proposed master plan or final master plan.

**MT. PLEASANT REGIONAL AIRPORT
AIRPORT JOINT OPERATIONS AND MANAGEMENT BOARD**

Meeting Minutes

Thursday, December 18, 2025

3:30 p.m. – 5:00 p.m.

Airport Terminal Building, 5453 E. Airport Road

I. Call to Order

Chairman Nanney called the meeting to order at 3:31 p.m.

II. Roll Call

Member	Present
Aaron Desentz	Yes
Gayle Ruhl	Yes
Kati Mora	Yes
Rodney Nanney	Yes
Tim Nieporte	No

Staff present: Bill Brickner, Jason Moore

III. Approval of the Agenda

Motion by Desentz, support by Ruhl, to approve the agenda

Motion passed unanimously

IV. Public Input on Agenda Items

None

V. Approval of Meeting Minutes – November 20, 2025

Motion by Desentz, support by Ruhl, to approve the minutes

Motion passed unanimously

VI. New Business

a. Discussion of strategic planning to secure funding for extending Runway 9/27 to boost safety for larger aircraft, drive local economic growth, and create lasting opportunities for our community

Discussion was held. Brickner to coordinate meeting with the Saginaw Chippewa Tribe.

- b. Discussion of a possible Board response/direction to federal government representatives regarding contradictory federal regulatory impacts on desired airport growth through outdated obligations to shrink runway/taxiway width/length tied to federal funding.

Brickner will provide talking points to Mora and Ruhl to discuss with state representatives.

- c. Board member development and learning
Airport tour postponed until better weather

VII. Old Business

- a. Other matters of policy, planning, funding, or oversight of operations or management that may help enhance the Airport's long-term viability and vitality?

VIII. Airport Manager's Report – November 2025

IX. Announcements on Airport Related Issues and Concerns
Board officers will be elected at January meeting

X. Public Comment on Non-Agenda Items
None

XI. Adjournment
Chairman Nanney adjourned the meeting at 4:11 p.m.

Culture and Recreation Commission

January Meeting

January 21, 2026 8:00 a.m.

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES
 - a. Minutes for October and November Meetings
5. PUBLIC COMMENT: Restricted to three minutes regarding items on this agenda
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time.
6. OLD BUSINESS
 - a. Elevator Repair/Replacement Update
7. NEW BUSINESS
 - a. Confirmation of Board Member Standing-Motion to allow the chairperson to write a letter to the signatories requesting evidence of appointment.
 - b. Schedule time and date for Facilities Tour
8. EXTENDED PUBLIC COMMENT: Restricted to 5 minutes regarding any issue
Note: This is an opportunity for comments only, questions to the Board will not be answered at this time.
9. FINAL BOARD COMMISSIONER COMMENT
10. ITEMS FOR FUTURE DISCUSSION

DRAFT MINUTES

**Cultural and Recreation Commission
November 19, 2025 – 8AM
Sportplex Gymnasium Board Room
Annual Meeting**

Members Present

Beverly Cashem-Chippewa Township
Tobin Hope-Isabella County
Miranda Ley-Union Township
Shawn Stressman-MPPS

Members Absent

Mark Kowalczyk

Observers & Guests Present

1. Call to order-8:00 AM

2. Roll Call

2.1 Commissioners Cashem, Hope, Ley, and Stressman present. Comissioner Kowalchzyk was excused.

3. New Business

3.1 Review Interlocal Agreement of 1995

3.2 Review CRC Bylaws adopted in 2014

4. Adjournment-9:00 AM

DRAFT MINUTES

Cultural and Recreation Commission
October 15, 2025 – 8AM
Sportplex Gymnasium Board Room
Annual Meeting

Members Present

Beverly Cashem-Chippewa Township
Tobin Hope-Isabella County
Miranda Ley-Union Township
Shawn Stressman-MPPS

Members Absent

Mark Kowalczyk

Observers & Guests Present

Erik Spindler

1. Call to order-8:07 AM

2. Officer Elections

2.1 Miranda Ley was nominated as chair by Commissioner Hope, supported by Commissioner Stressman. Vote 4 yea, 0 nay

2.2 Tobin Hope was nominated as vice-chairperson by Commissioner Ley, supported by Commissioner Stressman. Vote 4 yea, 0 nay

2.3 Shawn Stressman was nominated by Commissioner Ley, supported by Commissioner Hope. Vote 4 yea, 0 nay.

3. Roll Call

3.1 Commissioners Cashem, Hope, Ley, and Stressman present. Commissioner Kowalchzyk was excused.

4. Approval of Agenda

4.1 Motion to approve agenda made by Hope, supported by Stressman. Vote 4 yea, 0 nay

5. Approval of previous meeting minutes

5.1 Due to lack of posting, previous meeting minutes will not be approved.

6. Public Comment- Open 8:17, Closed at 8:17

7. New business

7.1 New Meeting Schedule for 2026 through Annual Meeting 2027

11/19-8AM

1/21-8AM

2/18-8AM

3/18-8AM

4/15-8AM
5/20-8AM
6/17-8AM
7/15-8AM
8/19-8AM
9/16-8AM
10/21-8AM
11/18-8AM
12/16-8AM
1/20/27-8AM-Annual Meeting

7.2 Discussion/Action-Proposal for site planning and engineering report to be conducted on behalf of Union Township, Renaissance Academy, and the Saginaw Chippewa Indian Tribe to improve access to both the Sportsplex and the Renaissance Academy. Motion to accept proposal made by Commisioner Hope, seconded by Comissioner Ley. Vote- 4 yea, 0 nay.

7.3 Discussion-Erik Spindler requested formal addition to the Isabella Bank Account# 177279 (Donation Account) and removal of Steve Swanney and Brittany Knopp from the account. Motion to accept proposal made by Comissioner Hope, seconded by Comissioner Stressman. Vote-4 yea, 0 nay

7.4 Discussion- Discussion-Removal of anyone who is not Bob Weisenburger or Shawn Stressman from the Isabella Bank Account #181388belonging to the MPHS Hockey Team. Made by Hope, Supported by Stressmen Vote-4 yea, 0 nay

7.5 Discussion-Update about status of elevator. Elevator has been ordered through Elevator Services of Grand Rapids. Estimated time of arrival is early January, 2026.

8. Open Public Comments-Opened at 8:39 AM, Closed 8:40 AM

9. Adjournment-9:05 AM

Minutes of the regular meeting of the City Commission held Monday, January 12, 2026, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

City Clerk Holly Schmeltzer called the meeting to order.

The Pledge of Allegiance was recited.

The Land Acknowledgment Statement was recited.

Commissioners Present: Mary Alsager, Maureen Eke, Amy Perschbacher, Grace Rollins, Ryon Skalitzky & Boomer Wingard

Commissioners Absent: None

Others Present: City Manager Aaron Desentz, City Clerk Holly Schmeltzer and City Attorney Michael Homier

Clerk Schmeltzer conducted the election of Mayor.

Election of Mayor and Vice Mayor

Nominations for Mayor were open.

Commissioner Rollins nominated Commissioner Wingard for Mayor. There being no other nominations, Commissioner Wingard was elected Mayor for 2026 unanimously.

Mayor Wingard opened nominations for Vice Mayor.

Commissioner Skalitzky nominated Commissioner Eke for Vice Mayor. There being no other nominations for Vice Mayor, Commissioner Eke was elected Vice Mayor for 2026 unanimously.

Set Time and Day of Regular Meetings

Moved by Vice Mayor Eke and seconded by Commissioner Alsager to adopt the resolution setting time and day of regular meetings as presented.

WHEREAS, the City Charter requires the City Commission to set the day, time and place of its regular meetings,

NOW, THEREFORE, BE IT RESOLVED, that the City Commission shall meet during 2026 on the second and fourth Mondays of each month at 7:00 p.m. (except for May in which the second meeting of the month will be held on the fourth Tuesday of the month; October in which the first meeting of the month will be held on the second Tuesday of the month and December in which the second meeting of the month will be held on the third Monday of the month), in the City Commission Room, City Hall, 320 W. Broadway St. Motion unanimously adopted.

Proclamations and Presentations

Mayor Wingard read a proclamation in support of Peacemaking Recognition Day “January 19, 2026”.

Assistant Chief of Police Brandon Bliss introduced and swore in Mt. Pleasant Police Officer Joe Ferry.

City Manager Desentz gave a presentation on 2026 Goals and Objectives.

Moved by Mayor Wingard and seconded by Commissioner Skalitzky to add Item #12, “Appointment of current Parks, Recreation and Public Spaces Director Phil Biscorner to the position of Community Services Director” to the Agenda. Motion unanimously adopted.

Moved by Commissioner Alsager and seconded by Vice Mayor Eke to add Item #13, “Discussion on City Manager contract and compensation modifications to contract” to the Agenda. Motion unanimously adopted.

Moved by Mayor Wingard and seconded by Commissioner Skalitzky to remove original Agenda Item #12, “Closed Session pursuant to subsection 8(h) of the Open Meetings Act to consider material subject to attorney-client privilege.” And to add Agenda Item #14, “Closed Session pursuant to subsection 8(e) of the Open Meetings Act to consult with its attorney regarding trial or settlement strategy in connection with Mission Street Holding, LLC v City of Mt. Pleasant, Case No. 25-21059 because discussion in open meeting would have a detrimental financial effect on the City’s litigating or settlement position. Motion unanimously adopted.

Moved by Mayor Wingard and seconded by Vice Mayor Eke to approve the Agenda as amended. Motion unanimously adopted.

Public Input on Agenda Items

Hanna Demerath, 517 S. Washington St., introduced herself as a candidate for the open seat on the Commission.

Marja Nothstine, 1361 S. Crawford, spoke regarding the marijuana ordinance and made a complaint about the odors.

Receipt of Petitions and Communications

Received the following petitions and communications:

4. 2025 Report on review of medical and adult-use marihuana ordinances.
5. Airport Joint Operations and Management November Board Meeting Minutes.
6. Monthly report on police related citizen complaints received.
7. Listing of payrolls and warrants from December 9, 2025 through January 12, 2026 totaling \$1,200,833.97.

Commissioner Skalitzky requested that Item #8, "Minutes of the regular meeting of the City Commission held December 8, 2025." be moved from the Consent Calendar to New Business.

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to approve the Consent Calendar as amended:

8. Moved to New Business.
9. Bid of Dickinson Wright for bond counsel in an amount not to exceed \$68,560.
10. Bid of Bendzinski & Co for municipal financial advisor in an amount not to exceed \$30,000.

Motion unanimously adopted.

Moved by Commissioner Skalitzky and seconded by Vice Mayor Eke to amend the December 8, 2025 City Commission Minutes pertaining to action on revisions to the Purchasing Manual to read:

"Discussion ensued regarding updates to the purchasing manual. Commissioner Skalitzky encouraged staff to review the manual to ensure it is inclusive of union considerations.

Moved by Vice Mayor Eke and seconded by Commissioner Skalitzky to approve revisions to the Purchasing Manual as presented. Motion unanimously adopted."

Moved by Mayor Wingard and seconded by Commissioner Alsager to appoint Hanna Demerath to fill the vacant City Commission seat through August 4, 2026 as recommended by the Appointments Committee. Motion unanimously adopted.

Moved by Commissioner Perschbacher and seconded by Commissioner Skalitzky to approve the appointment of current Parks, Recreation and Public Spaces Director Phil Biscorner to the position of Community Services Director. Motion unanimously adopted.

The Commission discussed City Manager contract and compensation. No action taken.

Announcements on City-Related Issues and New Business

Commissioner Alsager mentioned she has enjoyed walking the trails this winter.

Vice Mayor Eke encouraged people to attend Dr. Martin Luther King, Jr. Community Peace Day at CMU on January 19, 2026.

Commissioner Perschbacher encouraged people to attend the Martin Luther King, Jr. Day event at the high school on January 19, 2026 honoring students who have demonstrated peacemaking attributes.

Commissioner Skalitzky cautioned residents to be aware of icy conditions.

Mayor Wingard thanked the Commissioners for reappointing him as Mayor and reviewed ideas for upcoming work session topics. He expressed interest in further discussion on the City of Peace designation.

Public Comment on Agenda and Non-Agenda Items

Francis Lichtman, 1212 Tomah Dr., spoke regarding the Crawford and Broomfield rezoning proposal and encouraged the Commission to follow its own advice from the last joint meeting.

Marja Nothstine, 1361 S. Crawford, spoke in opposition to the private school option included in the Crawford and Broomfield rezoning proposal.

Theresa Turner, 608 S. Kinney Ave., spoke on behalf of the League of Women Voters and requested that the League and other non-profits be allowed to use the commission chambers to hold meetings and candidate forums.

