



**PROPOSED AGENDA
REGULAR MEETING OF THE LAKE ODESSA VILLAGE COUNCIL
MONDAY, MAY 18, 2026 - 7:00 P.M.**

Page Memorial Building
Village Council Chambers
839 Fourth Avenue, Lake Odessa, Michigan 48849

I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Council Members

IV. Approval of Agenda

V. Public Comment:

Under the Open Meetings Act, any citizen may come forward at this time and make comment on items that appear on the agenda. Comments will be limited to three minutes per person. Anyone who would like to speak shall state his/her name and address for the record. Remarks should be confined to the question at hand and addressed to the chair in a courteous tone. No person shall have the right to speak more than once on any particular subject until all other persons wishing to be heard on that subject have had the opportunity to speak.

VI. Minutes: To approve the meeting minutes from the following Village Council meetings:

- a) Minutes from the regular Village Council meeting of April 20, 2026

VII. Expenditures:

- a) Approve bills equal to or less than \$3,000.00 each from 4/1/2026 to 4/30/2026.
- b) Approve bills in excess of \$3,000.00 each, including:
 - i. Bendzinski & Company – 2026 Bond Issuance Municipal Advisor Fees – \$15,450.00 (Paid)
 - ii. Blue Water Solutions – Water Meters – \$3,070.22 (Paid)
 - iii. BS&A Software – Accounting Software – \$3,007.00 (Paid)
 - iv. Dickinson Wright – 2026 Bond issuance Counsel Fees – \$17,250.00 (Paid)
 - v. Mercantile Bank – Gen Hwy & Water Bond Payment – \$116,035.00 (Paid)
 - vi. Miller Johnson – Legal Fees – 4,063.31 (Paid)
 - vii. Rehmann – Audit Fees – \$6,750.00 (Paid)
 - viii. Wightman – 2026 Street Project Engineering – \$30,912.50 (Paid)

VIII. Consent Agenda

The following consent agenda will normally be adopted without discussion; however, at the request of any council member, any item may be removed from the consent agenda for discussion.

Reports and Minutes: To accept and file the following:

- a) Minutes from the DDA regular meeting of January 13, 2026
- b) Minutes from the Lake Odessa Area Arts Commission regular meeting of April 14, 2026

IX. Departmental Reports:

- a) Village Manager
- b) Police Department
- c) Department of Public Works
- d) Finance
- e) Zoning

X. Public Hearing:

- a) Review Special Assessment Roll – Hazards and Nuisances

XI. Presentations:

- a) Roman Wilson, Fishbeck. Re: Brownfield Amendment, Condominiums and Apartments
- b) Ryan Schmidt, Partner, Indigo Architecture, LLC, and Jess Solis, Consultant with SME Engineering and Consultants in Grand Rapids. RE: Brownfield TIF Request, Apartments

XII. New Business:

- a) Proposed Resolution 2026-36: Approving a Special Assessment Roll for Abating Hazards and Nuisances
- b) Proposed Resolution 2026-37: Setting Millage Rates for 2026
- c) Proposed Resolution 2026-38: Brownfield Plan Amendment – Amendment #1
- d) Proposed Resolution 2026-39: Award the Pavilion Re-Construction Project to Stowell Builders, LLC
- e) Proposed Resolution 2026-40: Approval to Proceed with a Phase One Environmental Assessment on Property Being Donated to the Village

XIII. Miscellaneous Correspondence:

- a) Arbor Day proclamation and press release

XIV. Trustee Comments

XV. Public Comment (See Above)

XVI. Closed Session

Consider Recessing To Closed Session to Review Attorney Opinions, In Accordance with Section 8(h) of the Open Meetings Act 267 of 1976.

XVII. Resume Open Session

XVIII. Adjournment

Council Meeting Minutes

VILLAGE OF LAKE ODESSA

MINUTES

REGULAR COUNCIL MEETING

APRIL 20, 2026

PAGE MEMORIAL BUILDING

839 FOURTH AVENUE

LAKE ODESSA, MICHIGAN 48849

Meeting called to order at 7:00 pm by Village President Karen Banks.

ROLL CALL

Council present: President Karen Banks, Trustee Mike Brighton, Trustee Ben DeJong, Trustee Bob Green, Trustee Roy Halfmann, Trustee Neena Rush, Trustee Martha Yoder

Council absent: None

Staff present: Village Manager Gregg Guetschow, Clerk/Treasurer Kathy Forman

APPROVAL OF THE AGENDA

Motion by DeJong, supported by Halfmann, to approve the agenda. All ayes; motion carried 7-0.

PUBLIC COMMENT

1. Steven Aldrich, representing the VFW, asked for help from the Village in placing temporary brackets on 4 Consumer Energy poles. This will allow the VFW to display 60 Hometown Hero banners in November and 60 banners in May for a total of 120 banners each year.

MINUTES

Motion by Green, supported by Rush, to approve the minutes from the regular Village Council meeting of March 16, 2026. All ayes; motion carried 7-0.

BILLS

Motion by Yoder, supported by DeJong, to approve expenditures equal to or less than \$3,000.00 for the period 3/1/2026 through 3/31/2026. All ayes; motion carried 7-0.

Motion by Rush, supported by Brighton, to approve bills in excess of \$3,000 as submitted. All ayes; motion carried 7-0.

CONSENT AGENDA

- a) Minutes from the special Lake Odessa Area Arts Commission meeting of March 10, 2026
- b) Minutes from the regular Lake Odessa Planning Commission meeting of January 26, 2026

Motion by Green, supported by Brighton, to approve the consent agenda. All ayes; motion carried, 7-0.

DEPARTMENTAL REPORTS

Village Manager: Report submitted.
Police Department: Report submitted.
Department of Public Works: Report submitted.
Finance: Report submitted.
Zoning: Report submitted.

NEW BUSINESS

- a) Proposed Resolution 2026-30: Setting a Public Hearing of Special Assessments for Abating Hazards and Nuisances

Motion by Green, supported by DeJong, to adopt proposed Resolution 2026-30. Banks called for a roll call vote. Yes: Brighton, DeJong, Halfmann, Green, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- b) Proposed Resolution 2026-31: Accepting Proposal from the Michigan Municipal League Liability and Property Pool for Insurance Coverage Effective June 1, 2026

Motion by Yoder, supported by Brighton, to adopt proposed Resolution 2026-31. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- c) Proposed Resolution 2026-32: Awarding the 2026 Asphalt crack sealing contract to Asphalt Restoration, Inc.

Motion by Green, supported by Brighton, to adopt proposed Resolution 2026-32. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- d) Proposed Resolution 2026-33: Authorization for Change in Standard Contract – Consumers Energy and the Village of Lake Odessa

Motion by Rush, supported by Yoder, to adopt Resolution 2026-33. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- e) Proposed Resolution 2026-34: Appoint and Retain the Law Firm of Bloom Sluggett as General Legal Counsel for the Village of Lake Odessa

Motion by Yoder, supported by Halfmann, to adopt proposed Resolution 2026-34. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- f) Proposed Resolution 2026-35: Approving Authorized Signers for the Downtown Development Authority account at Union Bank

Motion by Rush, supported by Yoder, to adopt proposed Resolution 2026-35. Banks called for a roll call vote. Yes: Brighton, DeJong, Green, Halfmann, Rush, Yoder, Banks; No: None; Absent: None; Abstain: None. Motion carried 7-0.

- g) Set Date for Visioning Workshop

Per Village Manager Mark Borden's contract the Village Council must hold a Goal Setting Workshop. Ryan Wilson with the Ionia County Economic Alliance has agreed to facilitate the meeting. Manager Borden will speak with Mr. Wilson about potential dates for the workshop and send a Doodle Poll to council members for their input as well.

MISCELLANEOUS CORRESPONDENCE

- a) Letter to Governor Gretchen Whitmer Regarding MACC Grant Award
- b) Letter to Michigan Department of Agriculture and Rural Development

TRUSTEE COMMENTS

- Banks – Upcoming Dates: 4/22 4-6pm, Open House for Village Manager Mark Borden; 4/23 Arbor Day Tree Planting on Bonanza Rd across from Cargill; and May Clean-up 5/15 7am – 7pm and 5/16 8am-12pm. Announced the Village received Tree City designation for 2025.
- Brighton – Asked about 1323 Ionia Street. Wished Mark a great vacation in May.
- DeJong – Would like to set an Ad Hoc committee of Roy, Mike, and Ben to work on an AI Policy with village staff.
- Green – Likes the great improvements being made at the fairgrounds. Thanked Kathy for the training update.
- Halfmann – Welcomed Mark Borden to the Village. Thanked Kathy for the clerk training update.
- Rush – Wished Mark a great trip to his son’s wedding in May. Glad Kathy’s training went well. Looking forward to MML training May.
- Yoder – Thanked Kathy for her willingness to go to training. Told Mark to have fun in Alaska. At the meeting for the street project, she thought our Engineer and Jesse did a good job answering questions. Asked about the questions regarding water and drainage that were brought up at the street project meeting by residents in the project area. Expressed appreciation for the Village Clean-Up Days in May.

PUBLIC COMMENT

None

ADJOURNMENT

Motion by Halfmann, supported by DeJong, to adjourn the meeting. All ayes: motion carried 7-0. Meeting adjourned at 7:40 pm.

Respectfully submitted,

Kathy S. Forman
Village Clerk / Treasurer

Expenditures

Check Date	Check	Vendor Name	Amount
Bank ARTS			
04/01/2026	3547	VERIZON WIRELESS	40.70
04/09/2026	3548	CLORWELL ELECTRICAL CONTRACTORS,LLC	375.00
04/09/2026	3549	VIEW NEWSPAPER GROUP	698.00
04/16/2026	3550	KAREN BANKS	173.95
04/23/2026	3551	VERIZON WIRELESS	40.68

ARTS TOTALS:

Total of 5 Checks:	1,328.33
Less 0 Void Checks:	0.00
Total of 5 Disbursements:	1,328.33

Bank DDA 6015 DOWNTOWN DEVELOPMENT AUTHORITY

04/01/2026	1294	MOOD MEDIA	36.73
04/09/2026	1295	CLORWELL ELECTRICAL CONTRACTORS,LLC	375.00
04/23/2026	1296	MCKENNA	740.00

DDA TOTALS:

Total of 3 Checks:	1,151.73
Less 0 Void Checks:	0.00
Total of 3 Disbursements:	1,151.73

Bank HBOND 8181 GEN HIGHWAY BOND REDEMPTION

04/23/2026	1033	MERCANTILE BANK	81,527.20
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HBOND TOTALS:

Total of 1 Checks:	81,527.20
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	81,527.20

Bank POOL POOLED CASH

04/01/2026	44033	VILLAGE OF LAKE ODESSA	1,140.78
04/01/2026	44034	LAKE ODESSA ACE HARDWARE	48.42
04/01/2026	44035	EVERON, LLC	69.48
04/01/2026	44036	BADGER METER	860.25
04/01/2026	44037	CALEDONIA FARMERS ELEVATOR	570.00
04/01/2026	44038	CINTAS FIRST AID & SAFETY	36.09
04/01/2026	44039	CMP DISTRIBUTORS, INC	990.00
04/01/2026	44040	H2O COMPLIANCE SERVICES INC.	3,000.00
04/01/2026	44041	KDP RETIREMENT PLAN SVCS, INC	275.00
04/01/2026	44042	HOMEWORKS	2,552.36
04/01/2026	44043	TRUCK & TRAILER SPECIALTIES	45.69
04/01/2026	44044	VERIZON WIRELESS	594.53
04/01/2026	44045	WEST MICHIGAN CRIMINAL JUSTICE	100.00
04/01/2026	44046	WOW! BUSINESS	189.60
04/09/2026	44047	LAKE ODESSA ACE HARDWARE	11.37
04/09/2026	44048	ASSOC OF PUBLIC TREAS US & CANADA	399.00
04/09/2026	44049	CLORWELL ELECTRICAL CONTRACTORS,LLC	1,125.00
04/09/2026	44050	CONSUMERS ENERGY	2,494.76
04/09/2026	44051	GRANGER	116.42
04/09/2026	44052	KCI	544.04
04/09/2026	44053	KIESLER POLICE SUPPLY	417.60
04/09/2026	44054	LAW ENFORCEMENT SYSTEMS, INC.	124.00
04/09/2026	44055	STATE OF MICHIGAN	460.00
04/09/2026	44056	MICHIGAN STATE POLICE	66.00
04/09/2026	44057	NAPA AUTO PARTS	4.93
04/09/2026	44058	VIEW NEWSPAPER GROUP	636.00
04/09/2026	44059	WEX BANK	1,877.49
04/16/2026	44060	LAKE ODESSA ACE HARDWARE	16.99
04/16/2026	44061	AMAZON CAPITAL SERVICES, INC.	353.90
04/16/2026	44062	BLUE CARE NETWORK	12,911.66
04/16/2026	44063	BLUE CROSS BLUE SHIELD OF MICHIGAN	292.27
04/16/2026	44064	BLUE WATER SOLUTIONS, LLC	3,070.22
04/16/2026	44065	CONSUMERS ENERGY	2,368.13
04/16/2026	44066	CONSUMERS ENERGY	29.50
04/16/2026	44067	COREWELL HEALTH WEST OCCUP HLTH	141.00
04/16/2026	44068	DICKINSON WRIGHT PLLC	450.00
04/16/2026	44069	BLUNDY-HOPPES TIRE & AUTO CLINIC	34.95
04/16/2026	44070	NAPA AUTO PARTS	461.57
04/16/2026	44071	QUILL CORPORATION	206.91
04/16/2026	44072	REHMANN ROBSON	6,750.00