The Commission recessed at 9:34 and reconvened at 9:43 p.m.

Moved by Mayor Wingard and seconded by Commissioner Skalitzky to enter into Closed Session pursuant to subsection 8(e) of the Open Meetings Act to consult with its attorney regarding trial or settlement strategy in connection with Mission Street Holding, LLC v City of Mt. Pleasant, Case No. 25-21059 because discussion in open meeting would have a detrimental financial effect on the City's litigating or settlement position.

AYES: Alsager, Eke, Perschbacher, Rollins, Skalitzky & Wingard

NAYS: None

ABSENT: None

Motion carried.

Closed session ended at 9:47 p.m. A separate set of minutes was taken for the closed session.

Mayor Wingard adjourned the meeting at 9:48 p.m.

Boomer Wingard, Mayor

Holly Schmeltzer, City Clerk

Memorandum



TO: Aaron Desentz, City Manager

CC: Lauren Pavlowski, Finance Director

FROM: Philip Biscorner, Director of Parks, Recreation and Public Spaces

DATE: January 26, 2026

SUBJECT: Downtown Special Assessment 2026-2027
Consider resolutions #1 and #2 to commence the proceedings for special assessment, tentatively determine the necessity, and set a public hearing for February 9, 2026, regarding the necessity of special assessment district #1-26 for principal shopping district special assessment

Background

The City has utilized Public Act 120 of 1961 for a Principal Shopping District (PSD) Board and the resulting special assessment to provide funding for certain activities unique to the downtown area since 2003. From 2003-2006 special assessment funds were used for both maintenance and promotions. Since 2007, special assessment funds have only been used for maintenance type activities. Beginning in 2026, any funds remaining from maintenance operations will be utilized for promotions.

The maintenance activities funded include the following:

- Maintenance and care of the grounds, hanging baskets and seasonal decor
- Snow removal for the municipal parking lots and the adjacent sidewalks
- Utilities for parking lot lighting
- Power washing of the sidewalks (if snow removal is under budget).

The PSD Board must recommend a special assessment to the City Commission. The recommendation from the PSD Board for the 2026-2027 special assessment was approved on November 14, 2025.

Additional information includes a map of the district and the history of the special assessment dating back to 2003. As indicated below, the fund balance in the Downtown Fund as of is \$141,618. It is always important to have some funds in the fund balance due to the inability to predict the amount of snow removal costs each year. Staff and the PSD Board believe that adequate funds exist to cover any of those overages, as well as utilize some of the funds over the next two years for replanting purposes. Therefore, the PSD recommends no change to the overall assessment funding level for the next two years.

Additionally, the PSD recommends no changes to the special assessment formula areas.

According to City Charter, the special assessment process requires five resolutions and two public hearings.

- Resolution #1 indicates the City Commission tentatively believes there is interest in creating a special assessment.
- Resolution #2 indicates the City Commission tentatively believes the level of funding is appropriate and asks staff to notify property owners of the need for the special assessment and sets a public hearing for February 9, 2026 to obtain input.

It has been our practice to include the specific calculations by property of how the assessment would be spread and that information is attached for your review. The fourth column from the right on the attached spreadsheet labelled "Annual Per Year Charge" is the annual amount estimated per property for each year (2026 and 2027) based on a spread by square footage of the building. The estimated dollar amounts for

Memorandum



each property will be included in the notice of public hearing that is required to be mailed to all of the property owners in the district.

PSD Recommendation 2026-2027

The PSD recommends no change to the special assessment funding level for 2026-2027 with an annual revenue of \$104,700. Additionally, the PSD recommends no changes to the following special assessment formula areas except that of the maintenance rate from \$0.180217 to \$0.182981 per sq ft to produce the funding level of \$104,700. The maintenance rate change is due to the demolition of property and various parcel splits within the PSD district. A review of the 2003 – present is attached as well for context.

- **Length of special assessment = 2 years;**
 - Special assessment can be set for 1 to 5 years however, staff has found setting it for 2 years is optimal and provides the ability to address changes in costs.
- **Basis of calculation = per sq ft;**
 - Determined in 2003 when special assessment started.
- **Include all floors except the basement;**
 - Changed in 2006.
- **Provide a credit for parking spaces – yes;**
 - As the special assessment replaced a "parking fee" when parking meters were removed, a parking credit was established for those buildings that have private parking spaces.
- **Parking credit size = 200 sq ft.**
 - Parking spaces a 10' x 20'
- **District map = no change;**
 - Determined in 2003 when special assessment started.
- **Tax exempt entities = no change;**
 - Changed in 2007 to remove the \$500 cap that had been in place at the start of the special assessment in 2003.
- **Promotions rate = no change;**
 - Eliminated in 2007 at the request of majority of property owners who did not see direct benefit to the special events the promotional funds were used for.
- **Maintenance rate = \$.182981**
 - Continues to cover costs property owners agreed to in 2007 that they could "see" the funds being spent on – groundskeeping, snow removal and utilities.

Recommended Action

Move to approve Resolutions #1 and #2 for Special Assessment District #1-2023 for the Principal Shopping District as presented and set a public hearing for February 9, 2026.

Attachments

- Downtown Special Assessment Review 2003 – Proposed 2026-2027
- Downtown PSD Special Assessment Roll for 2026-2027
- Principal Shopping District Map

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.

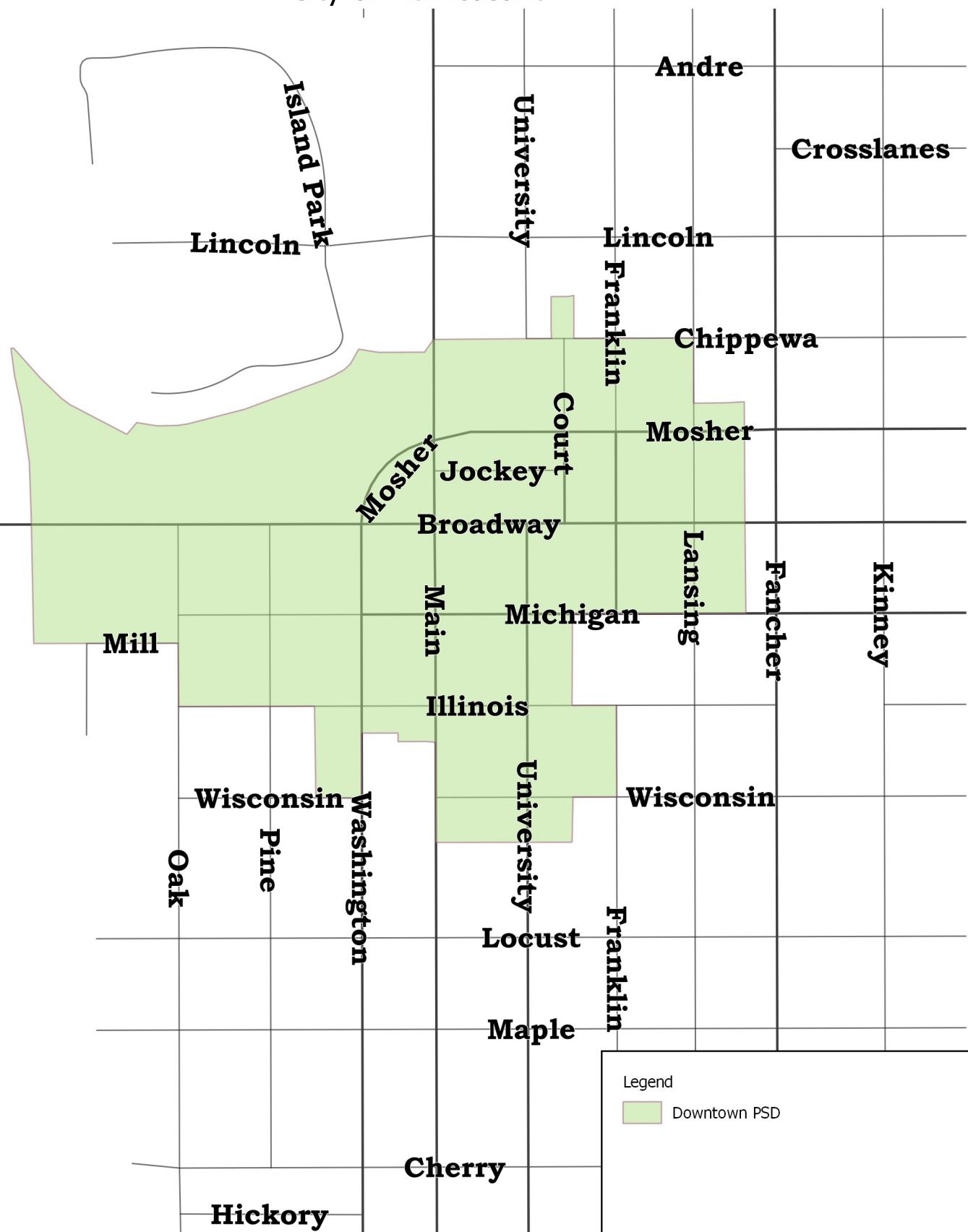
7. The City Commission shall meet on February 9, 2026 at 7:00 p.m., Daylight Savings Time, as part of the regularly scheduled City Commission meeting for the purpose of hearing objections to providing funding to the "Principal Shopping District". The meeting link will be available on the City's website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

Downtown Principal Shopping District

City of Mt.Pleasant



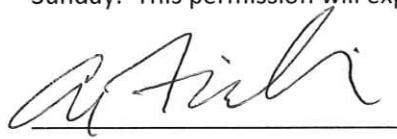


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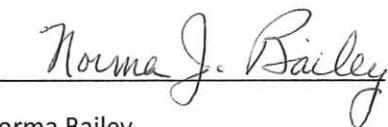
301 South University Avenue, Mount Pleasant, MI 48858

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

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
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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																	

	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															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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2																	
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4	S.A.. Prepared By:	City Assessor's Office	Assessor												Proposed		
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							
2							
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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							
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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

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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.						



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 7, 2026**
TO: **Aaron Desentz, City Manager**
FROM: **Paul Lauria, Director of Public Safety**
SUBJECT: **Request to Purchase (2) DJI Matrice Drones**

In the most recent Saginaw Chippewas Indian Tribe Two-Percent Distribution, the City of Mt. Pleasant was awarded \$28,488 for the purchase of two (2) DJI Matrice drones with additional batteries. As law enforcement practices and technology continue to evolve, the use of drones, particularly those equipped with infrared capabilities, can enhance operational efficiency while providing an added layer of safety for officers and the public. If approved, this project will equip local law enforcement with updated drone technology, allowing for expanded and safer capabilities related to search and rescue operations, traffic and crowd monitoring, crime scene documentation, active fire response, and real-time event observation.

The Mt. Pleasant Police Department (MPPD) plans to partner with the Saginaw Chippewa Tribal Police Department to provide mutual assistance on various calls for service through the use of drone technology. MPPD will purchase two identical drones and provide one of them to the Saginaw Chippewa Tribal Police Department as part of this collaboration.

The City Commission is requested to approve the purchase of two DJI Matrice drones with additional batteries from Sky Flight Robotics, located in Saginaw, Michigan, in the total amount of \$28,488.

Estimate 043698

Date: 8/7/2025

Valid until: 9/04/2025

Terms: Due upon receipt

Sky Flight Robotics
Saginaw H.W. Browne Airport - KHXY
4855 Janes Road
Saginaw, MI 48601
(989) 513-2342
kathy@skyflightrobotics.com



Bill To:
Mount Pleasant Police Department
Tyler Hall

Ship To
Mount Pleasant Police Department
Tyler Hall

Description	Qty	Unit Price	Total
DJI Matrice 30T Enterprise Drone Includes: DJI Matrice 30T x1 BS30 Battery Station x1 DJI RC Plus x1 DJI FlightHub 2 (3 month subscription)	2	12,352.00	24,704.00
DJI M30 TB30 Intelligent Battery	8	473.00	3,784.00

Billing Address:
Sky Flight Robotics
8975 Memory Ln.
Freeland, MI 48623

CAGE Code: 7EZW3
Duns: 079916283
EIN: 47-4398921

Total sum \$28,488.00

City of Mt. Pleasant, Michigan



CITY HALL
320 W. Broadway • 48858
(989) 779-5300
(989) 773-4691 fax

PUBLIC SAFETY
804 E. High • 48858
(989) 779-5100
(989) 773-4020 fax

PUBLIC WORKS
320 W. Broadway • 48858
(989) 779-5400
(989) 772-6250 fax

January 5, 2026

TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
SUBJECT: Approval of Authorizations and Resolutions for Changes in the Standard Lighting Contract with Consumers Energy for Reinstalling Streetlights on Pickard (M-20) for MDOT Road Reconstruction

In 2023, City Commission approved temporary removal of 7 streetlights on Pickard Road between Mission and Packard to facilitate MDOT's Pickard (M-20) reconstruction project. The road was temporarily widened to allow for traffic control during construction. The streetlights are owned by Consumers Energy with a contract with the city for payment of electricity and maintenance.