Check Date	Check	Vendor Name	Amount
04/16/2026	44073	SMITH WELDING & REPAIR	252.00
04/16/2026	44074	HOMEWORKS	123.53
04/16/2026	44075	USA BLUEBOOK	449.74
04/16/2026	44076	VIEW NEWSPAPER GROUP	664.62
04/16/2026	44077	WIGHTMAN	2,610.00
04/16/2026	44078	WOW! BUSINESS	100.99
04/16/2026	44079	LAKE ODESSA ACE HARDWARE	16.99
04/16/2026	44080	AMAZON CAPITAL SERVICES, INC.	353.90
04/23/2026	44081	LAKE ODESSA ACE HARDWARE	148.58
04/23/2026	44082	BENDZINSKI & CO. MUN FINANCE ADV	15,450.00
04/23/2026	44083	MARK BORDEN	15.00
04/23/2026	44084	BS&A	3,007.00
04/23/2026	44085	CALEDONIA FARMERS ELEVATOR	190.00
04/23/2026	44086	ELAN FINANCIAL SERVICES	1,280.09
04/23/2026	44087	CARL'S SUPERMARKET	12.37
04/23/2026	44088	CINTAS FIRST AID & SAFETY	43.65
04/23/2026	44089	DICKINSON WRIGHT PLLC	17,250.00
04/23/2026	44090	FAMILY FARM & HOME - CHARLOTTE	155.88
04/23/2026	44091	CITY OF IONIA	50.00
04/23/2026	44092	VC3, INC	259.35
04/23/2026	44093	MCKENNA	1,500.00
04/23/2026	44094	MENARDS - LANSING WEST	47.94
04/23/2026	44095	MILLER JOHNSON	4,063.31
04/23/2026	44096	ERIC TOLLEFSON	7.22
04/23/2026	44097	PE OFFICE SOLUTIONS	60.00
04/23/2026	44098	SBIS	1,271.24
04/23/2026	44099	TREES 'N' SCAPES, INC.	286.00
04/23/2026	44100	HOMEWORKS	2,725.04
04/23/2026	44101	VERIZON WIRELESS	403.50
04/23/2026	44102	VSP INSURANCE CO. (CT)	115.54
04/23/2026	44103	WEST MICHIGAN SAWMILL	224.00
04/23/2026	44104	WIGHTMAN	30,912.50
04/23/2026	44105	WEST MICHIGAN CRIMINAL JUSTICE	202.97

POOL TOTALS:

Total of 73 Checks:	130,088.86
Less 2 Void Checks:	370.89
Total of 71 Disbursements:	129,717.97

Bank PR VI 1498 PAYROLL

04/01/2026	40 (E)	AMERICAN FUNDS	125.00
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PR VI TOTALS:

Total of 1 Checks:	125.00
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	125.00

Bank WBOND 8194 WATER BOND REDEMPTION

04/23/2026	1033	MERCANTILE BANK	34,507.80
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WBOND TOTALS:

Total of 1 Checks:	34,507.80
Less 0 Void Checks:	0.00
Total of 1 Disbursements:	34,507.80

REPORT TOTALS:

Total of 84 Checks:	248,728.92
Less 2 Void Checks:	370.89
Total of 82 Disbursements:	248,358.03

Purchases Over \$3,000.00

Bendzinski & Co. Municipal Finance Advisors
17000 Kercheval Ave Ste 230
Grosse Pointe, MI 48230
+13139618222
info@bendzinski.com
www.bendzinski.com



Bendzinski & Co.
MUNICIPAL FINANCE ADVISORS

BILL TO

Lake Odessa, Village of
839 Fourth Avenue
Lake Odessa, MI 48849

INVOICE 5312

DATE 04/23/2026 **TERMS** Net 30

DUE DATE 05/23/2026

DESCRIPTION	AMOUNT
For professional services rendered as Municipal Advisor in connection with the \$1,800,000 2026 Capital Improvement Bonds including but not limited to: preparation of the estimate of cost, bond specifications for bond counsel including: interest rate limitations, call provisions and bidding details, development of cash flow analysis, review of bonding documents, and registrar/transfer/paying agent for this issue. Advising on the condition of the municipal bond market, making recommendations for marketing the bonds, attending bond sale, and assisting in calculating the interest cost of the bids submitted. Making recommendations as to the action to be taken with respect to bids submitted, scheduling of the bond delivery, preparation of the closing memo and schedule of principal and interest requirements, based on lowest bid, and other related bond sale and project matters, including: various phone conversations and conference calls, and attending various meetings with officials, staff, department heads and bond counsel.	15,000.00
Municipal Advisory Council of Michigan Fee (incurred by the Village, paid through Bendzinski)	450.00

As is our usual procedure, we are enclosing our invoice for financial advisory services rendered in connection with the above referenced bond issue.

TOTAL DUE **\$15,450.00**

It has been a pleasure working with you on this project. If you should have any questions or need any additional information, please do not hesitate to call.

ACH payments are the preferred method of payment but paper checks are still accepted at the address above. To setup ACH payments please contact Stephen Hayduk at shayduk@bendzinski.com.

203-449-988.004 \$ 10,815.00
591-000-158.002 \$ 4,635.00

Have a great day,
Bendzinski and Co., Municipal Finance Advisors

PLEASE REMIT TO:
 Blue-Water Solutions, LLC
 3285 Lapeer Rd. W
 Auburn Hills, MI 48326



Invoice

Date	Invoice #
4/6/2026	280086

Ph. 1-800-433-4332
 www.blue-watersolutions.com

Bill To
VILLAGE OF LAKE ODESSA 839 FOURTH AVE LAKE ODESSA, MI 48849

Ship To
LAKE ODESSA DPW 839 FORTH AVE LAKE ODESSA, MI 48849

Rep	S.O. No.	P.O. No.	Terms	Job Name
ASB	49131	Jesse	Net 30	

Item	Description	Prev. Inv	B/O	Invoiced	Rate	Amount
BM-OBE-CELLU...	ORION Cellular HLFX (Lens) -For meter pit applications	0	0	12	253.30	3,039.60
SHIP	SHIPPING/HANDLING CHARGES UPS TRACKING# 1ZR9471X0346588496 4-6-26	0		1	30.62	30.62

JT
 591-536-780

Thank you for your business! Blue-Water Solutions accepts credit cards and E-Checks. 1.5% Monthly finance charge on all accounts 30 days past invoice date. Acceptance of these items constitutes a 30% restocking fee on all returns. No returns of special order (Non-Stock) items or after 60 days or without prior written authorization. A credit memo shall be issued to your account for any returns or discrepancies. For full terms of sales please go to Terms & Conditions of sale: www.blue-watersolutions.com	Total	\$3,070.22
	Payments/Credits	\$0.00
	Balance Due	\$3,070.22

BS& A Software

14965 Abbey Lane
Bath, MI 48808

INVOICE

Invoice Number: 167491
Invoice Date: Apr 16, 2026
Page: 1

Phone: 517-641-8900

Bill To:
VILLAGE OF LAKE ODESSA 839 4TH AVE LAKE ODESSA, MI 48849 IONIA

Customer ID	Customer PO	Payment Terms	
LAKEOVLGIONI	2		
Sales Rep ID	Shipping Method	Ship Date	Due Date
			5/31/26

Quantity	Description	Unit Price	Amount
1.00	General Ledger/Budgeting System - annual service/support fee per contract for the coverage dates of May 1st, 2026-May 1st, 2027	612.00	612.00
1.00	Accounts Payable System - annual service/support fee per contract for the coverage dates of May 1st 2026-May 1st, 2027	530.00	530.00
1.00	Payroll System - annual service/support fee per contract for the coverage dates of May 1st, 2026-May 1st, 2027	668.00	668.00
1.00	Utility Billing System - annual service/support fee per contract for the coverage dates of May 1st, 2026-May 1st, 2027	772.00	772.00
1.00	Tax System - annual service/support fee per contract for the coverage dates of May 1st, 2026-May 1st, 2027	811.00	811.00
	<i>101-261-801.000 2621.00</i>		
	<i>591-536-801.000 386.00</i>		

*Village \$386.00
LWA \$386.00*

Subtotal	3,393.00
Sales Tax	
Total Invoice Amount	3,393.00
Payment/Credit Applied	
TOTAL	3,393.00

Check/Credit Memo No:

- 386.00
3007.00

VILLAGE OF LAKE ODESSA
Re: 2026 GOLT Bonds

April 21, 2026
Reference No. 57662-22

Mark Borden, Village Manager
Village of Lake Odessa
839 Fourth Avenue
Lake Odessa, Michigan 48849

mborden@lakeodessa.org

Re: Village of Lake Odessa, Ionia County, Michigan
\$1,800,000 General Obligation Limited Tax Bonds, Series 2026,
dated April 21, 2026

FEES and expenses for services rendered as bond counsel in connection
with the issuance of the referenced bonds \$17,250.00

Local St.	70%	203-449-988.004	\$12,075.00
Water	30%	591-000-158.002	\$5,175.00

Remittance Instructions		
Terms: Due and Payable Upon Receipt		
Mail To:	ACH Instructions:	Wire Instructions:
Dickinson Wright PLLC 2600 W. Big Beaver, Suite 300 Troy, Michigan 48084	JP Morgan Chase Bank N. A. 28660 Northwestern Highway Southfield, Michigan 48034 ABA Number: 072 000 326 Account # 38852 (Please Reference Invoice Numbers)	JP Morgan Chase Bank N. A. 28660 Northwestern Highway Southfield, Michigan 48034 ABA Number: 021 000 021 Swift Code: CHASUS33 (International) Account# 38852 (Please include Reference Number)



Mercantile Bank[®]

5610 Byron Center Ave, SW

Wyoming, MI 49519

(800) 453-8700 | www.mercbank.com

Return Service Requested

Account Number	Statement Date
XXXXXX6857	04/16/2026

VILLAGE OF LAKE ODESSA
 839 4TH AVE
 LAKE ODESSA MI 48849-1077

Loan Billing Statement

St Johns Office
 1065 Superior Dr
 St Johns MI 48879

Telephone: 800-453-8700

Toll Free: 800-453-8700

COMM TAX EXEMPT Loan XXXXXX6857

Date	Description	-----Payment Split----- Principal	Interest	Transaction Amount	Principal Balance
10/21/2025	Balance Last Statement				115,000.00
10/27/2025	Regular Payment	.00	1,035.00	1,035.00	
04/16/2026	Balance This Statement				115,000.00

- - - - - L o a n S u m m a r y - - - - -			
Credit Limit:	990,000.00	Interest Accrued From:	11/01/2025
Available Credit:		Interest Accrued Thru:	04/30/2026
Maturity Date:	05/01/2026	Principal Due:	115,000.00
- - - - Activity This Period - - - -		Interest Due:	1,035.00
Interest Paid:	1,035.00	Total Payment Due:	116,035.00
		Principal Due Date:	05/01/2026
		Interest Due Date:	05/01/2026

Interest Paid 2025: 3,060.00

LAS Billing Statements

Village of Lake Odessa

Debt Service Schedule Breakdown - 2016 Refunding Bonds

Payment Date	2006 MTF and Refunding			2006 LTGO Capital Improvement Bonds and Refunding				Combined	Total			
	Principal	Interest	Total	Water Portion	Total	Highway Portion	Total					
5/1/2016	\$45,000.00	\$990.00	\$45,990.00	\$22,800.00	\$27.25	\$23,327.25	\$7,200.00	\$166.50	\$7,366.50	\$30,000.00	\$693.75	\$30,693.75
11/1/2016		6,488.25	6,488.25		3,006.75	3,006.75		949.50	949.50		3,956.25	3,956.25
5/1/2017	50,000.00	5,535.00	55,535.00	22,800.00	2,565.00	25,365.00	7,200.00	810.00	8,010.00	30,000.00	3,375.00	33,375.00
11/1/2017		5,081.00	5,081.00		2,355.80	2,355.80		741.20	741.20		3,097.00	3,097.00
5/1/2018	55,000.00	5,085.00	60,085.00	26,600.00	2,359.80	28,959.80	8,400.00	745.20	9,145.20	35,000.00	3,105.00	38,105.00
11/1/2018		4,590.00	4,590.00		2,120.40	2,120.40		669.60	669.60		2,790.00	2,790.00
5/1/2019	55,000.00	4,590.00	59,590.00	26,600.00	2,120.40	28,720.40	8,400.00	669.60	9,069.60	35,000.00	2,790.00	37,790.00
11/1/2019		4,095.00	4,095.00		1,881.00	1,881.00		594.00	594.00		2,475.00	2,475.00
5/1/2020	60,000.00	4,095.00	64,095.00	26,600.00	1,881.00	28,481.00	8,400.00	594.00	8,994.00	35,000.00	2,475.00	37,475.00
11/1/2020		3,555.00	3,555.00		1,641.60	1,641.60		518.40	518.40		2,160.00	2,160.00
5/1/2021	65,000.00	3,555.00	68,555.00	26,600.00	1,641.60	28,241.60	8,400.00	518.40	8,918.40	35,000.00	2,160.00	37,160.00
11/1/2021		2,970.00	2,970.00		1,402.20	1,402.20		442.80	442.80		1,845.00	1,845.00
5/1/2022	65,000.00	2,970.00	67,970.00	26,600.00	1,402.20	28,002.20	8,400.00	442.80	8,842.80	35,000.00	1,845.00	36,845.00
11/1/2022		2,385.00	2,385.00		1,162.80	1,162.80		367.20	367.20		1,530.00	1,530.00
5/1/2023	65,000.00	2,385.00	67,385.00	30,400.00	1,162.80	31,562.80	9,600.00	367.20	9,967.20	40,000.00	1,530.00	41,530.00
11/1/2023		1,800.00	1,800.00		889.20	889.20		280.80	280.80		1,170.00	1,170.00
5/1/2024	65,000.00	1,800.00	66,800.00	30,400.00	889.20	31,289.20	9,600.00	280.80	9,880.80	40,000.00	1,170.00	41,170.00
11/1/2024		1,215.00	1,215.00		615.60	615.60		194.40	194.40		810.00	810.00
5/1/2025	65,000.00	1,215.00	66,215.00	34,200.00	615.60	34,815.60	10,800.00	194.40	10,994.40	45,000.00	810.00	45,810.00
11/1/2025		630.00	630.00		307.80	307.80		97.20	97.20		405.00	405.00
5/1/2026	70,000.00	630.00	70,630.00	34,200.00	307.80	34,507.80	10,800.00	97.20	10,897.20	45,000.00	405.00	45,405.00
Total	\$660,000.00	\$65,659.25	\$725,659.25	\$307,800.00	\$30,855.80	\$338,655.80	\$97,200.00	\$9,741.20	\$106,941.20	\$405,000.00	\$40,597.00	\$445,597.00

Note: May 1, 2016 invoices will come from U.S. Bank. All other invoices will come from the 2016 Refunding Bonds purchaser (Mercantile Bank).

204-446-991,000		<u>5/1/2026</u>	
204-446-994,000	\$ 70,000.00		
	\$ 630.00		\$ 70,630.00
204-446-991,000			\$ 10,800.00
204-446-994,000			\$ 97.20
			\$ 10,897.20
591-000-251,001			\$ 34,200.00
591-536-994,000			\$ 307.80
			\$ 34,507.80
			\$ 45,405.00

April 14, 2026

Village of Lake Odessa
Page Building
839 Fourth Avenue
Lake Odessa, MI 48849

Invoice #: 2066657
Client #: 54413
Matter #: 3

INVOICE SUMMARY

For professional services rendered and disbursements advanced through March 31, 2026:

RE: Barry Hoven

Professional Services	\$ 6,251.25
Less Discount	<u>\$ -2,187.94</u>
Net Professional Services	\$ 4,063.31
Disbursements Advanced	<u>\$.00</u>
TOTAL THIS INVOICE	\$ 4,063.31

101-261-805.000

Remit to: P.O. Box 306, Grand Rapids, MI 49501-0306

Rehmann Robson LLC
5800 Gratiot Road Suite 201
Saginaw, MI 48638
+1 989-799-9580

INVOICE



Date	Invoice Number
04/20/2026	RR-CINV-0015211

Bill To: Village of Lake Odessa 839 Fourth Ave Lake Odessa, MI 48849
--

Remit To: Rehmann Robson LLC 5800 Gratiot Road Suite 201 Saginaw, MI 48638
--

Description	Amount
For professional services rendered: Progress billing #1 on 2026 Govt Yellow Book audit.	\$6,750.00
	Total: \$6,750.00

101-26-806.000

Please detach and return with payment

Please make all checks payable to "Rehmann" To pay by eCheck or Credit Card visit www.rehmann.com and select Pay Bill.

For Wire Transfers call 989-797-8443 Rehmann now charges a 3% convenience fee on credit card payments (For account questions email: accounts.receivable@rehmann.com)

Amount Due: \$6,750.00

Amount Paid:

Date:

Inv#:

Client:

04/20/2026

RR-CINV-0015211

CUST-477104

Village of Lake Odessa
839 Fourth Ave
Lake Odessa, MI 48849

Rehmann Robson LLC
5800 Gratiot Road Suite 201
Saginaw, MI 48638



Village of Lake Odessa
 Sent via email:
 treasurer@lakeodessa.org
 manager@lakeodessa.org

Invoice number 102212
 Date 04/21/2026
 Project Manager Derek J. Miller

Project **242125 242125 LOCAL STREET IMPROVEMENTS**

Professional Services from March 16, 2026 through April 19, 2026

Description	Contract Amount	Prior Billed	Current Billed	Remaining
Category B Grant Application	3,000.00	3,000.00	0.00	0.00
Survey & Design Engineering	178,300.00	178,300.00	0.00	0.00
Construction Engineering and Staking	218,300.00	2,610.00	30,912.50	184,777.50
Total	399,600.00	183,910.00	30,912.50	184,777.50

Invoice total **30,912.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
101727	03/25/2026	2,610.00	2,610.00				
102212	04/21/2026	30,912.50	30,912.50				
	Total	33,522.50	33,522.50	0.00	0.00	0.00	0.00

****Please remit to 2303 Pipestone Road, Benton Harbor, MI 49022 and include invoice number****

****If you would like to pay with a credit card, please visit our website at www.gowightman.com, a 3% fee applies to all credit card transactions. ACH transactions are accepted for a flat \$2.50****

SERVICE CHARGE: A delinquency charge of 1 1/2% per month (which is an ANNUAL PERCENTAGE RATE of 18%) will be added to all amounts not paid 30 days after invoice date.

8% 202 - 449 - 988.002 2473.00
 55% 203 - 449 - 988.002 17,001.88
 37% 591 - 000 - 158.002 11,437.62

Consent Agenda

**VILLAGE OF LAKE ODESSA
DOWNTOWN DEVELOPMENT AUTHORITY**

MINUTES

Regular Meeting - Tuesday, January 13, 2026
Page Memorial Building, Lake Odessa MI

Present: Karen Banks, Marilyn Danielson, Bill Rogers, Cody Dreyesse, Tim Spitzley
Absent: Darwin Thompson
Staff: Village Manager Gregg Guetschow, Village Clerk/Treasurer Kathy Forman

- I. **Call to Order:** Meeting called to order by Rogers at 7:01 a.m.

- II. **Agenda:** Motion by Banks, supported by Danielson, to approve the agenda as amended. All ayes; motion carried.

- III. **Public Comment:**
None

- IV. **Approval of Minutes:**
Motion by Banks, supported by Danielson, to approve minutes of the 11/11/2025 regular meeting. All ayes; motion carried.

- V. **Finance Report:**
The reports in the packet were reviewed.

- VI. **Action/Discussion Items:**
 - a) 2026-27 Budget:

Manager Guetschow explained outstanding questions about the DDA balance. Our attorney is reviewing the situation. The budget can be amended mid-year. Discussed why the DDA is necessary. Cody asked about advertising for the village and businesses. Tim asked about future projections. Those will be available in the DDA plan document that is almost finished.

Motion by Banks, supported by Dreyesse, to approve the proposed expenditure budget of \$24,875.00. All ayes; motion carried.

 - b) DDA Capture for December 2025 Taxes from Odessa Township.

Village Manager Guetschow explained that this might not be received.

 - c) Arts Commission Reimbursement

Motion by Banks, supported by Danielson, to approve reimbursement of ½ of the amount expended for electrical work at the mural site by the beach, not to exceed \$300.00. All ayes; motion carried.

 - d) Amending 2026 Meeting Date

Motion by Banks, supported by Rogers, to amend the July 2026 DDA Meeting Date to July 14. All ayes; motion carried.

VII. Board Member Comments:

None

VIII. Adjournment: Without objection, meeting adjourned at 8:08 a.m.

Respectfully submitted,

Kathy Forman
Village Clerk/Treasurer

MINUTES

Lake Odessa Area Arts Commission

Regular Meeting

Tuesday, April 14, 2026

Page Memorial Building

Lake Odessa, Michigan

1. **Call to Order / Roll Call:** Chair Hermes called the meeting to order at 7:04 p.m.
Present: Karen Banks, Meg Hermes, Nancy Mattson, Ty Nurenberg, Elizabeth Stoneman
Absent: Melanie Baker, Susan Mesack
Visitors: None
2. **Agenda:** Motion by Banks, support by Hermes, to amend agenda to include request for booth space from Center Stage Dance Academy to agenda. All ayes; motion carried.
3. **Public Comment:** None.
4. **Minutes:** Motion by Hermes, support by Mattson to approve minutes of 3/10/26 special meeting. All ayes; motion carried.
5. **Finance:**
 - a. Revenue/Expense report was reviewed.
 - b. Motion by Hermes, support by Nurenberg to approve reimbursement to Karen Banks in the amount of \$173.95 for one-year renewal of website hosting and domain name. All ayes, motion carried.
6. **Action/Discussion Items:**
 - a. **2026 Art in the Park**
 - 1) **Entertainment:** Melanie will contact Steve Aldrich re: the VFW performing flag ceremony. Motion by Banks, support by Hermes to approve the LaJoye Quintet for an additional hour (3 PM to 4 PM) for \$500. All ayes; motion carried.
 - 2) **Kids' Zone:** Stoneman is working with Zion Lutheran Church re: partnering on Kids' Zone. She is planning a potted plant activity.
 - 3) **Chalk the Walk:** Stoneman is coordinating the event with the Lake Odessa Library for a weekday event.
 - 4) **Food Vendors:** Mattson reported that Kory's Antojitos is not coming this year, and she has not yet received applications from Lisa Marquette (elephant ears) or the

Odessa Township Fire Department. She has been unable to make contact with Chickie's Bev Bar (sp.?).