Consumers Energy requires approval of changes to the existing lighting contract to reinstall the 7 streetlights that were temporarily removed. Streetlights that were not LED previously will be upgraded to LED as part of this work. Billing to the city for these lights was stopped during the removal and will be reinstated after installation.

I recommend that the attached resolutions and authorizations be approved by the City Commission including authorization of the City Clerk to execute the documents on behalf of the city.



**AUTHORIZATION FOR CHANGE IN STANDARD LIGHTING
CONTRACT(COMPANY-OWNED) FORM 547**

Contract Number: 103017033103

Consumers Energy Company is authorized as of _____ by the City of MT PLEASANT, to make changes, as listed below, in the lighting system(s) covered by the existing Standard Lighting Contract between the Company and the City of MT PLEASANT, dated 10/1/2014.

Lighting Type: General Unmetered Light Emitting Diode Lighting Rate GU-LED

Except for the changes in the lighting system(s) as herein authorized, all provisions of the aforesaid Standard Lighting Contract dated 10/1/2014 shall remain in full force and effect.

Notification Number(s): 1067674759

Comments: reinstalling streetlights removed for MDOT rebuild of M-20 from Mission to city limits east

City of MT PLEASANT

By: _____

(Signature)

_____ (Printed)

Its: _____

(Title)

This Agreement may be executed and delivered in counterparts, including by a facsimile or an electronic transmission thereof, each of which shall be deemed an original. Any document generated by the parties with respect to this Agreement, including this Agreement, may be imaged and stored electronically and introduced as evidence in any proceeding as if original business records. Neither party will object to the admissibility of such images as evidence in any proceeding on account of having been stored electronically.

RESOLUTION

RESOLVED, that it is hereby deemed advisable to authorize Consumers Energy Company to make changes in the lighting service as provided in the Standard Lighting Contract between the Company and the City of MT PLEASANT, dated 10/1/2014, in accordance with the Authorization for Change in Standard Lighting Contract dated _____.

heretofore submitted to and considered by this commission council board; and

RESOLVED, further, that the _____ Clerk be and are authorized to execute such authorization for change on the behalf of the City.

STATE OF MICHIGAN
COUNTY OF ISABELLA

I, _____, clerk of the City of MT PLEASANT do hereby certify that the foregoing resolution was duly adopted by the

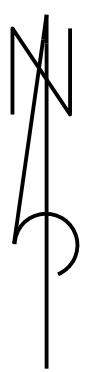
commission council board of said municipality, at the meeting held on _____.

Dated:

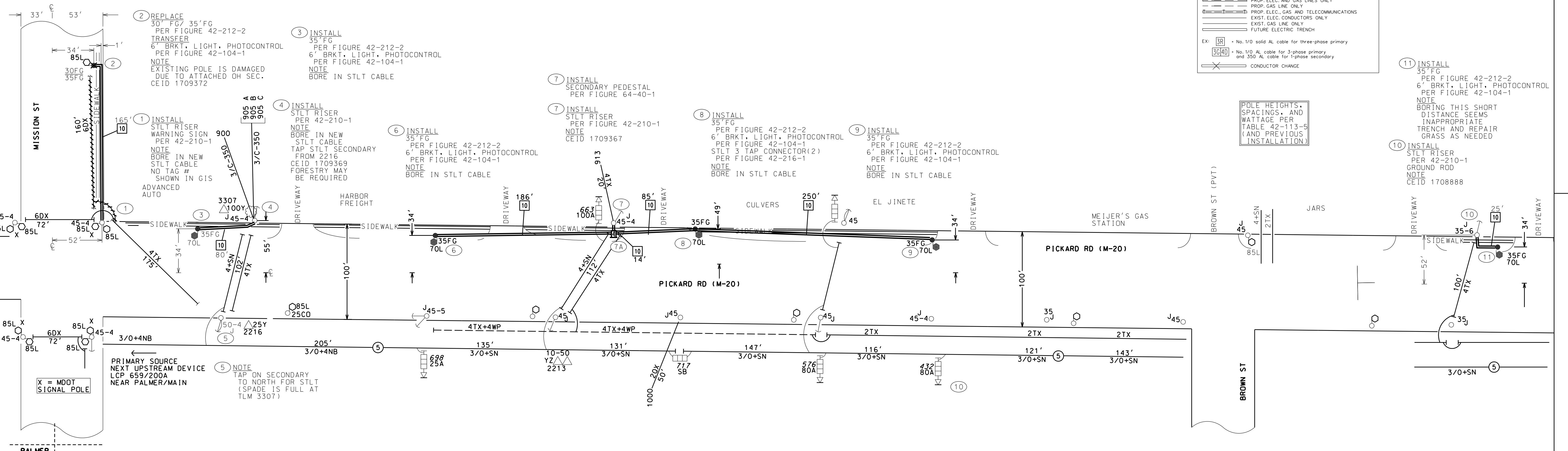
Municipal Customer Type: City

GENERAL UNMETERED LIGHT EMITTING DIODE LIGHTING RATE GU-LED

- (7) 70 watt LED White Cobrahead Cutoff to Install at location Pickard Rd between Mission rd and Packard rd;



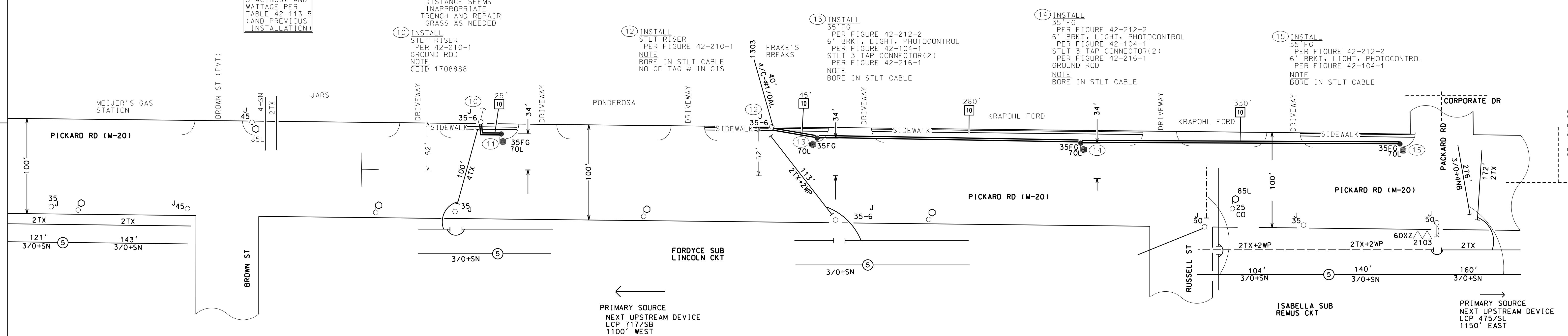
MISS DIG System, Inc.
1-800-482-7171





UNDERGROUND LEGEND	
1.	Single-phase primary
2.	Open wye primary
3.	Single-phase primary
4.	Single-phase secondary
5.	Combination light and power secondary
6.	Single-phase power secondary
7.	Single-phase service
8.	Combination lighting and power service
9.	Single-phase service
10.	Streetlighting conductor (2/C-10 CU)
11.	Streetlighting conductor (2/C-8 AL)
12.	Covered neutral conductor for ducts
13.	Streetlighting conductor (3/C-14/10 AL)
CONDUT	
P2	2" Plastic
P3	3" Plastic
P4	4" Plastic
P6	6" Plastic
S2	2" Steel
S3	3" Steel
S4	4" Steel
S5	5" Steel
S6	6" Steel
BR3	Bore3" Hole
BR4	Bore4" Hole
BR6	Bore6" Hole
CABLE MATERIAL AND SIZE	
A.	No 2 AL cable, 175 mils, 15KV, or secondary.
B.	No 1/0 AL cable, 175 mils, 15KV, or secondary.
C.	No 1/0 AL cable, 280 mils, 15KV, or secondary.
D.	350 kcmil AL cable, 175 mils, 15KV, or secondary.
E.	500 kcmil AL cable, 175 mils, 15KV, or secondary.
F.	750 kcmil AL cable, 175 mils, 15KV, or secondary.
FF.	750 kcmil AL cable, 175 mils, 15KV, or secondary (Jacketed)
G.	No 1/0 stranded AL cable, 280 mils, 28KV.
H.	No 3/0 stranded AL cable, 280 mils, 28KV.
I.	No 1/0 kcmil AL cable, 280 mils, 28KV.
J.	Cable joint.
K.	350 kcmil AL cable, 260 mils, 25KV.
M.	Marker to locate cable.
N.	Reference on Drawing, NI for Note 1, etc.
R.	No 1/0 AL, solid, 280 mils, 28KV.
T.	No 1/0 AL stranded, 280 mils, 28KV, jacketed.
TT.	No 1/0 AL stranded cable, 260 mils, tree-retardant INS, 25KV, jacketed.
V.	350 kcmil AL stranded, 260 mils, 25KV, jacketed.
WT.	750 kcmil AL stranded, 260 mils, 25KV, jacketed.
WT.	750 kcmil AL stranded, 260 mils, 28KV, jacketed.
WT.	750 kcmil AL cable, 260 mils, 28KV, jacketed.
PROP. ELEC. CONDUCTORS ONLY	
PROP. GAS LINES ONLY	
PROP. ELEC., GAS AND TELECOMMUNICATIONS	
EXIST. ELEC. CONDUCTORS ONLY	
EXIST. GAS LINE ONLY	
FUTURE ELECTRIC TRENCH	
EX:	3R - No 1/0 solid AL cable for three-phase primary
3GAD:	No 1/0 AL cable for 3-phase primary and 350 AL cable for 1-phase secondary
	CONDUCTOR CHANGE

POLE HEIGHTS,
SPACINGS, AND
WATTAGE PER
TABLE 42-113-5
(AND PREVIOUS
INSTALLATION)



STATION	WD NO.	METER ORDER NUMBER						METER NUMBER	READ	METER LOCATION
FORDYCE	0820	THDPY22 M-20 STL RE INSTALLS- ECNC-RLO						JOB PURPOSE: REINSTALL STREETLIGHTS REMOVED DURING ROAD CONSTRUCTION		
CIRCUIT	CKT NO.	TLM NUMBER	# OF RODS	OHMS	CM NO. 100008161530					
LINCOLN	02	14041133			ORDER TYPE	MAT. TYPE	NOTIFICATION NUMBER	DESIGN NUMBER	ORDER NUMBER	UPSTREAM SECTIONALIZING DEVICE: SEE DRAWING NOTES
CE STAKING REO'D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	ECNC	RLU	1067674759	11834541					CONSUMERS ENERGY CONTACTS
FORESTRY REO'D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									DEPARTMENT NAME NUMBER
										COORDINATOR ERICA BAUMANN DESIGNER MATT LITTLE
										5172854629 3893137941

Memorandum



TO: Aaron Desentz, City Manager

FROM: Stacie Tewari, City Engineer

DATE: January 8, 2026

SUBJECT: Approval of a Resolution to Authorize
MDOT Contract Number 25-5601

The Michigan Department of Transportation (MDOT) has prepared a contract to allow for partial reimbursement to the City for the 2026 Broadway and Mosher Streets Thin Overlay Projects. The project includes ultra-thin asphalt overlay and sidewalk ramp replacements along East Broadway Street from Lansing Street easterly to city limits and along Mosher Street from Fancher Street to Mission Street (BR US-127).

The City Commission has authorized a construction budget for this project in the amount of \$421,000 in major streets. MDOT has approved a grant award of 81.85% of the project cost up to a maximum of \$368,000. Funding for the balance of this project will be provided by the major streets fund as stipulated by the City Commission.

I recommend that the attached resolution be approved by the City Commission authorizing the City Manager to sign the Agreement so that MDOT can proceed with the project letting and grant distribution.

STP	DA
Control Section	STUL 37000
Job Number	217729CON
Project	26A0085
CFDA No.	20.205 (Highway Research Planning & Construction)
Contract No.	25-5601

PART I

THIS CONTRACT, consisting of PART I and PART II (Standard Agreement Provisions), is made by and between the MICHIGAN DEPARTMENT OF TRANSPORTATION, hereinafter referred to as the "DEPARTMENT"; and the CITY OF MT. PLEASANT, a Michigan municipal corporation, hereinafter referred to as the "REQUESTING PARTY"; for the purpose of fixing the rights and obligations of the parties in agreeing to the following improvements, in Mt. Pleasant, Michigan, hereinafter referred to as the "PROJECT" and estimated in detail on EXHIBIT "I", dated December 10, 2025, attached hereto and made a part hereof:

Ultra-thin hot mix asphalt overlay, concrete curb and gutter, curb ramps and sidewalk along East Broadway Street from Lansing Street easterly to city limits and along Mosher Street from Fancher Street to Mission Street (BR US-127); including subbase and aggregate base, structure covers, decorative color sidewalk and permanent pavement markings; and all together with necessary related work.

WITNESSETH:

WHEREAS, pursuant to Federal law, monies have been provided for the performance of certain improvements on public roads; and

WHEREAS, the reference "FHWA" in PART I and PART II refers to the United States Department of Transportation, Federal Highway Administration; and

WHEREAS, the PROJECT, or portions of the PROJECT, at the request of the REQUESTING PARTY, are being programmed with the FHWA, for implementation with the use of Federal Funds under the following Federal program(s) or funding:

SURFACE TRANSPORTATION PROGRAM

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the PROJECT work and desire to set forth this understanding in the form of a written contract.

09/06/90 STPLS.FOR 12/10/25

NOW, THEREFORE, in consideration of the premises and of the mutual undertakings of the parties and in conformity with applicable law, it is agreed:

1. The parties hereto shall undertake and complete the PROJECT in accordance with the terms of this contract.

2. The term "PROJECT COST", as herein used, is hereby defined as the cost of the physical construction necessary for the completion of the PROJECT, including any other costs incurred by the DEPARTMENT as a result of this contract, except construction engineering and inspection.

No charges will be made by the DEPARTMENT to the PROJECT for any inspection work or construction engineering.

The costs incurred by the REQUESTING PARTY for preliminary engineering, construction engineering, construction materials testing, inspection, and right-of-way are excluded from the PROJECT COST as defined by this contract.

The Michigan Department of Environment, Great Lakes, and Energy, hereinafter referred to as "EGLE"; has informed the DEPARTMENT that it adopted new administrative rules (R 325.10101, et. seq.) which prohibit any governmental agency from connecting and/or reconnecting lead and/or galvanized service lines to existing and/or new water main. Questions regarding these administrative rules should be directed to EGLE. The cost associated with replacement of any lead and/or galvanized service lines, including but not limited to contractor claims, will be the sole responsibility of the REQUESTING PARTY.

3. The DEPARTMENT is authorized by the REQUESTING PARTY to administer on behalf of the REQUESTING PARTY all phases of the PROJECT, including advertising and awarding the construction contract for the PROJECT or portions of the PROJECT. Such administration shall be in accordance with PART II, Section II of this contract.

Any items of the PROJECT COST incurred by the DEPARTMENT may be charged to the PROJECT.

4. The REQUESTING PARTY, at no cost to the PROJECT or to the DEPARTMENT, shall:

- A. Design or cause to be designed the plans for the PROJECT.
- B. Appoint a project engineer who shall be in responsible charge of the PROJECT and ensure that the plans and specifications are followed.
- C. Perform or cause to be performed the construction engineering, construction materials testing, and inspection services necessary for the completion of the PROJECT.

The REQUESTING PARTY will furnish the DEPARTMENT proposed timing sequences for trunkline signals that, if any, are being made part of the improvement. No timing adjustments shall be made by the REQUESTING PARTY at any trunkline intersection, without prior issuances by the DEPARTMENT of Standard Traffic Signal Timing Permits.

5. The PROJECT COST shall be met in part by contributions by the Federal Government. Federal Surface Transportation Funds shall be applied to the eligible items of the PROJECT COST up to the lesser of: (1) \$368,000 or (2) an amount such that 81.85 percent, the normal Federal participation ratio for such funds, is not exceeded at the time of the award of the construction contract. The balance of the PROJECT COST, after deduction of Federal Funds, shall be charged to and paid by the REQUESTING PARTY in the manner and at the times hereinafter set forth.

Any items of PROJECT COST not reimbursed by Federal Funds shall be the sole responsibility of the REQUESTING PARTY.

6. No working capital deposit will be required for this PROJECT.

In order to fulfill the obligations assumed by the REQUESTING PARTY under the provisions of this contract, the REQUESTING PARTY shall make prompt payments of its share of the PROJECT COST upon receipt of progress billings from the DEPARTMENT as herein provided. All payments will be made within 30 days of receipt of billings from the DEPARTMENT. Billings to the REQUESTING PARTY will be based upon the REQUESTING PARTY'S share of the actual costs incurred less Federal Funds earned as the PROJECT progresses.

7. At such time as traffic volumes and safety requirements warrant, the REQUESTING PARTY will cause to be enacted and enforced such ordinances as may be necessary to prohibit parking in the traveled roadway throughout the limits of the PROJECT.

8. The performance of the entire PROJECT under this contract, whether Federally funded or not, will be subject to the provisions and requirements of PART II that are applicable to a Federally funded project.

In the event of any discrepancies between PART I and PART II of this contract, the provisions of PART I shall prevail.

Build America, Buy America Requirements (2 CFR Part 184 and 2 CFR 200.322) and Buy America Requirements (23 CFR 635.410) shall apply to the PROJECT and will be adhered to, as applicable, by the parties hereto.

9. The REQUESTING PARTY certifies that it is not aware if and has no reason to believe that the property on which the work is to be performed under this agreement is a facility, as defined by the Michigan Natural Resources and Environmental Protection Act [(NREPA), PA

09/06/90 STPLS.FOR 12/10/25

451, 1994, as amended 2012]; MCL 324.20101(1)(s). The REQUESTING PARTY also certifies that it is not a liable party pursuant to either Part 201 or Part 213 of NREPA, MCL 324.20126 et seq. and MCL 324.21323a et seq. The REQUESTING PARTY is a local unit of government that has acquired or will acquire property for the use of either a transportation corridor or public right-of-way and was not responsible for any activities causing a release or threat of release of any hazardous materials at or on the property. The REQUESTING PARTY is not a person who is liable for response activity costs, pursuant to MCL 324.20101 (vv) and (ww).

10. If, subsequent to execution of this contract, previously unknown hazardous substances are discovered within the PROJECT limits, which require environmental remediation pursuant to either state or federal law, the REQUESTING PARTY, in addition to reporting that fact to EGLE, shall immediately notify the DEPARTMENT, both orally and in writing of such discovery. The DEPARTMENT shall consult with the REQUESTING PARTY to determine if it is willing to pay for the cost of remediation and, with the FHWA, to determine the eligibility, for reimbursement, of the remediation costs. The REQUESTING PARTY shall be charged for and shall pay all costs associated with such remediation, including all delay costs of the contractor for the PROJECT, in the event that remediation and delay costs are not deemed eligible by the FHWA. If the REQUESTING PARTY refuses to participate in the cost of remediation, the DEPARTMENT shall terminate the PROJECT. The parties agree that any costs or damages that the DEPARTMENT incurs as a result of such termination shall be considered a PROJECT COST.

11. If federal and/or state funds administered by the DEPARTMENT are used to pay the cost of remediating any hazardous substances discovered after the execution of this contract and if there is a reasonable likelihood of recovery, the REQUESTING PARTY, in cooperation with the EGLE and the DEPARTMENT, shall make a diligent effort to recover such costs from all other possible entities. If recovery is made, the DEPARTMENT shall be reimbursed from such recovery for the proportionate share of the amount paid by the FHWA and/or the DEPARTMENT and the DEPARTMENT shall credit such sums to the appropriate funding source.

12. The DEPARTMENT'S sole reason for entering into this contract is to enable the REQUESTING PARTY to obtain and use funds provided by the FHWA pursuant to Title 23 of the United States Code.

Any and all approvals of, reviews of, and recommendations regarding contracts, agreements, permits, plans, specifications, or documents, of any nature, or any inspections of work by the DEPARTMENT or its agents pursuant to the terms of this contract are done to assist the REQUESTING PARTY in meeting program guidelines in order to qualify for available funds. Such approvals, reviews, inspections and recommendations by the DEPARTMENT or its agents shall not relieve the REQUESTING PARTY and the local agencies, as applicable, of their ultimate control and shall not be construed as a warranty of their propriety or that the DEPARTMENT or its agents is assuming any liability, control or jurisdiction.

The providing of recommendations or advice by the DEPARTMENT or its agents does not relieve the REQUESTING PARTY and the local agencies, as applicable of their exclusive jurisdiction of the highway and responsibility under MCL 691.1402 et seq., as amended.

When providing approvals, reviews and recommendations under this contract, the DEPARTMENT or its agents is performing a governmental function, as that term is defined in MCL 691.1401 et seq., as amended, which is incidental to the completion of the PROJECT.

In accordance with the permit issued to the REQUESTING PARTY by the DEPARTMENT, the facilities constructed as the PROJECT and allowed on state trunkline right-of-way shall be placed and maintained in a manner which will not impair the state trunkline or interfere with the reasonable safe and free flow of traffic. Should the facilities constructed as the PROJECT interfere with future trunkline highway operations or safety, the REQUESTING PARTY agrees to the modification of said facilities as required by the DEPARTMENT. The REQUESTING PARTY shall be responsible for the performance of and the costs associated with any such changes.

The REQUESTING PARTY agrees that the PROJECT location will be maintained so as to assure that any Trunkline facilities, structures and the area within the Trunkline right of way boundaries will be kept in good condition, both as to safety and appearance, and that maintenance of the facilities by the REQUESTING PARTY will be accomplished in a manner so as not to cause interference with the reconstruction, maintenance or operation of the Trunkline facility and right of way. The REQUESTING PARTY will obtain a permit from the DEPARTMENT for any future maintenance work within the trunkline right-of-way.

Upon completion of the PROJECT, the REQUESTING PARTY shall accept the facilities constructed as built to specifications within the contract documents. It is understood that the REQUESTING PARTY shall own the facilities and shall operate and maintain the facilities in accordance with all applicable Federal and State laws and regulations, including, but not limited to, Title II of the Americans with Disabilities Act (ADA), 42 USC 12131 et seq., and its associated regulations and standards, and DEPARTMENT Road and Bridge Standard Plans and the Standard Specifications for Construction.

13. The DEPARTMENT, by executing this contract, and rendering services pursuant to this contract, has not and does not assume jurisdiction of the highway, described as the PROJECT for purposes of MCL 691.1402 et seq., as amended. Exclusive jurisdiction of such highway for the purposes of MCL 691.1402 et seq., as amended, rests with the REQUESTING PARTY and other local agencies having respective jurisdiction.

14. The REQUESTING PARTY shall approve all of the plans and specifications to be used on the PROJECT and shall be deemed to have approved all changes to the plans and specifications when put into effect. It is agreed that ultimate responsibility and control over the PROJECT rests with the REQUESTING PARTY and local agencies, as applicable.

15. The REQUESTING PARTY agrees that the costs reported to the DEPARTMENT for this contract will represent only those items that are properly chargeable in accordance with this contract. The REQUESTING PARTY also certifies that it has read the contract terms and has made itself aware of the applicable laws, regulations, and terms of this contract that apply to the reporting of costs incurred under the terms of this contract.

16. Each party to this contract will remain responsible for any and all claims arising out of its own acts and/or omissions during the performance of the contract, as provided by this contract or by law. In addition, this is not intended to increase or decrease either party's liability for or immunity from tort claims. This contract is also not intended to nor will it be interpreted as giving either party a right of indemnification, either by contract or by law, for claims arising out of the performance of this contract.

17. The parties shall promptly provide comprehensive assistance and cooperation in defending and resolving any claims brought against the DEPARTMENT by the contractor, vendors or suppliers as a result of the DEPARTMENT'S award of the construction contract for the PROJECT. Costs incurred by the DEPARTMENT in defending or resolving such claims shall be considered PROJECT COSTS.

18. The DEPARTMENT shall require the contractor who is awarded the contract for the construction of the PROJECT to provide insurance in the amounts specified and in accordance with the DEPARTMENT'S current Standard Specifications for Construction and to:

- A. Maintain bodily injury and property damage insurance for the duration of the PROJECT.
- B. Provide owner's protective liability insurance naming as insureds the State of Michigan, the Michigan State Transportation Commission, the DEPARTMENT and its officials, agents and employees, the REQUESTING PARTY and any other county, county road commission, or municipality in whose jurisdiction the PROJECT is located, and their employees, for the duration of the PROJECT and to provide, upon request, copies of certificates of insurance to the insureds. It is understood that the DEPARTMENT does not assume jurisdiction of the highway described as the PROJECT as a result of being named as an insured on the owner's protective liability insurance policy.
- C. Comply with the requirements of notice of cancellation and reduction of insurance set forth in the current standard specifications for construction and to provide, upon request, copies of notices and reports prepared to those insured.