- 5) Advertising: Banks will do several different layouts for the event brochure and get price quotes.
- 6) Sponsors: Hermes and Mesack may make some personal contacts with prospective sponsors.
- 7) Park Map: Work session to re-draw map was set for Thursday, April 30 at 1:00 p.m.
- 8) Swag Bags: Hermes inquired if we want to give out swag bags to artists again this year. Consensus was not this year, as we don't have bags or items to fill the bags and it's also not an anniversary year.
- 9) Parking: Banks reported that Union Bank has given approval for their front and rear parking areas. Mattson reported that First Congregational Church has given the okay for use of their parking lot on both Friday, July 31, and Saturday, August 1. Banks still needs to contact Central United Methodist Church and Harvest Church. New directional signs will need to be ordered for check-in and for "Permit Parking Only" along the south half of Third Avenue.
- 10) Signs: Hermes suggested that since the first aid banner and stand will not be used this year, that we use the stand and order a new banner to place at one entrance to the horseshoe to direct shoppers into that area of the park.
- 11) Mobile ATM: Banks will follow up with Thornapple Credit Union to see if they will bring their mobile ATM this year.
- 12) Golf Cart Rental: Consensus was to rent five carts again this year.
- 13) Radios: Banks will contact Chrouh Communications to reserve radios.
- 14) Paid Help: Consensus was to again offer \$10 per hour to youth groups. Stoneman will contact high school band and wrestling. Banks will contact Boy Scouts.
- 15) Overnight Security: Nurenberg will reach out to Aurora Rice to see if her dad is interested in providing overnight security. A second option will be Stoneman's dad and the Fire Department as a third option.
- 16) Center Stage Dance Academy: Discussion held re: Center Stage's request for a booth space. Consensus was to allow them to have a space, as they are providing an hour's worth of entertainment at no cost.

17) T-Shirts: Stoneman received a quote for shirts from A&P Customs in Portland, Mich. of \$12.50 per shirt for S through XL and \$16 for 2X and 3X, one color, with a small imprint on the front left and a large imprint on the back. She will get a quote from SEAM as well.

b. Mural Project: Mattson reported that progress is being made by artist Dan Arens. Banks reported that the Village's attorney is reviewing easement agreements between the Village and the building owner and land contract purchaser.

7. Adjournment: Without objection, meeting adjourned at 8:34 p.m.

Respectfully submitted,

Karen Banks, Secretary/Treasurer

Departmental Reports



MEMORANDUM

TO: President Banks and Village Council Members

FROM: Mark Borden, Village Manager

SUBJECT: Agenda Summary

DATE: May 18, 2026

ITEMS OF BUSINESS:

Proposed Resolution 2026-36: Approving a Special Assessment Roll for Abating Hazards and Nuisances.

This is the formal process necessary for us to be able to collect for the services we provided (typically mowing) the properties that were in violation of our ordinance. This process is to collect any outstanding debts owed by property owners. The village mowed other properties that were in violation and those property owners paid the fees. This list is only for the properties where services were rendered, property owners were billed, but no payments were submitted to the village.

Proposed Resolution 2026-37: Setting Millage Rates for 2026

The millage rates are determined or calculated by the Ionia County Equalization Department and the Village of Lake Odessa sets the millage rates every year based on the calculations.

Presentation and Discussion: Roman Wilson, Fishbeck. RE: Brownfield Amendment, Condominiums and Apartments.

Mr. Wilson, Vice President of Brownfield Services for Fishbeck Engineering will present information concerning the original Brownfield TIF associated with the development of the property purchased and developed by Stuart Ventures. The Stuarts previously owned the entire parcel which included the football field. The Stuarts built the condominiums and then sold off the remaining portion of the parcel (the football field) to another developer. This new developer has submitted plans to build 54 apartments, and the site plan has been approved by our Planning Commission.



Because the original Brownfield TIF was for the entire parcel, and because a portion of the parcel has since been sold, the Brownfield TIF needs to be amended to include only the condominium portion and exclude the football field/proposed apartment portion.

Mr. Wilson provided information related to the amendment and the information is included in your packets.

Proposed Resolution 2026-38: Brownfield Amendment Concurrence.

This is the resolution to amend the original Brownfield TIF that covered the entire parcel Condominium sites and the football field, the location for the proposed apartments.

Presentation and Discussion: Ryan Schmidt, Partner, Indigo Architecture, LLC, and Jess Solis, Consultant with SME Engineering and Consultants in Grand Rapids. RE: Brownfield TIF Request, Apartments.

Indigo Architecture LLC owns the football field property, and they are the developers for the proposed 54-unit apartment complex on that site. Mr. Ryan Schmidt is one of the partners with Indigo and he will be presenting their request for a new Brownfield TIF for the portion of the parcel that he purchased from the Stuarts.

Proposed Resolution 2026-39: Accept Pavilion Construction Proposal, Stowell Builders, LLC.

We solicited bids through a formal RFP (Request for Proposals) process, and we only received two complete bids, so we extended the RFP deadline and received an additional bid or quote which turns out to be the lowest bid. Jesse and I were not comfortable with the high bids we received initially, which is why Jesse extended the bidding deadline. You have the bid information in your packets, and you can see that one bid was almost one half a million dollars and another bid was almost one million dollars.

If you read Stowell's quote you will see a disclaimer that the bid or quote may need to be adjusted in early 2027 if there is a significant change in building material costs. Jesse spoke with the contractor, and he does not feel that it will be a significant increase if any but he



wanted that in the quote just in case there is a significant event that would cause an unexpected increase.

The project won't start until late in 2026 or early 2027 because all contractors and sub-contractors are pretty well booked out through the end of 2026.

Jesse will be at our council meeting to answer any questions you may have.

Proposed Resolution 2026-40: Approve Phase One Environmental Audit for the Haskins property donation.

The property being donated by Mrs. Haskins has environmental concerns due to the fact that there was previously a gas station on the property.

Our attorney has reviewed the information related to the donation and the history of the property and he is recommending that we do not move forward with accepting the donation without performing some environmental due diligence first.

There are things that we can do as a future property owner that will eliminate us (the village) from any future liability to "clean up" any previous contamination.

The process to remove liability from the village (if we accept the donation) has multiple steps depending on what is discovered along the way during the environmental investigation.

The first step is a Phase One Environmental Audit. If no contamination is discovered or suspected, we will have a "baseline" to report to EGLE and other governing agencies that protects us from any responsibility for contamination remediation.

The cost for the audit is \$2700. The information is provided in your packets. If contamination is discovered the costs go up significantly to establish the baseline to prevent the village from any liability.

I recommend following the attorney's advice to order the Phase One study and then make a decision on whether to accept the donation once we have the Phase One results.

Here is the email I received from the Environmental Consultant. If you have any questions about the Haskins property and contamination, please feel free to call Bobby Glasser directly. His contact information is shown in his email below:



Village of Lake Odessa

Karen Banks
Village President

Mark Borden
Village Manager

Kathy Forman
Village Treasurer

Kendra Backing
Chief of Police

Jesse Trout
DPW Supervisor

Good morning, Village Manager Mark Borden.

It was a pleasure speaking with you regarding the Environmental Due Diligence process as it is implemented in the State of Michigan.

Michigan Consulting & Environmental (MCE) has been providing environmental consulting services for over 35 years and I am pleased to assist the Village of Lake Odessa regarding the transfer of this Subject Property.

Please see the attached scope of work and cost proposal for the completion of a Phase I Environmental Site Assessment (ESA) in accordance with ASTM Standard E 1537-21.

I also attached a copy of a parcel map outlining the approximate Subject Property portion of the parent parcel for which the Phase I ESA is to be conducted.

Please be encouraged to contact me at 269-547-5295 with any questions or concerns which may arise. If, by chance, you would need me to speak to the Village of Lake Odessa Village Council, I would be happy to arrange for a visit accordingly.

Kindest Regards,
Bobby Glasser
Senior Project Manager, Kalamazoo Office Manager

Cell / Direct: (269) 547-5295
Corporate Office: (989) 772-2441
www.michenv.com

Kalamazoo Office:
2800 S. 11th Street, Suite #2, Kalamazoo, MI 49009



Brighton – Kalamazoo – Mt. Pleasant – Traverse City



Manager (Borden) Update:

Project 2026- The project is progressing as planned and possibly even a bit ahead of schedule. The crews are working 10 or more hours per day and some Saturdays as well.

As you know, we had one incident where a gas line was hit and damaged by the excavating equipment. We also had a truck that struck the APEC building while making a turn causing minor damage. Mr. Wilcox, owner of APEC, attended our most recent construction meeting to discuss the incident involving his building.

We now have a standing construction update meeting every Tuesday morning at 11:00. We meet at the construction site. Attendees for the meeting include our engineer, our engineering inspector, three foremen for the Hoffman Contracting, Jesse Trout, and Mark Borden.

I have fielded a few resident complaints related to access to their residence(s) and one related to the water being shut off at a time other than the time indicated to the residents by the construction team. In each instance I met with the residents and updated the construction team of the concerns/complaints.

1323 Ionia Street: The demolition of the house is still moving forward. The asbestos testing is complete, and asbestos was found in the floor tiles. The structure is not safe enough to remove the tiles before the demolition of the entire structure so the demolition will have to follow different protocols, IE: lining the refuse containers, applying water to the structure during the demolition and burial of the materials at the landfill.

Pitsch, the contractor, applied for the state permits on 5-15-26. They have been waiting for the asbestos results to be able to submit their demolition plan to the state for approval. This is a 10-day process so we can reasonably expect the house to be removed in June.



LOPD APRIL 2026 COUNCIL REPORT



APRIL 2026 Calls For Service:

04/30/26 18:11:15 9908 - GENERAL
04/30/26 16:01:26 9500 - FIRE ALL
04/30/26 15:40:04 9909M - MENTAL
04/30/26 14:58:02 5500 - HEALTH & SAFETY
04/30/26 14:28:40 9908 - GENERAL
04/30/26 14:13:41 FOLLOW UP
04/30/26 10:59:19 9908 - GENERAL
04/30/26 10:53:56 FOLLOW UP
04/30/26 08:34:00 9806 - CIVIL DISPUTE
04/29/26 15:36:33 7000 - JUVENILE
04/28/26 21:29:25 DPW - DPW
04/28/26 13:43:55 FOLLOW UP
04/28/26 11:18:39 FOLLOW UP
04/28/26 10:26:12 5500 - HEALTH & SAFETY
04/27/26 14:53:12 9908 - GENERAL
04/27/26 11:13:46 9908 - GENERAL
04/26/26 23:10:45 PROPERTY CHECK



04/26/26 17:48:18 9806 - CIVIL DISPUTE
04/26/26 11:12:48 9908 - GENERAL
04/26/26 08:16:13 9401 - ALARM
04/25/26 23:32:06 PROPERTY CHECK
04/25/26 19:20:44 FOLLOW UP
04/25/26 07:07:58 TRF
04/25/26 01:11:11 PROPERTY CHECK
04/24/26 17:49:10 9908 - GENERAL
04/24/26 16:46:14 1100 - CSC
04/24/26 12:27:02 9806 - CIVIL DISPUTE
04/24/26 09:39:48 5403 - TRAFFIC
04/24/26 08:39:02 99093 - MED 3
04/24/26 05:14:07 9401 - ALARM
04/23/26 19:51:42 9903 - MISSING
04/23/26 15:04:24 9807 - SUSPICIOUS
04/23/26 13:41:05 FOLLOW UP
04/23/26 13:06:05 9903 - MISSING
04/23/26 09:52:03 FOLLOW UP
04/22/26 20:26:58 2300 - LARCENY
04/22/26 17:32:00 2300 - LARCENY
04/22/26 16:49:51 2300 - LARCENY
04/22/26 16:18:56 2300 - LARCENY
04/22/26 15:20:53 FOLLOW UP
04/22/26 11:35:57 2300 - LARCENY
04/22/26 10:47:24 FOLLOW UP
04/22/26 10:23:26 2300 - LARCENY
04/22/26 09:37:19 2300 - LARCENY
04/22/26 09:12:09 2300 - LARCENY
04/22/26 09:07:35 2300 - LARCENY
04/22/26 09:06:03 2300 - LARCENY
04/22/26 08:29:15 2300 - LARCENY
04/22/26 08:26:12 2201 - BURGLARY
04/22/26 08:13:55 2201 - BURGLARY
04/22/26 06:21:05 9807 - SUSPICIOUS
04/21/26 22:37:50 911H - 911 HANG UP
04/21/26 17:50:03 99093 - MED 3
04/21/26 14:58:20 9500 - FIRE ALL
04/20/26 23:21:01 PROPERTY CHECK
04/20/26 17:22:32 911H - 911 HANG UP
04/20/26 15:44:48 5500 - HEALTH & SAFETY
04/19/26 23:28:44 PROPERTY CHECK
04/19/26 20:28:56 TRF
04/19/26 14:56:45 5300 - DISORDERLY
04/19/26 11:54:17 PROPERTY CHECK
04/19/26 08:25:30 9401 - ALARM
04/18/26 23:11:03 PROPERTY CHECK
04/18/26 19:31:40 TRF
04/18/26 18:46:54 TRF
04/18/26 18:23:45 TRF
04/18/26 13:53:23 3500 - DRUGS
04/18/26 13:32:00 9909M - MENTAL
04/18/26 10:52:06 9601 - ABANDONED
04/17/26 19:21:26 TRF
04/17/26 18:51:30 TRF
04/17/26 16:51:15 9908 - GENERAL
04/17/26 13:06:42 FOLLOW UP
04/16/26 19:17:48 99091 - MED 1
04/16/26 17:56:13 9301C - HIT AND RUN
04/16/26 13:04:04 9301B - PDA TRAFFIC
04/16/26 08:57:33 2600 - FRAUD
04/15/26 08:36:31 99093 - MED 3
04/15/26 06:56:23 TRF
04/14/26 14:57:09 FOLLOW UP
04/14/26 10:25:22 FOLLOW UP