19. This contract shall become binding on the parties hereto and of full force and effect upon the signing thereof by the duly authorized officials for the parties hereto and upon the adoption of the necessary resolutions approving said contract and authorizing the signatures thereto of the respective officials of the REQUESTING PARTY, a certified copy of which resolution shall be attached to this contract.

IN WITNESS WHEREOF, the parties hereto have caused this contract to be executed as written below.

CITY OF MT. PLEASANT

MICHIGAN DEPARTMENT
OF TRANSPORTATION

By _____
Title:

By _____
for Department Director MDOT

By _____
Title:

REVIEWED
By Larry Doyle at 8:33 am, 1/6/26

December 10, 2025

EXHIBIT I

CONTROL SECTION	STUL 37000
JOB NUMBER	217729CON
PROJECT	26A0085

ESTIMATED COST

CONTRACTED WORK

Estimated Cost	\$415,035
----------------	-----------

COST PARTICIPATION

GRAND TOTAL ESTIMATED COST	\$415,035
Less Federal Funds*	<u>\$339,706</u>
BALANCE (REQUESTING PARTY'S SHARE)	\$ 75,329

*Federal Funds for the PROJECT are limited to an amount as described in Section 5.

NO DEPOSIT

DOT

TYPE B
BUREAU OF HIGHWAYS
03-15-93

PART II

STANDARD AGREEMENT PROVISIONS

SECTION I COMPLIANCE WITH REGULATIONS AND DIRECTIVES

SECTION II PROJECT ADMINISTRATION AND SUPERVISION

SECTION III ACCOUNTING AND BILLING

SECTION IV MAINTENANCE AND OPERATION

SECTION V SPECIAL PROGRAM AND PROJECT CONDITIONS

SECTION I

COMPLIANCE WITH REGULATIONS AND DIRECTIVES

- A. To qualify for eligible cost, all work shall be documented in accordance with the requirements and procedures of the DEPARTMENT.
- B. All work on projects for which reimbursement with Federal funds is requested shall be performed in accordance with the requirements and guidelines set forth in the following Directives of the Federal-Aid Policy Guide (FAPG) of the FHWA, as applicable, and as referenced in pertinent sections of Title 23 and Title 49 of the Code of Federal Regulations (CFR), and all supplements and amendments thereto.
 - 1. Engineering
 - a. FAPG (6012.1): Preliminary Engineering
 - b. FAPG (23 CFR 172): Administration of Engineering and Design Related Service Contracts
 - c. FAPG (23 CFR 635A): Contract Procedures
 - d. FAPG (49 CFR 18.22): Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments—Allowable Costs
 - 2. Construction
 - a. FAPG (23 CFR 140E): Administrative Settlement Costs—Contract Claims
 - b. FAPG (23 CFR 140B): Construction Engineering Costs
 - c. FAPG (23 CFR 17): Recordkeeping and Retention Requirements for Federal-Aid Highway Records of State Highway Agencies
 - d. FAPG (23 CFR 635A): Contract Procedures
 - e. FAPG (23 CFR 635B): Force Account Construction
 - f. FAPG (23 CFR 645A): Utility Relocations, Adjustments and Reimbursement

- g. FAPG (23 CFR 645B): Accommodation of Utilities (PPM 30-4.1)
- h. FAPG (23 CFR 655F): Traffic Control Devices on Federal-Aid and other Streets and Highways
- i. FAPG (49 CFR 18.22): Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments—Allowable Costs

3. Modification Or Construction Of Railroad Facilities

- a. FAPG (23 CFR 140I): Reimbursement for Railroad Work
- b. FAPG (23 CFR 646B): Railroad Highway Projects

C. In conformance with FAPG (23 CFR 630C) Project Agreements, the political subdivisions party to this contract, on those Federally funded projects which exceed a total cost of \$100,000.00 stipulate the following with respect to their specific jurisdictions:

- 1. That any facility to be utilized in performance under or to benefit from this contract is not listed on the Environmental Protection Agency (EPA) List of Violating Facilities issued pursuant to the requirements of the Federal Clean Air Act, as amended, and the Federal Water Pollution Control Act, as amended.
- 2. That they each agree to comply with all of the requirements of Section 114 of the Federal Clean Air Act and Section 308 of the Federal Water Pollution Control Act, and all regulations and guidelines issued thereunder.
- 3. That as a condition of Federal aid pursuant to this contract they shall notify the DEPARTMENT of the receipt of any advice indicating that a facility to be utilized in performance under or to benefit from this contract is under consideration to be listed on the EPA List of Violating Facilities.

D. Ensure that the PROJECT is constructed in accordance with and incorporates all committed environmental impact mitigation measures listed in approved environmental documents unless modified or deleted by approval of the FHWA.

E. All the requirements, guidelines, conditions and restrictions noted in all other pertinent Directives and Instructional Memoranda of the FHWA will apply to this contract and will be adhered to, as applicable, by the parties hereto.

SECTION II
PROJECT ADMINISTRATION AND SUPERVISION

- A. The DEPARTMENT shall provide such administrative guidance as it determines is required by the PROJECT in order to facilitate the obtaining of available federal and/or state funds.
- B. The DEPARTMENT will advertise and award all contracted portions of the PROJECT work. Prior to advertising of the PROJECT for receipt of bids, the REQUESTING PARTY may delete any portion or all of the PROJECT work. After receipt of bids for the PROJECT, the REQUESTING PARTY shall have the right to reject the amount bid for the PROJECT prior to the award of the contract for the PROJECT only if such amount exceeds by ten percent (10%) the final engineer's estimate therefor. If such rejection of the bids is not received in writing within two (2) weeks after letting, the DEPARTMENT will assume concurrence. The DEPARTMENT may, upon request, readvertise the PROJECT. Should the REQUESTING PARTY so request in writing within the aforesaid two (2) week period after letting, the PROJECT will be cancelled and the DEPARTMENT will refund the unused balance of the deposit less all costs incurred by the DEPARTMENT.
- C. The DEPARTMENT will perform such inspection services on PROJECT work performed by the REQUESTING PARTY with its own forces as is required to ensure compliance with the approved plans & specifications.
- D. On those projects funded with Federal monies, the DEPARTMENT shall as may be required secure from the FHWA approval of plans and specifications, and such cost estimates for FHWA participation in the PROJECT COST.
- E. All work in connection with the PROJECT shall be performed in conformance with the Michigan Department of Transportation Standard Specifications for Construction, and the supplemental specifications, Special Provisions and plans pertaining to the PROJECT and all materials furnished and used in the construction of the PROJECT shall conform to the aforesaid specifications. No extra work shall be performed nor changes in plans and specifications made until said work or changes are approved by the project engineer and authorized by the DEPARTMENT.

F. Should it be necessary or desirable that portions of the work covered by this contract be accomplished by a consulting firm, a railway company, or governmental agency, firm, person, or corporation, under a subcontract with the REQUESTING PARTY at PROJECT expense, such subcontracted arrangements will be covered by formal written agreement between the REQUESTING PARTY and that party.

This formal written agreement shall: include a reference to the specific prime contract to which it pertains; include provisions which clearly set forth the maximum reimbursable and the basis of payment; provide for the maintenance of accounting records in accordance with generally accepted accounting principles, which clearly document the actual cost of the services provided; provide that costs eligible for reimbursement shall be in accordance with clearly defined cost criteria such as 49 CFR Part 18, 48 CFR Part 31, 23 CFR Part 140, OMB Circular A-87, etc. as applicable; provide for access to the department or its representatives to inspect and audit all data and records related to the agreement for a minimum of three years after the department's final payment to the local unit.

All such agreements will be submitted for approval by the DEPARTMENT and, if applicable, by the FHWA prior to execution thereof, except for agreements for amounts less than \$100,000 for preliminary engineering and testing services executed under and in accordance with the provisions of the "Small Purchase Procedures" FAPG (23 CFR 172), which do not require prior approval of the DEPARTMENT or the FHWA.

Any such approval by the DEPARTMENT shall in no way be construed as a warranty of the subcontractor's qualifications, financial integrity, or ability to perform the work being subcontracted.

G. The REQUESTING PARTY, at no cost to the PROJECT or the DEPARTMENT, shall make such arrangements with railway companies, utilities, etc., as may be necessary for the performance of work required for the PROJECT but for which Federal or other reimbursement will not be requested.

H. The REQUESTING PARTY, at no cost to the PROJECT, or the DEPARTMENT, shall secure, as necessary, all agreements and approvals of the PROJECT with railway companies, the Railroad Safety & Tariffs Division of the DEPARTMENT and other concerned governmental agencies other than the FHWA, and will forward same to the DEPARTMENT for such reviews and approvals as may be required.

I. No PROJECT work for which reimbursement will be requested by the REQUESTING PARTY is to be subcontracted or performed until the DEPARTMENT gives written notification that such work may commence.

- J. The REQUESTING PARTY shall be responsible for the payment of all costs and expenses incurred in the performance of the work it agrees to undertake and perform.
- K. The REQUESTING PARTY shall pay directly to the party performing the work all billings for the services performed on the PROJECT which are authorized by or through the REQUESTING PARTY.
- L. The REQUESTING PARTY shall submit to the DEPARTMENT all paid billings for which reimbursement is desired in accordance with DEPARTMENT procedures.
- M. All work by a consulting firm will be performed in compliance with the applicable provisions of 1980 PA 299, Subsection 2001, MCL 339.2001; MSA 18.425(2001), as well as in accordance with the provisions of all previously cited Directives of the FHWA.
- N. The project engineer shall be subject to such administrative guidance as may be deemed necessary to ensure compliance with program requirement and, in those instances where a consultant firm is retained to provide engineering and inspection services, the personnel performing those services shall be subject to the same conditions.
- O. The DEPARTMENT, in administering the PROJECT in accordance with applicable Federal and State requirements and regulations, neither assumes nor becomes liable for any obligations undertaken or arising between the REQUESTING PARTY and any other party with respect to the PROJECT.
- P. In the event it is determined by the DEPARTMENT that there will be either insufficient Federal funds or insufficient time to properly administer such funds for the entire PROJECT or portions thereof, the DEPARTMENT, prior to advertising or issuing authorization for work performance, may cancel the PROJECT, or any portion thereof, and upon written notice to the parties this contract shall be void and of no effect with respect to that cancelled portion of the PROJECT. Any PROJECT deposits previously made by the parties on the cancelled portions of the PROJECT will be promptly refunded.
- Q. Those projects funded with Federal monies will be subject to inspection at all times by the DEPARTMENT and the FHWA.

SECTION III

ACCOUNTING AND BILLING

A. Procedures for billing for work undertaken by the REQUESTING PARTY:

1. The REQUESTING PARTY shall establish and maintain accurate records, in accordance with generally accepted accounting principles, of all expenses incurred for which payment is sought or made under this contract, said records to be hereinafter referred to as the "RECORDS". Separate accounts shall be established and maintained for all costs incurred under this contract.

The REQUESTING PARTY shall maintain the RECORDS for at least three (3) years from the date of final payment of Federal Aid made by the DEPARTMENT under this contract. In the event of a dispute with regard to the allowable expenses or any other issue under this contract, the REQUESTING PARTY shall thereafter continue to maintain the RECORDS at least until that dispute has been finally decided and the time for all available challenges or appeals of that decision has expired.

The DEPARTMENT, or its representative, may inspect, copy, or audit the RECORDS at any reasonable time after giving reasonable notice.

If any part of the work is subcontracted, the REQUESTING PARTY shall assure compliance with the above for all subcontracted work.

In the event that an audit performed by or on behalf of the DEPARTMENT indicates an adjustment to the costs reported under this contract, or questions the allowability of an item of expense, the DEPARTMENT shall promptly submit to the REQUESTING PARTY, a Notice of Audit Results and a copy of the audit report which may supplement or modify any tentative findings verbally communicated to the REQUESTING PARTY at the completion of an audit.

Within sixty (60) days after the date of the Notice of Audit Results, the REQUESTING PARTY shall: (a) respond in writing to the responsible Bureau or the DEPARTMENT indicating whether or not it concurs with the audit report, (b) clearly explain the nature and basis for any disagreement as to a disallowed item of expense and, (c) submit to the DEPARTMENT a written explanation as to any questioned or no opinion expressed item of expense, hereinafter referred to as the "RESPONSE". The RESPONSE shall be clearly stated and provide any supporting documentation necessary to resolve any disagreement or questioned or no opinion expressed item of expense. Where the documentation is voluminous, the REQUESTING PARTY may supply appropriate excerpts and make alternate

arrangements to conveniently and reasonably make that documentation available for review by the DEPARTMENT. The RESPONSE shall refer to and apply the language of the contract. The REQUESTING PARTY agrees that failure to submit a RESPONSE within the sixty (60) day period constitutes agreement with any disallowance of an item of expense and authorizes the DEPARTMENT to finally disallow any items of questioned or no opinion expressed cost.

The DEPARTMENT shall make its decision with regard to any Notice of Audit Results and RESPONSE within one hundred twenty (120) days after the date of the Notice of Audit Results. If the DEPARTMENT determines that an overpayment has been made to the REQUESTING PARTY, the REQUESTING PARTY shall repay that amount to the DEPARTMENT or reach agreement with the DEPARTMENT on a repayment schedule within thirty (30) days after the date of an invoice from the DEPARTMENT. If the REQUESTING PARTY fails to repay the overpayment or reach agreement with the DEPARTMENT on a repayment schedule within the thirty (30) day period, the REQUESTING PARTY agrees that the DEPARTMENT shall deduct all or a portion of the overpayment from any funds then or thereafter payable by the DEPARTMENT to the REQUESTING PARTY under this contract or any other agreement, or payable to the REQUESTING PARTY under the terms of 1951 PA 51, as applicable. Interest will be assessed on any partial payments or repayment schedules based on the unpaid balance at the end of each month until the balance is paid in full. The assessment of interest will begin thirty (30) days from the date of the invoice. The rate of interest will be based on the Michigan Department of Treasury common cash funds interest earnings. The rate of interest will be reviewed annually by the DEPARTMENT and adjusted as necessary based on the Michigan Department of Treasury common cash funds interest earnings. The REQUESTING PARTY expressly consents to this withholding or offsetting of funds under those circumstances, reserving the right to file a lawsuit in the Court of Claims to contest the DEPARTMENT'S decision only as to any item of expense the disallowance of which was disputed by the REQUESTING PARTY in a timely filed RESPONSE.

The REQUESTING PARTY shall comply with the Single Audit Act of 1984, as amended, including, but not limited to, the Single Audit Amendments of 1996 (31 USC 7501-7507).

The REQUESTING PARTY shall adhere to the following requirements associated with audits of accounts and records:

- a. Agencies expending a total of \$500,000 or more in federal funds, from one or more funding sources in its fiscal year, shall comply with the requirements of the federal Office of Management and Budget (OMB) Circular A-133, as revised or amended.

The agency shall submit two copies of:

The Reporting Package
The Data Collection Form
The management letter to the agency, if one issued by the audit firm

The OMB Circular A-133 audit must be submitted to the address below in accordance with the time frame established in the circular, as revised or amended.

- b. Agencies expending less than \$500,000 in federal funds must submit a letter to the Department advising that a circular audit was not required. The letter shall indicate the applicable fiscal year, the amount of federal funds spent, the name(s) of the Department federal programs, and the CFDA grant number(s). This information must also be submitted to the address below.
- c. Address: Michigan Department of Education
Accounting Service Center
Hannah Building
608 Allegan Street
Lansing, MI 48909
- d. Agencies must also comply with applicable State laws and regulations relative to audit requirements.
- e. Agencies shall not charge audit costs to Department's federal programs which are not in accordance with the OMB Circular A-133 requirements.
- f. All agencies are subject to the federally required monitoring activities, which may include limited scope reviews and other on-site monitoring.

2. Agreed Unit Prices Work - All billings for work undertaken by the REQUESTING PARTY on an agreed unit price basis will be submitted in accordance with the Michigan Department of Transportation Standard Specifications for Construction and pertinent FAPG Directives and Guidelines of the FHWA.
3. Force Account Work and Subcontracted Work - All billings submitted to the DEPARTMENT for Federal reimbursement for items of work performed on a force account basis or by any subcontract with a consulting firm, railway company, governmental agency or other party, under the terms of this contract, shall be prepared in accordance with the provisions of the pertinent FHPM Directives and the procedures of the DEPARTMENT. Progress billings may be submitted monthly during the time work is being performed provided, however, that no bill of a lesser amount than \$1,000.00 shall be submitted unless it is a final

or end of fiscal year billing. All billings shall be labeled either "Progress Bill Number _____", or "Final Billing".

4. Final billing under this contract shall be submitted in a timely manner but not later than six months after completion of the work. Billings for work submitted later than six months after completion of the work will not be paid.
5. Upon receipt of billings for reimbursement for work undertaken by the REQUESTING PARTY on projects funded with Federal monies, the DEPARTMENT will act as billing agent for the REQUESTING PARTY, consolidating said billings with those for its own force account work and presenting these consolidated billings to the FHWA for payment. Upon receipt of reimbursement from the FHWA, the DEPARTMENT will promptly forward to the REQUESTING PARTY its share of said reimbursement.
6. Upon receipt of billings for reimbursement for work undertaken by the REQUESTING PARTY on projects funded with non-Federal monies, the DEPARTMENT will promptly forward to the REQUESTING PARTY reimbursement of eligible costs.

B. Payment of Contracted and DEPARTMENT Costs:

1. As work on the PROJECT commences, the initial payments for contracted work and/or costs incurred by the DEPARTMENT will be made from the working capital deposit. Receipt of progress payments of Federal funds, and where applicable, State Critical Bridge funds, will be used to replenish the working capital deposit. The REQUESTING PARTY shall make prompt payments of its share of the contracted and/or DEPARTMENT incurred portion of the PROJECT COST upon receipt of progress billings from the DEPARTMENT. Progress billings will be based upon the REQUESTING PARTY'S share of the actual costs incurred as work on the PROJECT progresses and will be submitted, as required, until it is determined by the DEPARTMENT that there is sufficient available working capital to meet the remaining anticipated PROJECT COSTS. All progress payments will be made within thirty (30) days of receipt of billings. No monthly billing of a lesser amount than \$1,000.00 will be made unless it is a final or end of fiscal year billing. Should the DEPARTMENT determine that the available working capital exceeds the remaining anticipated PROJECT COSTS, the DEPARTMENT may reimburse the REQUESTING PARTY such excess. Upon completion of the PROJECT, payment of all PROJECT COSTS, receipt of all applicable monies from the FHWA, and completion of necessary audits, the REQUESTING PARTY will be reimbursed the balance of its deposit.

2. In the event that the bid, plus contingencies, for the contracted, and/or the DEPARTMENT incurred portion of the PROJECT work exceeds the estimated cost therefor as established by this contract, the REQUESTING PARTY may be advised and billed for the additional amount of its share.

C. General Conditions:

1. The DEPARTMENT, in accordance with its procedures in existence and covering the time period involved, shall make payment for interest earned on the balance of working capital deposits for all projects on account with the DEPARTMENT. The REQUESTING PARTY in accordance with DEPARTMENT procedures in existence and covering the time period involved, shall make payment for interest owed on any deficit balance of working capital deposits for all projects on account with the DEPARTMENT. This payment or billing is processed on an annual basis corresponding to the State of Michigan fiscal year. Upon receipt of billing for interest incurred, the REQUESTING PARTY promises and shall promptly pay the DEPARTMENT said amount.
2. Pursuant to the authority granted by law, the REQUESTING PARTY hereby irrevocably pledges a sufficient amount of funds received by it from the Michigan Transportation Fund to meet its obligations as specified in PART I and PART II. If the REQUESTING PARTY shall fail to make any of its required payments when due, as specified herein, the DEPARTMENT shall immediately notify the REQUESTING PARTY and the State Treasurer of the State of Michigan or such other state officer or agency having charge and control over disbursement of the Michigan Transportation Fund, pursuant to law, of the fact of such default and the amount thereof, and, if such default is not cured by payment within ten (10) days, said State Treasurer or other state officer or agency is then authorized and directed to withhold from the first of such monies thereafter allocated by law to the REQUESTING PARTY from the Michigan Transportation Fund sufficient monies to remove the default, and to credit the REQUESTING PARTY with payment thereof, and to notify the REQUESTING PARTY in writing of such fact.
3. Upon completion of all work under this contract and final audit by the DEPARTMENT or the FHWA, the REQUESTING PARTY promises to promptly repay the DEPARTMENT for any disallowed items of costs previously disbursed by the DEPARTMENT. The REQUESTING PARTY pledges its future receipts from the Michigan Transportation Fund for repayment of all disallowed items and, upon failure to make repayment for any disallowed items within ninety (90) days of demand made by the DEPARTMENT, the DEPARTMENT is hereby authorized to withhold an equal amount from the REQUESTING PARTY'S share of any future distribution of Michigan Transportation Funds in settlement of said claim.

4. The DEPARTMENT shall maintain and keep accurate records and accounts relative to the cost of the PROJECT and upon completion of the PROJECT, payment of all items of PROJECT COST, receipt of all Federal Aid, if any, and completion of final audit by the DEPARTMENT and if applicable, by the FHWA, shall make final accounting to the REQUESTING PARTY. The final PROJECT accounting will not include interest earned or charged on working capital deposited for the PROJECT which will be accounted for separately at the close of the State of Michigan fiscal year and as set forth in Section C(1).
5. The costs of engineering and other services performed on those projects involving specific program funds and one hundred percent (100%) local funds will be apportioned to the respective portions of that project in the same ratio as the actual direct construction costs unless otherwise specified in PART I.

SECTION IV

MAINTENANCE AND OPERATION

A. Upon completion of construction of each part of the PROJECT, at no cost to the DEPARTMENT or the PROJECT, each of the parties hereto, within their respective jurisdictions, will make the following provisions for the maintenance and operation of the completed PROJECT:

1. All Projects:

Properly maintain and operate each part of the project, making ample provisions each year for the performance of such maintenance work as may be required, except as qualified in paragraph 2b of this section.

2. Projects Financed in Part with Federal Monies:

- a. Sign and mark each part of the PROJECT, in accordance with the current Michigan Manual of Uniform Traffic control Devices, and will not install, or permit to be installed, any signs, signals or markings not in conformance with the standards approved by the FHWA, pursuant to 23 USC 109(d).
- b. Remove, prior to completion of the PROJECT, all encroachments from the roadway right-of-way within the limits of each part of the PROJECT.

With respect to new or existing utility installations within the right-of-way of Federal Aid projects and pursuant to FAPG (23 CFR 645B): Occupancy of non-limited access right-of-way may be allowed based on consideration for traffic safety and necessary preservation of roadside space and aesthetic quality. Longitudinal occupancy of non-limited access right-of-way by private lines will require a finding of significant economic hardship, the unavailability of practicable alternatives or other extenuating circumstances.

- c. Cause to be enacted, maintained and enforced, ordinances and regulations for proper traffic operations in accordance with the plans of the PROJECT.
- d. Make no changes to ordinances or regulations enacted, or traffic controls installed in conjunction with the PROJECT work without prior review by the DEPARTMENT and approval of the FHWA, if required.

- B. On projects for the removal of roadside obstacles, the parties, upon completion of construction of each part of the PROJECT, at no cost to the PROJECT or the DEPARTMENT, will, within their respective jurisdictions, take such action as is necessary to assure that the roadway right-of-way, cleared as the PROJECT, will be maintained free of such obstacles.
- C. On projects for the construction of bikeways, the parties will enact no ordinances or regulations prohibiting the use of bicycles on the facility hereinbefore described as the PROJECT, and will amend any existing restrictive ordinances in this regard so as to allow use of this facility by bicycles. No motorized vehicles shall be permitted on such bikeways or walkways constructed as the PROJECT except those for maintenance purposes.
- D. Failure of the parties hereto to fulfill their respective responsibilities as outlined herein may disqualify that party from future Federal-aid participation in projects on roads or streets for which it has maintenance responsibility. Federal Aid may be withheld until such time as deficiencies in regulations have been corrected, and the improvements constructed as the PROJECT are brought to a satisfactory condition of maintenance.