04/14/26 10:08:03 5000 - WARRANT
04/14/26 09:30:08 FOLLOW UP
04/13/26 22:39:13 9908 - GENERAL
04/13/26 12:25:55 FOLLOW UP
04/12/26 17:21:04 1302 - DOMESTIC
04/12/26 16:54:25 FOLLOW UP
04/12/26 14:45:23 9500 - FIRE ALL
04/11/26 23:10:23 PROPERTY CHECK
04/11/26 21:46:34 911H - 911 HANG UP
04/11/26 19:48:46 TRF
04/11/26 17:50:15 2600 - FRAUD
04/11/26 11:34:40 99093 - MED 3
04/11/26 09:50:47 PROPERTY CHECK
04/11/26 07:21:01 9807 - SUSPICIOUS
04/10/26 23:37:05 PROPERTY CHECK
04/10/26 21:47:23 5500 - HEALTH & SAFETY
04/10/26 20:25:37 FOLLOW UP
04/10/26 18:10:49 FOLLOW UP
04/10/26 14:24:20 9909P – NON-CRIMINAL
04/10/26 08:26:05 TRF - JORDAN
04/09/26 16:33:25 9909P - NON-CRIMINAL
04/09/26 06:48:33 9806 - CIVIL DISPUTE
04/08/26 14:33:58 5402 - OWI/OUID
04/07/26 14:58:48 5500 - HEALTH & SAFETY
04/07/26 11:47:58 99091 - MED 1
04/07/26 01:37:34 PROPERTY CHECK
04/06/26 20:19:29 FOLLOW UP
04/06/26 20:06:17 FOLLOW UP
04/06/26 19:56:58 5500 - HEALTH & SAFETY
04/06/26 19:45:26 FOLLOW UP
04/06/26 09:04:45 99093 - MED 3
04/06/26 06:13:17 99091 - MED 1
04/05/26 20:15:06 5702 – FOLLOW UP
04/05/26 19:04:03 9908 - GENERAL
04/05/26 13:27:27 TRF
04/05/26 13:26:53 TRF
04/05/26 12:02:26 PROPERTY CHECK
04/05/26 00:15:31 PROPERTY CHECK
04/03/26 23:40:23 FOLLOW UP
04/03/26 21:23:08 9909P – NON-CRIMINAL
04/03/26 19:20:10 FOLLOW UP
04/03/26 18:26:53 FOLLOW UP
04/03/26 18:06:06 FOLLOW UP
04/03/26 17:47:32 FOLLOW UP
04/03/26 17:02:42 1301 - ASSAULT
04/03/26 15:57:35 FOLLOW UP
04/03/26 15:35:59 9807 - SUSPICIOUS
04/03/26 11:39:31 9908 - GENERAL
04/03/26 10:04:35 FOLLOW UP
04/02/26 21:52:13 911H - 911 HANG UP
04/02/26 19:30:58 99092 - MED 2
04/02/26 18:08:56 FOLLOW UP
04/02/26 15:09:44 TRF
04/02/26 13:34:38 5000 – WARRANT

TRAINING:

Chief Backing, Officer Tollefson and Officer Colvin attended Law Enforcement Response to Domestic Violence training. Course objectives included communicating with victims, witnesses, and suspects, understanding the laws regarding domestic violence related crimes, conducting victim centered, offender focused investigations, and overview of the nature and prevalence of domestic violence.

Officer Tollefson attended the Michigan Public Safety Drone Association conference held in Mt Pleasant. The event brought together public safety officials to review drone technology, live demonstrations, and legislation matters from keynote speakers and professionals in the industry. Officer Tollefson successfully completed a Taser Instructor recertification course. This recertification is required every two years.



EMPLOYEE SPOTLIGHT:

I would like to recognize Officer Tollefson for reaching 7 years of service with the Lake Odessa Police Department this month. Officer Tollefson is a valued team member who consistently demonstrates dedication, professionalism and a strong commitment to community relations.

Department of Public Works
April 16th 2026 to May 12th 2026

Council Report

Parks & Beach

Park restrooms have been opened for the season. We have sprayed the park grounds and ballfields for broadleaf weed control. We are mowing and trimming as necessary. The municipal dock has been installed. We spread four loads of new sand on the beach. The recently planted trees in the park were mulched around.

Streets

We are continuing to patch potholes as necessary. We swept the streets again. We are continuing to grade our gravel streets when needed. We excavated and investigated a sinkhole on 3rd Ave near the tracks. We found a collapsed 15" clay storm main to be the culprit of the sinkhole. The main connects to the county drain infrastructure. I contacted the Drain Commissioner and their office will be replacing approximately 120' of the storm drain. We intend to assist with manpower if necessary.

Water

Peerless Midwest completed the renovation of well 6. Water main flushing and hydrant inspections went well.

DPW

We are collecting compost bags every Monday. The first brush collection will begin on the 18th of May. We planted a Redpointe Maple tree in celebration of Arbor Day. Several yards of mulch were spread in the landscaping at the Page Building. We went to our neighboring community of Sunfield one morning and swept their curbed streets.

Purchase Requests

After receiving only one quote, I extended the deadline of the Request for Proposals for the beach pavilion project. In doing so, we received two more project proposals. I spoke with the contractor that provided the only feasible price regarding the specifics of their proposed plan. If approved, they will be demolishing and building a turnkey restrooms facility, along with a new pavilion. There are a few finishing touches I believe we can make adjustments to, that will make for a project closer to our initial vision. Such as vaulted ceilings in the pavilion, along with potentially some HVAC to provide heat during the cooler early spring and fall months. But all in

all, this proposal covers the bases of what we need, at a reasonable cost. The work would likely begin late this fall and be completed by late spring 2027. I am asking for authorization to proceed with the demolition and rebuild of the beach restroom facilities/pavilion, by awarding the contract to Stowell Builders LLC, for the proposed price of \$267,650. Some changes such as going to a vaulted ceiling instead of flat ceiling will add a minimal cost increase, but would be brought to council for approval beforehand.

Additional Comments

Reminders: We are beginning the first brush collection on May 18th. The next brush collection will begin July 20th. Compost bags are being collected every Monday, barring emergencies, or unforeseen conflicts in our schedule. Beach restrooms will be opened before the weekend of Memorial Day.

The street infrastructure project is moving along at a fast pace now. All of the water main has been installed in phase 1, and the majority of the storm sewer will be wrapped up this week. They have begun installing water services and will begin concrete work on the 15th or 18th. We anticipate phase 1 to be mostly completed within the next five weeks. In approximately four weeks, they will begin work on phase 2, which is the 2nd & 3rd Ave portion.

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 101 - GENERAL FUND									
Revenues									
Dept 000 - BALANCE SHEET / GENERAL									
101-000-402.000	CURRENT REAL PROPERTY TAXES	575,650.00		0.00		0.00		575,650.00	0.00
101-000-410.000	CURRENT PERSONAL PROPERTY TAX	24,000.00		0.00		0.00		24,000.00	0.00
101-000-428.000	MANUFACTURED HOUSING FEES	325.00		57.50		31.50		267.50	17.69
101-000-447.000	PROPERTY TAX ADMINISTRATION FEE	8,500.00		0.00		0.00		8,500.00	0.00
101-000-476.000	LIQUOR LICENSE FEES	2,000.00		0.00		0.00		2,000.00	0.00
101-000-477.000	CABLE TV FRANCHISE	1,000.00		0.00		0.00		1,000.00	0.00
101-000-490.000	SPECIAL USE/ZBA PERMIT	200.00		0.00		0.00		200.00	0.00
101-000-490.001	ZONING PERMIT FEES	1,000.00		150.00		75.00		850.00	15.00
101-000-540.000	STATE GRANTS	3,000.00		0.00		0.00		3,000.00	0.00
101-000-542.000	METRO ACT	9,750.00		0.00		0.00		9,750.00	0.00
101-000-549.000	TREE GRANT	3,000.00		0.00		0.00		3,000.00	0.00
101-000-569.000	OTHER STATE GRANTS	0.00		1,885.53		0.00		(1,885.53)	100.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	50,000.00		0.00		0.00		50,000.00	0.00
101-000-574.000	STATE REVENUE SHARING	210,500.00		32,511.00		32,511.00		177,989.00	15.44
101-000-574.001	EVIP PMTS	57,000.00		8,929.00		8,929.00		48,071.00	15.66
101-000-601.000	VEHICLE RENTAL INCOME	32,500.00		0.00		0.00		32,500.00	0.00
101-000-632.000	MOWING	1,500.00		100.00		100.00		1,400.00	6.67
101-000-634.000	SNOW REMOVAL	0.00		460.00		460.00		(460.00)	100.00
101-000-635.000	MAY CLEAN UP (NON-RESIDENTS)	700.00		0.00		0.00		700.00	0.00
101-000-643.000	PENALTIES & INTEREST ON TAXES	400.00		0.00		0.00		400.00	0.00
101-000-656.000	PARKING TICKET FEES	500.00		445.00		70.00		55.00	89.00
101-000-657.000	ORDINANCE FINES	1,000.00		0.00		0.00		1,000.00	0.00
101-000-665.000	INTEREST	39,000.00		6,567.56		3,224.25		32,432.44	16.84
101-000-667.000	RENTS-BUILDINGS-LAND	1,400.00		125.00		75.00		1,275.00	8.93
101-000-673.000	SALE OF FIXED ASSET	10,000.00		0.00		0.00		10,000.00	0.00
101-000-674.000	DONATIONS-PRIVATE SOURCES	0.00		25.00		25.00		(25.00)	100.00
101-000-676.000	REIMBURSEMENTS	166,400.00		0.00		0.00		166,400.00	0.00
101-000-676.100	REIMBURSEMENTS - INSURANCE	0.00		2,926.61		0.00		(2,926.61)	100.00
101-000-684.000	MISC REVENUE	700.00		0.00		0.00		700.00	0.00
101-000-684.001	MISC REVENUE-MISC REVENUE GENERAL	8,500.00		0.00		0.00		8,500.00	0.00
101-000-684.010	MISC REVENUE-POLICE	1,000.00		132.00		52.74		868.00	13.20
Total Dept 000 - BALANCE SHEET / GENERAL		1,209,525.00		54,314.20		45,553.49		1,155,210.80	4.49
TOTAL REVENUES		1,209,525.00		54,314.20		45,553.49		1,155,210.80	4.49
Expenditures									
Dept 101 - GOVERNING BODY									
101-101-702.708	TRUSTEE MEETING FEES	10,000.00		1,800.00		600.00		8,200.00	18.00
101-101-710.000	EMPLOYER FICA	0.00		137.73		45.92		(137.73)	100.00
101-101-723.000	WORKMEN'S COMPENSATION	100.00		0.00		0.00		100.00	0.00
101-101-750.000	DUES & MEMBERSHIPS	2,500.00		0.00		0.00		2,500.00	0.00
101-101-752.000	EDUCATION & TRAINING	2,000.00		0.00		0.00		2,000.00	0.00
101-101-963.000	MISC EXPENSE	250.00		0.00		0.00		250.00	0.00
Total Dept 101 - GOVERNING BODY		14,850.00		1,937.73		645.92		12,912.27	13.05
Dept 172 - MANAGERS									
101-172-702.001	DEPT HEAD WAGES	99,325.00		12,301.51		7,663.46		87,023.49	12.39
101-172-710.000	EMPLOYER FICA	7,650.00		902.92		548.11		6,747.08	11.80
101-172-711.000	EMPLOYERS SHARE OF PENSION	9,575.00		766.34		766.34		8,808.66	8.00
101-172-712.000	HEALTH INSURANCE EXPENSE	22,000.00		5,521.26		5,521.26		16,478.74	25.10
101-172-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	5,100.00		4,164.00		4,164.00		936.00	81.65

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	ABNORMAL		
Fund 101 - GENERAL FUND									
Expenditures									
101-172-713.000	DENTAL INSURANCE EXPENSE	1,300.00		265.49		265.49		1,034.51	20.42
101-172-714.000	OPTICAL PLAN EXPENSE	180.00		35.86		35.86		144.14	19.92
101-172-720.000	DISABILITY INSURANCE	1,500.00		295.79		295.79		1,204.21	19.72
101-172-721.000	LIFE INSURANCE EXPENSE	350.00		58.99		58.99		291.01	16.85
101-172-723.000	WORKMEN'S COMPENSATION	150.00		0.00		0.00		150.00	0.00
101-172-727.000	OFFICE SUPPLIES	500.00		145.37		145.37		354.63	29.07
101-172-730.000	MEALS & MILEAGE	200.00		15.00		15.00		185.00	7.50
101-172-750.000	DUES & MEMBERSHIPS	750.00		0.00		0.00		750.00	0.00
101-172-752.000	EDUCATION & TRAINING	5,000.00		0.00		0.00		5,000.00	0.00
101-172-801.000	CONTRACTED SERVICES	0.00		5,326.04		0.00		(5,326.04)	100.00
101-172-850.000	COMMUNICATION EXPENSE	1,200.00		161.10		124.26		1,038.90	13.43
101-172-970.000	CAPITAL OUTLAY	500.00		0.00		0.00		500.00	0.00
Total Dept 172 - MANAGERS		155,280.00		29,959.67		19,603.93		125,320.33	19.29
Dept 261 - GENERAL ADMINISTRATION									
101-261-702.001	DEPT HEAD WAGES	87,200.00		13,334.11		6,699.38		73,865.89	15.29
101-261-710.000	EMPLOYER FICA	6,700.00		849.27		424.24		5,850.73	12.68
101-261-711.000	EMPLOYERS SHARE OF PENSION	8,720.00		1,333.41		669.94		7,386.59	15.29
101-261-712.000	HEALTH INSURANCE EXPENSE	21,000.00		3,566.48		1,783.24		17,433.52	16.98
101-261-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	5,100.00		0.00		0.00		5,100.00	0.00
101-261-713.000	DENTAL INSURANCE EXPENSE	1,200.00		193.40		96.70		1,006.60	16.12
101-261-714.000	OPTICAL PLAN EXPENSE	170.00		26.40		13.20		143.60	15.53
101-261-720.000	DISABILITY INSURANCE	1,325.00		223.14		115.65		1,101.86	16.84
101-261-721.000	LIFE INSURANCE EXPENSE	290.00		42.64		21.32		247.36	14.70
101-261-723.000	WORKMEN'S COMPENSATION	150.00		0.00		0.00		150.00	0.00
101-261-727.000	OFFICE SUPPLIES	2,000.00		48.81		48.81		1,951.19	2.44
101-261-728.000	SUPPLIES	500.00		213.45		213.45		286.55	42.69
101-261-730.000	MEALS & MILEAGE	200.00		0.00		0.00		200.00	0.00
101-261-740.000	POSTAGE	4,000.00		1,572.43		40.55		2,427.57	39.31
101-261-750.000	DUES & MEMBERSHIPS	650.00		0.00		0.00		650.00	0.00
101-261-752.000	EDUCATION & TRAINING	3,700.00		1,439.50		1,060.50		2,260.50	38.91
101-261-755.000	MEADOWBROOK INSURANCE	14,200.00		0.00		0.00		14,200.00	0.00
101-261-801.000	CONTRACTED SERVICES	17,500.00		3,124.68		3,124.68		14,375.32	17.86
101-261-805.000	ATTORNEY FEES	2,000.00		5,726.25		4,513.31		(3,726.25)	286.31
101-261-806.000	AUDIT SERVICES	15,800.00		6,750.00		6,750.00		9,050.00	42.72
101-261-850.000	COMMUNICATION EXPENSE	6,000.00		1,600.26		1,563.42		4,399.74	26.67
101-261-880.000	COMMUNITY PROMOTION	6,000.00		0.00		0.00		6,000.00	0.00
101-261-957.000	COUNTY DRAIN	7,500.00		0.00		0.00		7,500.00	0.00
101-261-970.000	CAPITAL OUTLAY	8,200.00		0.00		0.00		8,200.00	0.00
101-261-980.002	SOFTWARE	1,200.00		235.20		117.60		964.80	19.60
Total Dept 261 - GENERAL ADMINISTRATION		221,305.00		40,279.43		27,255.99		181,025.57	18.20
Dept 265 - PAGE MEMORIAL BUILDING									
101-265-702.000	WAGES	10,200.00		1,564.21		559.72		8,635.79	15.34
101-265-702.706	PART TIME WAGES	400.00		0.00		0.00		400.00	0.00
101-265-710.000	EMPLOYER FICA	800.00		113.68		41.25		686.32	14.21
101-265-711.000	EMPLOYERS SHARE OF PENSION	1,020.00		230.40		92.92		789.60	22.59
101-265-723.000	WORKMEN'S COMPENSATION	120.00		0.00		0.00		120.00	0.00
101-265-728.000	SUPPLIES	1,800.00		57.99		44.41		1,742.01	3.22
101-265-750.000	MEADOWBROOK INSURANCE	2,050.00		0.00		0.00		2,050.00	0.00
101-265-850.000	COMMUNICATION EXPENSE	1,200.00		107.74		85.47		1,092.26	8.98
101-265-920.000	GAS AND ELECTRIC	7,500.00		1,669.70		780.43		5,830.30	22.26

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 101 - GENERAL FUND									
Expenditures									
101-265-931.001	MAINTENANCE/REPAIR-BUILDING	2,000.00		0.00		0.00		2,000.00	0.00
101-265-931.002	MAINTENANCE/REPAIR-EQUIPMENT	2,500.00		0.00		0.00		2,500.00	0.00
101-265-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	2,000.00		363.99		363.99		1,636.01	18.20
101-265-970.000	CAPITAL OUTLAY	10,000.00		0.00		0.00		10,000.00	0.00
Total Dept 265 - PAGE MEMORIAL BUILDING		41,590.00		4,107.71		1,968.19		37,482.29	9.88
Dept 301 - POLICE									
101-301-702.001	DEPARTMENT HEAD WAGES	92,500.00		13,906.99		6,965.46		78,593.01	15.03
101-301-702.704	FULL TIME WAGES	192,500.00		19,845.60		9,934.70		172,654.40	10.31
101-301-702.705	OVER TIME WAGES	5,000.00		932.50		932.50		4,067.50	18.65
101-301-702.706	PART TIME WAGES	26,000.00		4,017.44		1,946.56		21,982.56	15.45
101-301-702.717	NO FRINGE BENEFIT INCENTIVE	6,600.00		0.00		0.00		6,600.00	0.00
101-301-710.000	EMPLOYER FICA	24,250.00		2,924.68		1,495.07		21,325.32	12.06
101-301-711.000	EMPLOYERS SHARE OF PENSION	31,600.00		3,870.25		1,977.92		27,729.75	12.25
101-301-712.000	HEALTH INSURANCE EXPENSE	23,750.00		2,082.10		1,041.05		21,667.90	8.77
101-301-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	10,200.00		0.00		0.00		10,200.00	0.00
101-301-713.000	DENTAL INSURANCE EXPENSE	2,000.00		214.86		107.43		1,785.14	10.74
101-301-714.000	OPTICAL PLAN EXPENSE	300.00		22.58		11.29		277.42	7.53
101-301-716.000	WELLNESS PROGRAM	360.00		0.00		0.00		360.00	0.00
101-301-720.000	DISABILITY INSURANCE	4,150.00		539.11		278.00		3,610.89	12.99
101-301-721.000	LIFE INSURANCE EXPENSE	1,025.00		124.48		62.24		900.52	12.14
101-301-723.000	WORKMEN'S COMPENSATION	3,500.00		0.00		0.00		3,500.00	0.00
101-301-724.001	TUITION REIMBURSEMENT	2,000.00		0.00		0.00		2,000.00	0.00
101-301-727.000	OFFICE SUPPLIES	1,500.00		48.31		48.31		1,451.69	3.22
101-301-728.000	SUPPLIES	3,000.00		209.98		209.98		2,790.02	7.00
101-301-730.000	MEALS & MILEAGE	600.00		7.22		7.22		592.78	1.20
101-301-731.000	VESTS	1,000.00		990.00		0.00		10.00	99.00
101-301-741.000	MEDICAL & PHYSICALS	2,000.00		0.00		0.00		2,000.00	0.00
101-301-744.000	CLOTHING EXPENSE	2,000.00		0.00		0.00		2,000.00	0.00
101-301-750.000	DUES & MEMBERSHIPS	525.00		0.00		0.00		525.00	0.00
101-301-751.000	GASOLINE PURCHASES	8,000.00		530.28		0.00		7,469.72	6.63
101-301-752.000	EDUCATION & TRAINING	5,000.00		158.43		158.43		4,841.57	3.17
101-301-752.001	RANGE QUALIFICATION	1,500.00		417.60		417.60		1,082.40	27.84
101-301-752.002	CPE TRAINING	3,000.00		100.00		100.00		2,900.00	3.33
101-301-755.000	MEADOWBROOK INSURANCE	7,400.00		0.00		0.00		7,400.00	0.00
101-301-801.000	CONTRACTED SERVICES	3,000.00		66.00		66.00		2,934.00	2.20
101-301-805.000	ATTORNEY FEES	2,000.00		0.00		0.00		2,000.00	0.00
101-301-850.000	COMMUNICATION EXPENSE	6,500.00		643.06		515.50		5,856.94	9.89
101-301-880.000	COMMUNITY PROMOTION	350.00		0.00		0.00		350.00	0.00
101-301-931.002	MAINTENANCE/REPAIR-EQUIPMENT	1,500.00		0.00		0.00		1,500.00	0.00
101-301-931.004	MAINTENANCE/REPAIR-VEHICLE	3,500.00		0.00		0.00		3,500.00	0.00
101-301-970.001	CAPITAL OUTLAY-EQUIPMENT	20,000.00		22,232.82		22,232.82		(2,232.82)	111.16
101-301-970.002	CAPITAL OUTLAY-VEHICLES	64,700.00		0.00		0.00		64,700.00	0.00
101-301-980.002	SOFTWARE	1,500.00		226.80		113.40		1,273.20	15.12
Total Dept 301 - POLICE		564,310.00		74,111.09		48,621.48		490,198.91	13.13
Dept 441 - PUBLIC WORKS									
101-441-702.001	DEPT HEAD WAGES	37,500.00		5,737.53		2,874.59		31,762.47	15.30
101-441-702.704	FULL TIME WAGES	90,500.00		16,115.13		7,740.40		74,384.87	17.81
101-441-702.705	OVER TIME WAGES	1,000.00		0.00		0.00		1,000.00	0.00
101-441-702.706	PART TIME WAGES	5,000.00		0.00		0.00		5,000.00	0.00
101-441-702.717	NO FRINGE BENEFIT INCENTIVE	6,000.00		0.00		0.00		6,000.00	0.00