SECTION V

SPECIAL PROGRAM AND PROJECT CONDITIONS

- A. Those projects for which the REQUESTING PARTY has been reimbursed with Federal monies for the acquisition of right-of-way must be under construction by the close of the twentieth (20th) fiscal year following the fiscal year in which the FHWA and the DEPARTMENT projects agreement covering that work is executed, or the REQUESTING PARTY may be required to repay to the DEPARTMENT, for forwarding to the FHWA, all monies distributed as the FHWA'S contribution to that right-of-way.
- B. Those projects for which the REQUESTING PARTY has been reimbursed with Federal monies for the performance of preliminary engineering must be under construction by the close of the tenth (10th) fiscal year following the fiscal year in which the FHWA and the DEPARTMENT projects agreement covering that work is executed, or the REQUESTING PARTY may be required to repay to the DEPARTMENT, for forwarding to the FHWA, all monies distributed as the FHWA'S contribution to that preliminary engineering.
- C. On those projects funded with Federal monies, the REQUESTING PARTY, at no cost to the PROJECT or the DEPARTMENT, will provide such accident information as is available and such other information as may be required under the program in order to make the proper assessment of the safety benefits derived from the work performed as the PROJECT. The REQUESTING PARTY will cooperate with the DEPARTMENT in the development of reports and such analysis as may be required and will, when requested by the DEPARTMENT, forward to the DEPARTMENT, in such form as is necessary, the required information.
- D. In connection with the performance of PROJECT work under this contract the parties hereto (hereinafter in Appendix "A" referred to as the "contractor") agree to comply with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", as set forth in Appendix A, attached hereto and made a part hereof. The parties further covenant that they will comply with the Civil Rights Acts of 1964, being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C. Sections 1971, 1975a-1975d, and 2000a-2000h-6 and the Regulations of the United States Department of Transportation (49 C.F.R. Part 21) issued pursuant to said Act, including Appendix "B", attached hereto and made a part hereof, and will require similar covenants on the part of any contractor or subcontractor employed in the performance of this contract.
- E. The parties will carry out the applicable requirements of the DEPARTMENT'S Disadvantaged Business Enterprise (DBE) program and 49 CFR, Part 26, including, but not limited to, those requirements set forth in Appendix C.

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 Public Act 453 of 1976 (Elliott-Larsen Civil Rights Act), the contractor shall not discriminate against an employee or applicant for employment with respect to hire, tenure, treatment, 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. A breach of this covenant will be regarded as a material breach of this contract. Further, in accordance with Public Act 220 of 1976 (Persons with Disabilities Civil Rights Act), as amended by Public Act 478 of 1980, the contractor shall not discriminate against any 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 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 will be regarded as a material breach of this contract.
2. The contractor hereby agrees that any and all subcontracts 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 hereinabove set forth in Section 1 of this Appendix.
3. The contractor will take affirmative action to ensure that applicants for employment and employees are treated without regard to their race, color, religion, national origin, age, sex, height, weight, marital status, or any 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; treatment; 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 shall, 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 its collective bargaining representative shall send to each labor union or representative of workers with which the contractor has a collective bargaining agreement or other contract or understanding a notice advising such labor union or workers' representative of the contractor's commitments under this Appendix.
6. The contractor shall comply with all relevant published rules, regulations, directives, and orders of the Michigan Civil Rights Commission that may be in effect prior to the taking of bids for any individual state project.

7. The contractor shall 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 itself, and said contractor shall permit access to the contractor's books, records, and accounts by the Michigan Civil Rights Commission and/or its agent for the purposes of investigation to ascertain compliance under this contract and relevant rules, regulations, and orders of the Michigan Civil Rights Commission.
8. In the event that the Michigan Civil Rights Commission finds, after a hearing held pursuant to its rules, that a contractor has not complied with the contractual obligations under this contract, the Michigan Civil Rights Commission may, as a part of its order based upon such findings, certify said findings to the State Administrative Board of the State of Michigan, which State 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, including the governing boards of institutions of higher education, until the contractor complies with said order of the Michigan Civil Rights Commission. Notice of said declaration of future ineligibility may be given to any or 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 Michigan 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 Michigan Civil Rights Commission to participate in such proceedings.
9. The contractor shall include or incorporate by reference, the provisions of the foregoing paragraphs (1) through (8) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Michigan Civil Rights Commission; all subcontracts and purchase orders will also state that said provisions will be binding upon each subcontractor or supplier.

Revised June 2011

APPENDIX B
TITLE VI ASSURANCE

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

1. **Compliance with Regulations:** For all federally assisted programs, the contractor shall comply with the nondiscrimination regulations set forth in 49 CFR Part 21, as may be amended from time to time (hereinafter referred to as the Regulations). Such Regulations are incorporated herein by reference and made a part of this contract.
2. **Nondiscrimination:** The contractor, with regard to the work performed under the contract, shall not discriminate on the grounds of race, color, sex, or national origin in the selection, retention, and treatment of subcontractors, including procurements of materials and leases of equipment. The contractor shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices, when the contractor covers a program set forth in Appendix B of the Regulations.
3. **Solicitation for Subcontracts, Including Procurements of Materials and Equipment:** All solicitations made by the contractor, either by competitive bidding or by negotiation for subcontract work, including procurement of materials or leases of equipment, must include a notification to each potential subcontractor or supplier of the contractor's obligations under the contract and the Regulations relative to nondiscrimination on the grounds of race, color, or national origin.
4. **Information and Reports:** The contractor shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information, and facilities as may be determined to be pertinent by the Department or the United States Department of Transportation (USDOT) in order to ascertain compliance with such Regulations or directives. If required information concerning the contractor is in the exclusive possession of another who fails or refuses to furnish the required information, the contractor shall certify to the Department or the USDOT, as appropriate, and shall set forth the efforts that it made to obtain the information.
5. **Sanctions for Noncompliance:** In the event of the contractor's noncompliance with the nondiscrimination provisions of this contract, the Department shall impose such contract sanctions as it or the USDOT may determine to be appropriate, including, but not limited to, the following:
 - a. Withholding payments to the contractor until the contractor complies; and/or
 - b. Canceling, terminating, or suspending the contract, in whole or in part.

6. **Incorporation of Provisions:** The contractor shall include the provisions of Sections (1) through (6) in every subcontract, including procurement of material and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The contractor shall take such action with respect to any subcontract or procurement as the Department or the USDOT may direct as a means of enforcing such provisions, including sanctions for non-compliance, provided, however, that in the event a contractor becomes involved in or is threatened with litigation from a subcontractor or supplier as a result of such direction, the contractor may request the Department to enter into such litigation to protect the interests of the state. In addition, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

Revised June 2011

APPENDIX C

**TO BE INCLUDED IN ALL FINANCIAL ASSISTANCE
AGREEMENTS WITH LOCAL AGENCIES**

**Assurance that Recipients and Contractors Must Make
(Excerpts from US DOT Regulation 49 CFR 26.13)**

A. Each financial assistance agreement signed with a DOT operating administration (or a primary recipient) must include the following assurance:

The recipient shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any US DOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The recipient shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of US DOT-assisted contracts. The recipient's DBE program, as required by 49 CFR Part 26 and as approved by US DOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the recipient of its failure to carry out its approved program, the department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

B. Each contract MDOT signs with a contractor (and each subcontract the prime contractor signs with a subcontractor) must include the following assurance:

The contractor, sub recipient 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 in the award and administration of US 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.

RESOLUTION

At a regular meeting of the City of Mt. Pleasant, Michigan, on January 26, 2026, held at City Hall, 320 W. Broadway Street:

The following resolution was offered by member _____, and supported by member _____.

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.

Resolution duly adopted.

Mayor

Certified to be a true copy, _____
(Date)

Holly Schmeltzer, City Clerk

MUNICIPAL SERVICES AGREEMENT

THIS MUNICIPAL SERVICES AGREEMENT entered into this 20 day of October, 2020, by and between MT. PLEASANT HOUSING COMMISSION, 1 Mosher Street, Mt. Pleasant, Michigan 48858, (hereinafter referred to as "Owner"), and the City of Mt. Pleasant, a Michigan municipal corporation, of 320 W. Broadway, Mt. Pleasant, Michigan 48858, (hereinafter referred to as the "City").

RECITALS

- A. The Owner intends to purchase a housing project for low income persons or families that meet 80% of the average median income or below at property located at 1414 W. Broomfield in the City more particularly described on **Exhibit A** attached hereto and made a part hereof, (hereinafter referred to as the "Project").
- B. The Owner desires to guarantee that certain municipal services will be provided to the Project by the City during the term of the Payment in Lieu of Taxes (hereinafter referred to as the "PILOT") Ordinance for said Project. Such municipal services will be of the same type and furnished in the same manner that the City typically provides to the public as part of its General Fund expenditures and will include, but not be limited to:
 1. Emergency Services, including police protection, fire protection (including emergency first responders), and other public safety services specifically administered by or through the City, as may from time to time, be mutually agreed to for the benefit of the Project;
 2. Said municipal services shall be provided in the customary way, in a competent and workmanlike manner, and in accordance with all laws, rules and regulations of the United States of America, State of Michigan, County of Isabella, City of Mt. Pleasant, or other applicable jurisdictions or bodies.

(All of the above collectively referred to as "Municipal Services")

The parties agree as follows:

1. The City will provide the Municipal Services.
2. The payment for Municipal Services shall be computed at three percent (3%) of Annual Shelter rents, the definition of which is found in PILOT Ordinance No. 1058.
3. In addition to the payment for Municipal Services, the Mt. Pleasant Housing Commission will also be responsible for the payment of fees for other services provided by the City to the Housing Development, including but not limited to Utilities (defined

in PILOT Ordinance No. 1058), which will be billed to the Housing Development in the normal course of providing those other services.

4. The duration of this payment for Municipal Services shall commence in 2021 and remain in effect for five (5) years (2021-2025).

IN WITNESS WHEREOF, this Municipal Services Agreement is executed as of the day and year first written above.

Mr. Pleasant Housing Commission

By: Amessa Rast

Its: Executive Director

City of Mt. Pleasant

By: Willie Joseph

Its: Mayor

FIRST AMENDMENT TO MUNICIPAL SERVICES AGREEMENT

This First Amendment to Municipal Services Agreement (“Agreement”) entered into this _____ day of _____, _____, by and between the Mt. Pleasant Housing Commission, 1 Mosher Street, Mt. Pleasant, Michigan 48858 (“Owner”), and the City of Mount Pleasant, a Michigan municipal corporation, of 320 W. Broadway, Mount Pleasant, Michigan 48858 (“City”).

RECITALS

- A. Owner and the City entered into a Municipal Services Agreement dated effective as of October 20, 2020 (the “Original Agreement”); and
- B. The Original Agreement provides that it shall remain in effect for five (5) years (2021-2025); and
- C. Owner and the City desire to amend the Original Agreement to extend the effective date in accordance with this Amendment.

The Parties agree as follows:

1. The duration of payment for Municipal Services as provided in the Original Agreement shall remain in effect for an additional five (5) years (2026-2030).
2. Except as specifically provided herein, the Original Agreement shall remain in full force and effect and is hereby ratified and confirmed by the Parties. To the extent any of the terms and provisions of the Original Agreement are inconsistent with the terms and provisions of this Amendment, the terms and provisions of this Amendment shall govern and control.

IN WITNESS WHEREOF, this Municipal Services Agreement is executed as of the day and year first written above.

**Mt. Pleasant Housing
Commission**

By: _____

Its: _____

City of Mount Pleasant

By: _____

Its: _____

Memorandum



TO: Aaron Desentz, City Manager

FROM: Phil Biscorner, Director of Parks and Public Spaces

DATE: January 15, 2026

SUBJECT: 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 been 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

To consider setting 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

01/22/2026 CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 01/09/2026 - 01/22/2026

Check Date	Vendor Name	Description	Amount
01/22/2026	21ST CENTURY MEDIA - MICHIGAN	532011 NEWSPAPER PUBLICATIONS 18521	1,021.40
01/22/2026	ACE PIERSON	MILEAGE REIMB METER READER JAN 2026	20.08
01/22/2026	AIRGAS USA, LLC	SUPPLIES STREETS	127.81
01/22/2026	ALEXANDER MATTHEWS	REIMBURSEMENT - PHONE DECEMBER 2025	50.00
01/22/2026	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - FIRE ENG 3	1,966.12
01/22/2026	ANDREA CHILCOTE	LEAD FAILURE REIMBURSEMENT DPW	2,500.00
01/22/2026	ANDREW WITTBRODT	PHONE REIMBURSEMENT DEC 2025	216.65
01/22/2026	BLOCK ELECTRIC COMPANY	CONTRACT SVCS- CHILL PROGRAM 402 N BRADL	9,800.00
01/22/2026	BROWN & BROWN INSURANCE SERVICES	ADMIN COSTS-GVSN AGENCY FEE HR	13,750.00
01/22/2026	C & O SPORTSWEAR	SUPPLIES RECREATION WINTER BASKETBALL	2,440.55
01/22/2026	C & R ELECTRIC, LLC	CONTRACT SVCS- STREET LIGHT REPAIR	11,800.00
01/22/2026	CDW GOVERNMENT, INC	SUPPLIES HUMAN RESOURCES	2,326.57
01/22/2026	CENTRAL CONCRETE INC	SUPPLIES WTP	421.21
01/22/2026	CENTURYLINK	COMMUNICATIONS DUE JAN 2026	10.33
01/22/2026	CINTAS CORP	WRRF CLEANING SUPPLIES/FIRST AID WTP	74.43
01/22/2026	CITY TREASURER - UTILITIES	WATER/SEWER DUE JAN 15 26	3,694.38
01/22/2026	CLARK HILL P.L.C.	CONTRACT SVCS I-140 DEC 2025	8,125.04
01/22/2026	CMFIS	2026 MEMBERSHIP DUES DL AND BD	30.00
01/22/2026	CONSUMERS ENERGY	UTILITIES DUE JAN 20 26	69,212.74
01/22/2026	COYNE OIL CORPORATION	FUEL DPS	277.39
01/22/2026	CULLIGAN	CONTRACT SVCS - AIRPORT	34.00
01/22/2026	CUMMINS SALES AND SERVICE	CONTRACT SVCS- MAINTENANCE ON EQUIP	2,606.67
01/22/2026	CUSTOM HEATING & PLUMBING, INC.	CHILL PROGRAM 621 NEIER	18,473.00
01/22/2026	DINGES FIRE COMPANY	SUPPLIES FIRE DEPT	757.10
01/22/2026	DTE ENERGY	UTILITIES DUE JAN 15 2026	17,330.04
01/22/2026	ELLIOTT GREEN HOUSE INC	DADDY DAUGHTER DANCE SUPPLIES	312.50
01/22/2026	FISHBECK - ENGINEERS/ARCHITECTS/	WRRF FOOD WASTE RECEIVING THRU DEC 2025	72,413.28
01/22/2026	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE DEC 2025	176.40
01/22/2026	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS - DEC 2025	3,162.50
01/22/2026	GATEWAY REFRIGERATION, INC.	CONTRACT SVCS WTP DEC 2025	3,091.44
01/22/2026	GRAYMONT WESTERN LIME INC.	CHEMICALS WTP	10,466.97
01/22/2026	HAVILAND PRODUCTS COMPANY	CHEMICALS WTP	95.00
01/22/2026	IDEXX DISTRIBUTION, INC.	CHEMICALS WATER	16,092.19
01/22/2026	INFOSEND, INC	DEC MONTHLY SUPPORT FEE	3,920.39
01/22/2026	ISABELLA COUNTY	SPECIAL DRAIN TAX ASSESSMENT 2025	1,876.93
01/22/2026	ISABELLA COUNTY FIRE CHIEFS	ANNUAL DUES - HAZ MAT TEAM - 2026	600.00
01/22/2026	JOHN MONAHAN	FARMERS MKT TOKEN REIMB THRU JULY 26 25	108.00
01/22/2026	KEAGAN HOVER	RETURNED CHECK REIMBURSEMENT	15.00
01/22/2026	KNOWBE4, INC.	SUBSCRIPTION 2026	1,648.35
01/22/2026	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #DPW EF862	88.94
01/22/2026	MANNIK SMITH GROUP	CONTRAC SVCS LANDFILL QUARTERLY	8,437.85
01/22/2026	MCLAREN CORPORATE SERVICES	HEALTH SCREENING DEC 2025	342.00
01/22/2026	MOREY'S LOGO	VEHICLE MAINTENANCE DPS	470.00
01/22/2026	MYMICHIGAN HEALTH	CONTRACT SVCS HR NEW HIRE DEC 2025	260.00
01/22/2026	ODP BUSINESS SOLUTIONS LLC	SUPPLIES HR	25.48
01/22/2026	O'NEIL & DUSO PLLC	PROSECUTORIAL SVCS RETAINER JANUARY 2026	7,941.70
01/22/2026	ORKIN	CONTRACT SVCS - PEST CONTROL JANUARY 202	163.08
01/22/2026	PEERLESS MIDWEST, INC.	CONTRACT SVCS - DPW	7,419.14
01/22/2026	PEPPERBALL	TRAINING DPS	30.00
01/22/2026	PHILIP BISCORNER	REIMBURSEMENT PHONE FOR NOV AND DEC 2025	100.00
01/22/2026	PRECISE TAX ASSESSMENT LLC	MONTHLY ASSESSING CONTRACT FEB 2026	9,083.33
01/22/2026	PRO COMM, INC	CONTRACT SVCS - DPS VEHICLE	13,736.50
01/22/2026	PURITY CYLINDER GASES INC	EQUP RENTAL WRRF	41.95
01/22/2026	PVS TECHNOLOGIES, INC	CHEMICALS WRRF	10,267.98
01/22/2026	RCL CONSTRUCTION CO. INC	CONTRACT SVCS WRRF IMPROVEMENTS THRU DEC	992,412.44
01/22/2026	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - DEC 2025	2,083.47
01/22/2026	SARAH MARSHALL	REIMBURSEMENT - TRAINING - MILEAGE SEPT	93.10

01/22/2026	SCIENTIFIC BRAKE & EQUIPMENT CO	CONTRACT SVCS DOWNTOWN	4,640.99
01/22/2026	SENSAPHONE	SUBSCRIPTION RENEWAL 2026	419.40
01/22/2026	STATE OF MICHIGAN	CONTRACT SVCS MDOT00249 DEC2025	21.54
01/22/2026	SUSAN THAM	REIMB MILEAGE TRAINING DEC 2025	91.00
01/22/2026	T.H. EIFERT, LLC	CONTRACT SVCS- CITY HALL REPAIR	3,804.80
01/22/2026	THE ISABELLA CORPORATION	CONTRACT SVCS- CONCRETE POUR BWW	2,850.00
01/22/2026	THROTTLE FIREARMS, LLC	SUPPLIES DPS	159.96
01/22/2026	TROJAN TECHNOLOGIES	SUPPLIES WRRF	2,959.59
01/22/2026	TYLER LOOMIS	REIMBURSEMENT CELL PHONE JAN 2026	50.00
01/22/2026	UNIFIRST CORPORATION	MOTOR POOL MATS	183.86
01/22/2026	VERMONT SYSTEMS, INC	CONTRACT SVCS RECREATION SOFTWARE ANNUAL	14,792.53
01/22/2026	WARBIRD PROTECTION	UNIFORMS DPS	1,059.49
01/22/2026	WILLIAMS & WORKS	CONTRACT SVCS CITY HALL RETAINING WALL D	1,867.80
01/22/2026	YEO & YEO TECHNOLOGY	MONTHLY AGREEMENT JANUARY	900.00
Bank COMM COMMON CASH			

COMM TOTALS:

Total of 71 Checks:	1,367,842.38
Less 0 Void Checks:	0.00
Total of 71 Disbursements:	1,367,842.38

Memorandum



TO: Aaron Desentz, City Manager

FROM: Lauren Pavlowski, Finance Director

DATE: January 16, 2026

SUBJECT: Notice of Intent to Issue Revenue Bonds

At the January 12th, 2026, City Commission meeting, contracts for Bond Counsel and Municipal Financial Advisory Services were awarded to Dickinson Wright PLLC and Bendzinski & Co., respectively. These professional services were solicited through a Request for Proposals (RFP) process initiated in support of the Water Plant Improvement Project and its corresponding project timeline.

In 2023, Fishbeck developed a comprehensive project plan for the City's application to the Drinking Water State Revolving Fund (DWSRF) Program. The City was awarded DWSRF funding for Phase I of the project in late 2024. Subsequently, in October 2024, the City Commission approved a professional services agreement with Fishbeck for design and construction engineering services related to Phase I. Bonded for that phase was approved in April 2025 by the City Commission and included mention of a need to consider Phase II of this project. The City has approved a professional services agreement with Fishbeck to continue with the DWSRF for design and construction engineering services related to Phase II. It is critical that the City initiate work with Dickinson Wright and Bendzinski to ensure timely financing and to meet key deadlines outlined in the proposal.

The estimated bonding requirement for Phase II of the Water Plant Improvement Project is \$27,900,000. This phase includes significant improvements to the City's Water Supply System, such as upgrades to the water treatment plant, replacement of lead and galvanized service lines in compliance with state regulations, and the restoration of impacted streets and sidewalks. Given that the project cost estimates are subject to market fluctuations and inflation, Dickinson Wright has recommended that the City preserve the ability to bond additional funds, while committing to issue bonds only for the amount ultimately needed.

To finance these improvements, the City intends to issue revenue bonds not to exceed \$30 million under the authority of Michigan's Act 94. A resolution has been prepared to support this financing strategy, with the following key provisions:

1. **Improvements:** Authorization for the design, acquisition, and construction of improvements to the City's water system, including service line replacements and associated infrastructure restoration.
2. **Bond Financing:** Authorization to issue revenue bonds in an amount not to exceed \$30 million to finance the identified improvements.
3. **Notice of Intent:** Publication of a Notice of Intent to issue bonds, as required by state law.
4. **Use of City Funds:** Provision allowing the City to advance costs from available funds, with the intent to reimburse itself from future bond proceeds.
5. **Tax Code Compliance:** Assurance that the resolution complies with federal tax regulations concerning bond reimbursement.

Memorandum



6. **Bond Counsel:** Confirmation that Dickinson Wright PLLC will serve as Bond Counsel, responsible for preparing the necessary legal documentation related to bond issuance.

Requested Action:

Please include the following resolution, prepared by Roger Swets, for consideration and adoption on the January 26th City Commission agenda.

**CITY OF MT. PLEASANT
Isabella County, Michigan**

RESOLUTION NO. _____

**RESOLUTION TO PURCHASE, ACQUIRE AND CONSTRUCT
IMPROVEMENTS TO THE WATER SUPPLY SYSTEM AND TO
PUBLISH NOTICE OF INTENT TO ISSUE REVENUE BONDS**

Minutes of a regular meeting of the City Commission of the City of Mt. Pleasant, Isabella County, Michigan, held at the City Hall, on _____, 2026, at _____ p.m., local time.

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by Member _____ and supported by Member _____ :

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:

1. 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").

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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

Appointment of City Officials to applicable City boards and commissions.

It is recommended the Mayor appoint the following City administrative officials to the following boards and commissions:

- a. Building Authority – *Finance Director Lauren Pavlowski*
- b. 9-1-1 / Central Dispatch Governing Board –*Fire Chief Doug Lobsinger and Police Captain Brandon Bliss as alternate*
- c. Isabella County Material Recovery Facility Governing Board –*Public Works Director Jason Moore*
- d. MML Legislative Coordinator - *City Manager Aaron Desentz*
- e. Mid-Michigan Area Cable and Telecommunications Consortium Board- *Communications Coordinator, Madison Craven*
- f. Middle Michigan Development Corporation- *City Manager Aaron Desentz*

Mt. Pleasant City Commission 2026 Committee Assignments

Appointments Committee- <i>meets as needed</i>	1. Boomer Wingard-Chair 2. Grace Rollins 3. Ryon Skalitzky
Charter Committee- <i>meets as needed</i>	1. Boomer Wingard-Chair 2. Grace Rollins 3. Ryon Skalitzky
Council of Governments- <i>meets 3rd Wednesday @ 7:00 p.m.</i>	1. Boomer Wingard
Intergovernmental Liaison - <i>meets as needed</i>	1. Boomer Wingard-Mayor 2. Maureen Eke-Vice Mayor
International Relations/Sister City Council- <i>meets monthly</i>	1. Maureen Eke 2. Mary Alsager (alternate)
Mt. Pleasant Area Diversity Council- <i>meeting schedule unknown</i>	1. Hanna Demerath
Property Committee- <i>meets as needed</i>	1. Maureen Eke-Chair 2. Grace Rollins 3. Mary Alsager

In addition, City Commission seats are available on the following boards and commissions:

Audit Committee -*meets once in March and early May*

1. Amy Perschbacher
2. Maureen Eke
3. Grace Rollins (alternate)

City/CMU Student Liaison Committee-*meets 4th Tuesday of the month 5:15 pm*

1. Amy Perschbacher
2. Mary Alsager

Economic Development Corporation/Brownfield Redevelopment Authority-*meets as needed*

1. Amy Perschbacher
2. Mary Alsager

Principal Shopping District Board - *meets monthly (City Hall)*

1. Amy Perschbacher

Tax Increment Finance Authority - *meets the 4th Monday of the month at 8:30 a.m. (City Hall)*

1. Ryon Skalitsky