User: KATHY

DB: Lake Odessa Vil

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	BALANCE (ABNORMAL)		
Fund 101 - GENERAL FUND									
Expenditures									
101-441-710.000	EMPLOYER FICA	10,100.00		1,595.26		775.38		8,504.74	15.79
101-441-711.000	EMPLOYERS SHARE OF PENSION	12,400.00		3,171.53		1,554.04		9,228.47	25.58
101-441-712.000	HEALTH INSURANCE EXPENSE	27,000.00		4,550.10		2,275.05		22,449.90	16.85
101-441-712.001	HEALTH INS EXPENSE-HEALTH SAVINGS	10,200.00		0.00		0.00		10,200.00	0.00
101-441-713.000	DENTAL INSURANCE EXPENSE	4,800.00		1,005.70		388.85		3,794.30	20.95
101-441-714.000	OPTICAL PLAN EXPENSE	625.00		359.61		133.88		265.39	57.54
101-441-720.000	DISABILITY INSURANCE	3,600.00		597.82		309.57		3,002.18	16.61
101-441-721.000	LIFE INSURANCE EXPENSE	1,000.00		153.08		76.54		846.92	15.31
101-441-723.000	WORKMEN'S COMPENSATION	5,600.00		0.00		0.00		5,600.00	0.00
101-441-727.000	OFFICE SUPPLIES	1,000.00		0.00		0.00		1,000.00	0.00
101-441-728.000	SUPPLIES	4,000.00		469.38		203.47		3,530.62	11.73
101-441-730.000	MEALS & MILEAGE	300.00		0.00		0.00		300.00	0.00
101-441-741.000	MEDICAL & PHYSICALS	250.00		141.00		141.00		109.00	56.40
101-441-744.000	CLOTHING EXPENSE	1,200.00		0.00		0.00		1,200.00	0.00
101-441-750.000	DUES & MEMBERSHIPS	1,200.00		0.00		0.00		1,200.00	0.00
101-441-751.000	GASOLINE PURCHASES	7,000.00		810.66		0.00		6,189.34	11.58
101-441-752.000	EDUCATION & TRAINING	1,500.00		0.00		0.00		1,500.00	0.00
101-441-755.000	MEADOWBROOK INSURANCE	6,500.00		0.00		0.00		6,500.00	0.00
101-441-756.000	LICENSE FEES	300.00		0.00		0.00		300.00	0.00
101-441-850.000	COMMUNICATION EXPENSE	3,000.00		275.66		137.83		2,724.34	9.19
101-441-920.000	GAS AND ELECTRIC	3,000.00		835.94		385.16		2,164.06	27.86
101-441-931.001	MAINTENANCE/REPAIR-BUILDING	3,500.00		227.88		31.93		3,272.12	6.51
101-441-931.002	MAINTENANCE/REPAIR-EQUIPMENT	7,500.00		1,012.69		342.40		6,487.31	13.50
101-441-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	500.00		0.00		0.00		500.00	0.00
101-441-931.004	MAINTENANCE/REPAIR-VEHICLE	3,000.00		553.71		553.71		2,446.29	18.46
101-441-931.005	MAINTENANCE/REPAIR-TREES	500.00		0.00		0.00		500.00	0.00
101-441-933.000	MAY CLEAN UP	4,500.00		0.00		0.00		4,500.00	0.00
101-441-934.000	REFUSE REMOVAL	1,250.00		231.98		116.42		1,018.02	18.56
101-441-955.002	EQUIPMENT RENTAL EXPENSE	500.00		0.00		0.00		500.00	0.00
101-441-955.003	SAFETY	2,000.00		109.59		43.65		1,890.41	5.48
101-441-963.000	MISC EXPENSE	1,000.00		0.00		0.00		1,000.00	0.00
101-441-970.000	CAPITAL OUTLAY	4,000.00		6,255.22		0.00		(2,255.22)	156.38
Total Dept 441 - PUBLIC WORKS		272,825.00		44,209.47		18,083.87		228,615.53	16.20
Dept 448 - PUBLIC UTILITIES-STREET LIGHTING									
101-448-924.000	STREET LIGHT EXPENSE	34,000.00		5,496.88		2,737.67		28,503.12	16.17
Total Dept 448 - PUBLIC UTILITIES-STREET LIGHTING		34,000.00		5,496.88		2,737.67		28,503.12	16.17
Dept 536 - WATER/SEWER									
101-536-928.000	SEWER EXPENSE	3,500.00		744.00		744.00		2,756.00	21.26
101-536-929.000	WATER EXPENSE	2,500.00		396.78		396.78		2,103.22	15.87
Total Dept 536 - WATER/SEWER		6,000.00		1,140.78		1,140.78		4,859.22	19.01
Dept 722 - ZONING									
101-722-702.706	PART TIME WAGES	7,400.00		1,056.16		528.08		6,343.84	14.27
101-722-710.000	EMPLOYER FICA	600.00		80.80		40.40		519.20	13.47
101-722-802.000	PLANNING & ZONING-OTHER	2,000.00		1,500.00		1,500.00		500.00	75.00
101-722-850.000	COMMUNICATION EXPENSE	250.00		0.00		0.00		250.00	0.00

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 101 - GENERAL FUND									
Expenditures									
Total Dept 722 - ZONING		10,250.00		2,636.96		2,068.48		7,613.04	25.73
Dept 728 - ECONOMIC DEVELOPMENT									
101-728-801.000	CONTRACTED SERVICES	2,000.00		0.00		0.00		2,000.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		2,000.00		0.00		0.00		2,000.00	0.00
Dept 751 - PARKS AND RECREATION									
101-751-702.001	DEPT HEAD WAGES	15,000.00		2,295.02		1,149.84		12,704.98	15.30
101-751-702.704	FULL TIME WAGES	28,500.00		4,521.42		3,139.70		23,978.58	15.86
101-751-702.706	PART TIME WAGES	8,700.00		0.00		0.00		8,700.00	0.00
101-751-710.000	EMPLOYER FICA	3,975.00		500.48		314.95		3,474.52	12.59
101-751-711.000	EMPLOYERS SHARE OF PENSION	5,300.00		1,076.15		625.97		4,223.85	20.30
101-751-723.000	WORKMEN'S COMPENSATION	400.00		0.00		0.00		400.00	0.00
101-751-728.000	SUPPLIES	2,000.00		625.38		474.00		1,374.62	31.27
101-751-755.000	MEADOWBROOK INSURANCE	1,500.00		0.00		0.00		1,500.00	0.00
101-751-801.000	CONTRACTED SERVICES	0.00		1,125.00		0.00		(1,125.00)	100.00
101-751-882.000	SWIFTY'S PLACE	1,500.00		0.00		0.00		1,500.00	0.00
101-751-920.000	GAS AND ELECTRIC	3,800.00		661.67		299.15		3,138.33	17.41
101-751-931.001	MAINTENANCE/REPAIR-BUILDING	2,000.00		75.61		75.61		1,924.39	3.78
101-751-931.002	MAINTENANCE/REPAIR-EQUIPMENT	2,500.00		277.77		277.77		2,222.23	11.11
101-751-931.003	MAINTENANCE-LANDSCAPING & GROUNDS	7,500.00		931.60		190.00		6,568.40	12.42
101-751-970.000	CAPITAL OUTLAY	240,000.00		0.00		0.00		240,000.00	0.00
Total Dept 751 - PARKS AND RECREATION		322,675.00		12,090.10		6,546.99		310,584.90	3.75
TOTAL EXPENDITURES		1,645,085.00		215,969.82		128,673.30		1,429,115.18	13.13
Fund 101 - GENERAL FUND:									
TOTAL REVENUES		1,209,525.00		54,314.20		45,553.49		1,155,210.80	4.49
TOTAL EXPENDITURES		1,645,085.00		215,969.82		128,673.30		1,429,115.18	13.13
NET OF REVENUES & EXPENDITURES		(435,560.00)		(161,655.62)		(83,119.81)		(273,904.38)	37.11

User: KATHY

DB: Lake Odessa Vil

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	BALANCE	
Fund 202 - MAJOR STREET FUND									
Revenues									
Dept 000 - BALANCE SHEET / GENERAL									
202-000-546.000	ACT 51 / STREETS	228,000.00		37,012.26		22,214.42		190,987.74	16.23
202-000-556.000	OTHER STATE GRANTS	46,500.00		46,500.00		46,500.00		0.00	100.00
202-000-665.000	INTEREST	6,000.00		1,682.89		916.44		4,317.11	28.05
Total Dept 000 - BALANCE SHEET / GENERAL		280,500.00		85,195.15		69,630.86		195,304.85	30.37
TOTAL REVENUES		280,500.00		85,195.15		69,630.86		195,304.85	30.37
Expenditures									
Dept 449 - STREET DEPT (ACT 51)									
202-449-702.001	DEPT HEAD WAGES	5,625.00		860.65		431.19		4,764.35	15.30
202-449-710.000	EMPLOYER FICA	435.00		65.87		33.00		369.13	15.14
202-449-711.000	EMPLOYERS SHARE OF PENSION	1,000.00		234.00		117.00		766.00	23.40
202-449-712.002	ADMIN BENEFITS	215.00		46.04		21.40		168.96	21.41
202-449-731.000	COLD/HOT PATCH	1,500.00		0.00		0.00		1,500.00	0.00
202-449-734.000	SALT/SAND ROADS	5,400.00		0.00		0.00		5,400.00	0.00
202-449-801.000	CONTRACTED SERVICES	6,000.00		0.00		0.00		6,000.00	0.00
202-449-863.000	STREET STRIPING	4,500.00		37.14		0.00		4,462.86	0.83
202-449-865.000	STREET SIGNS	1,000.00		0.00		0.00		1,000.00	0.00
202-449-944.867	VEHICLE RENTAL - STREET REPAIRS	12,000.00		0.00		0.00		12,000.00	0.00
202-449-944.869	VEHICLE RENTAL - SNOW REMOVAL	12,000.00		0.00		0.00		12,000.00	0.00
202-449-963.000	MISC EXPENSE	3,000.00		286.00		286.00		2,714.00	9.53
202-449-970.006	STREET REPAIRS	15,000.00		0.00		0.00		15,000.00	0.00
202-449-988.002	CIP - 2026 STREET PROJECT ENGINEERING	20,530.00		2,707.90		2,707.90		17,822.10	13.19
202-449-988.003	CIP - 2026 STREET PROJECT COSTS	247,360.00		0.00		0.00		247,360.00	0.00
202-449-988.004	CIP - 2026 STREET PROJECT OTHER FORCED	37,104.00		0.00		0.00		37,104.00	0.00
202-449-995.000	TRANSFERS OUT	100,000.00		0.00		0.00		100,000.00	0.00
202-449-995.005	ADMINISTRATIVE REIMBURSEMENT	8,320.00		0.00		0.00		8,320.00	0.00
Total Dept 449 - STREET DEPT (ACT 51)		480,989.00		4,237.60		3,596.49		476,751.40	0.88
Dept 450 - MAINTENANCE / CONSTRUCTION									
202-450-702.001	MAINTENANCE WAGES	7,500.00		1,952.48		839.84		5,547.52	26.03
202-450-710.000	MAINTENANCE EMPLOYER FICA	580.00		144.08		61.81		435.92	24.84
202-450-711.000	MAINTENANCE ER SHARE OF PENSION	750.00		195.26		83.99		554.74	26.03
202-450-712.002	MAINTENANCE BENEFITS	1,000.00		0.00		0.00		1,000.00	0.00
Total Dept 450 - MAINTENANCE / CONSTRUCTION		9,830.00		2,291.82		985.64		7,538.18	23.31
Dept 869 - SNOW REMOVAL									
202-869-702.001	SNOW REMOVAL WAGES	7,000.00		109.38		0.00		6,890.62	1.56
202-869-710.000	SNOW REMOVAL EMPLOYER FICA	540.00		7.82		0.00		532.18	1.45
202-869-711.000	SNOW REMOVAL SHARE OF PENSION	700.00		10.93		0.00		689.07	1.56
202-869-712.002	SNOW REMOVAL BENEFITS	600.00		0.00		0.00		600.00	0.00
Total Dept 869 - SNOW REMOVAL		8,840.00		128.13		0.00		8,711.87	1.45
TOTAL EXPENDITURES		499,659.00		6,657.55		4,582.13		493,001.45	1.33

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026	INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE	
Fund 202 - MAJOR STREET FUND									
Fund 202 - MAJOR STREET FUND:									
TOTAL REVENUES		280,500.00		85,195.15		69,630.86		195,304.85	30.37
TOTAL EXPENDITURES		499,659.00		6,657.55		4,582.13		493,001.45	1.33
NET OF REVENUES & EXPENDITURES		(219,159.00)		78,537.60		65,048.73		(297,696.60)	35.84

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 203 - LOCAL STREET FUND									
Revenues									
Dept 000 - BALANCE SHEET / GENERAL									
203-000-546.000	ACT 51 / STREETS	79,700.00		12,990.40		7,796.72		66,709.60	16.30
203-000-556.000	OTHER STATE GRANTS	203,500.00		203,500.00		203,500.00		0.00	100.00
203-000-665.000	INTEREST	2,500.00		1,579.03		1,247.09		920.97	63.16
203-000-684.000	MISC REVENUE	45,000.00		49,505.94		49,505.94		(4,505.94)	110.01
203-000-696.000	BOND/NOTE PROCEEDS	700,000.00		1,300,000.00		1,300,000.00		(600,000.00)	185.71
203-000-699.000	TRANSFERS IN	100,000.00		0.00		0.00		100,000.00	0.00
Total Dept 000 - BALANCE SHEET / GENERAL		1,130,700.00		1,567,575.37		1,562,049.75		(436,875.37)	138.64
TOTAL REVENUES		1,130,700.00		1,567,575.37		1,562,049.75		(436,875.37)	138.64
Expenditures									
Dept 449 - STREET DEPT (ACT 51)									
203-449-702.001	DEPT HEAD WAGES	7,500.00		1,147.50		574.91		6,352.50	15.30
203-449-710.000	EMPLOYER FICA	580.00		87.76		43.97		492.24	15.13
203-449-711.000	EMPLOYERS SHARE OF PENSION	1,200.00		312.00		156.00		888.00	26.00
203-449-712.002	ADMIN BENEFITS	300.00		61.38		28.53		238.62	20.46
203-449-731.000	COLD/HOT PATCH	1,500.00		0.00		0.00		1,500.00	0.00
203-449-734.000	SALT/SAND ROADS	5,400.00		0.00		0.00		5,400.00	0.00
203-449-801.000	CONTRACTED SERVICES	8,000.00		0.00		0.00		8,000.00	0.00
203-449-863.000	STREET STRIPING	1,500.00		0.00		0.00		1,500.00	0.00
203-449-865.000	STREET SIGNS	1,000.00		0.00		0.00		1,000.00	0.00
203-449-944.867	VEHICLE RENTAL - STREET REPAIRS	12,000.00		0.00		0.00		12,000.00	0.00
203-449-944.869	VEHICLE RENTAL - SNOW REMOVAL	7,000.00		0.00		0.00		7,000.00	0.00
203-449-963.000	MISC EXPENSE	3,000.00		0.00		0.00		3,000.00	0.00
203-449-970.006	STREET REPAIRS	20,000.00		0.00		0.00		20,000.00	0.00
203-449-988.002	CIP - 2026 STREET PROJECT ENGINEERING	89,770.00		18,437.38		18,437.38		71,332.62	20.54
203-449-988.003	CIP - 2026 STREET PROJECT COSTS	1,083,362.00		0.00		0.00		1,083,362.00	0.00
203-449-988.004	CIP - 2026 STREET PROJECT OTHER FORCED	162,504.00		22,890.00		22,890.00		139,614.00	14.09
203-449-995.005	ADMINISTRATIVE REIMBURSEMENT	6,650.00		0.00		0.00		6,650.00	0.00
Total Dept 449 - STREET DEPT (ACT 51)		1,411,266.00		42,936.02		42,130.79		1,368,329.98	3.04
Dept 450 - MAINTENANCE / CONSTRUCTION									
203-450-702.001	MAINTENANCE WAGES	15,000.00		1,012.28		334.56		13,987.72	6.75
203-450-710.000	MAINTENANCE EMPLOYER FICA	1,200.00		75.24		24.40		1,124.76	6.27
203-450-711.000	MAINTENANCE ER SHARE OF PENSION	1,500.00		101.22		33.45		1,398.78	6.75
203-450-712.002	MAINTENANCE BENEFITS	1,750.00		0.00		0.00		1,750.00	0.00
Total Dept 450 - MAINTENANCE / CONSTRUCTION		19,450.00		1,188.74		392.41		18,261.26	6.11
Dept 869 - SNOW REMOVAL									
203-869-702.001	SNOW REMOVAL WAGES	6,000.00		109.38		0.00		5,890.62	1.82
203-869-710.000	SNOW REMOVAL FICA	475.00		7.81		0.00		467.19	1.64
203-869-711.000	SNOW REMOVAL SHARE OF PENSION	600.00		10.93		0.00		589.07	1.82
203-869-712.002	SNOW REMOVAL BENEFITS	750.00		0.00		0.00		750.00	0.00
Total Dept 869 - SNOW REMOVAL		7,825.00		128.12		0.00		7,696.88	1.64
TOTAL EXPENDITURES		1,438,541.00		44,252.88		42,523.20		1,394,288.12	3.08

GL NUMBER	DESCRIPTION	2026-27	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	04/30/2026 NORMAL (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 203 - LOCAL STREET FUND						
Fund 203 - LOCAL STREET FUND:						
	TOTAL REVENUES	1,130,700.00	1,567,575.37	1,562,049.75	(436,875.37)	138.64
	TOTAL EXPENDITURES	1,438,541.00	44,252.88	42,523.20	1,394,288.12	3.08
	NET OF REVENUES & EXPENDITURES	(307,841.00)	1,523,322.49	1,519,526.55	(1,831,163.49)	494.84

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 204 - GENERAL HWY									
Revenues									
Dept 000 - BALANCE SHEET / GENERAL									
204-000-402.000	CURRENT REAL PROPERTY TAXES	252,000.00		0.00		0.00		252,000.00	0.00
204-000-410.000	CURRENT PERSONAL PROPERTY TAX	10,000.00		0.00		0.00		10,000.00	0.00
204-000-573.000	LOCAL COMMUNITY STABILIZATION SHARE TAX	35,000.00		0.00		0.00		35,000.00	0.00
204-000-665.000	INTEREST	9,000.00		2,134.52		1,079.77		6,865.48	23.72
Total Dept 000 - BALANCE SHEET / GENERAL		306,000.00		2,134.52		1,079.77		303,865.48	0.70
TOTAL REVENUES		306,000.00		2,134.52		1,079.77		303,865.48	0.70
Expenditures									
Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)									
204-446-970.000	SIDEWALK REPLACEMENT PROGRAM	15,000.00		0.00		0.00		15,000.00	0.00
204-446-991.000	CAPITAL IMPROV BOND II - PRIN	127,000.00		80,800.00		80,800.00		46,200.00	63.62
204-446-994.000	CAP IMPROV BOND II INTEREST	4,700.00		727.20		727.20		3,972.80	15.47
204-446-994.001	2026 STREET PROJECT BOND INTEREST	17,500.00		0.00		0.00		17,500.00	0.00
204-446-995.005	ADMINISTRATIVE REIMBURSEMENT	58,240.00		0.00		0.00		58,240.00	0.00
Total Dept 446 - HIGHWAYS, STREETS (NOT ACT 51)		222,440.00		81,527.20		81,527.20		140,912.80	36.65
Dept 450 - MAINTENANCE / CONSTRUCTION									
204-450-702.001	STREET ADMIN SALARY	9,400.00		1,434.35		718.63		7,965.65	15.26
204-450-710.000	STREET ADMIN FICA	720.00		109.71		54.97		610.29	15.24
204-450-711.000	EMPLOYERS SHARE OF PENSION	940.00		390.00		195.00		550.00	41.49
204-450-712.002	STREET ADMIN BENEFITS	350.00		76.73		35.66		273.27	21.92
Total Dept 450 - MAINTENANCE / CONSTRUCTION		11,410.00		2,010.79		1,004.26		9,399.21	17.62
TOTAL EXPENDITURES		233,850.00		83,537.99		82,531.46		150,312.01	35.72
Fund 204 - GENERAL HWY:									
TOTAL REVENUES		306,000.00		2,134.52		1,079.77		303,865.48	0.70
TOTAL EXPENDITURES		233,850.00		83,537.99		82,531.46		150,312.01	35.72
NET OF REVENUES & EXPENDITURES		72,150.00		(81,403.47)		(81,451.69)		153,553.47	112.83

User: KATHY

DB: Lake Odessa Vil

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY									
Revenues									
Dept 000 - BALANCE SHEET / GENERAL									
248-000-402.000	CURRENT REAL PROPERTY TAXES	25,000.00		0.00		0.00		25,000.00	0.00
248-000-665.000	INTEREST	75.00		18.44		9.22		56.56	24.59
Total Dept 000 - BALANCE SHEET / GENERAL		25,075.00		18.44		9.22		25,056.56	0.07
TOTAL REVENUES		25,075.00		18.44		9.22		25,056.56	0.07
Expenditures									
Dept 275 - DDA									
248-275-727.000	OFFICE SUPPLIES	50.00		0.00		0.00		50.00	0.00
248-275-740.000	POSTAGE	25.00		0.00		0.00		25.00	0.00
248-275-750.000	DUES & MEMBERSHIPS	50.00		0.00		0.00		50.00	0.00
248-275-801.000	CONTRACTED SERVICES	500.00		813.46		776.73		(313.46)	162.69
248-275-805.000	ATTORNEY FEES	2,000.00		0.00		0.00		2,000.00	0.00
248-275-881.000	ADVERTISING	750.00		0.00		0.00		750.00	0.00
248-275-967.000	BEAUTIFICATION	14,500.00		375.00		375.00		14,125.00	2.59
248-275-967.002	CHRISTMAS DECORATIONS	2,000.00		0.00		0.00		2,000.00	0.00
248-275-995.005	ADMINISTRATIVE REIMBURSEMENT	5,000.00		0.00		0.00		5,000.00	0.00
Total Dept 275 - DDA		24,875.00		1,188.46		1,151.73		23,686.54	4.78
TOTAL EXPENDITURES		24,875.00		1,188.46		1,151.73		23,686.54	4.78
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:									
TOTAL REVENUES		25,075.00		18.44		9.22		25,056.56	0.07
TOTAL EXPENDITURES		24,875.00		1,188.46		1,151.73		23,686.54	4.78
NET OF REVENUES & EXPENDITURES		200.00		(1,170.02)		(1,142.51)		1,370.02	585.01

GL NUMBER	DESCRIPTION	2026-27	YTD BALANCE	ACTIVITY FOR	AVAILABLE		% BDGT USED
		AMENDED BUDGET	04/30/2026 NORMAL (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	
Fund 259 - 302 POLICE TRAINING							
Revenues							
Dept 000 - BALANCE SHEET / GENERAL							
259-000-540.000	STATE GRANTS	750.00	579.90	579.90	170.10		77.32
259-000-665.000	INTEREST	1.00	0.52	0.52	0.48		52.00
Total Dept 000 - BALANCE SHEET / GENERAL		751.00	580.42	580.42	170.58		77.29
TOTAL REVENUES		751.00	580.42	580.42	170.58		77.29
Expenditures							
Dept 301 - POLICE							
259-301-752.000	EDUCATION & TRAINING	750.00	202.97	202.97	547.03		27.06
Total Dept 301 - POLICE		750.00	202.97	202.97	547.03		27.06
TOTAL EXPENDITURES		750.00	202.97	202.97	547.03		27.06
<hr/>							
Fund 259 - 302 POLICE TRAINING:							
TOTAL REVENUES		751.00	580.42	580.42	170.58		77.29
TOTAL EXPENDITURES		750.00	202.97	202.97	547.03		27.06
NET OF REVENUES & EXPENDITURES		1.00	377.45	377.45	(376.45)		37,745.0

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE	(DECREASE)	NORMAL	(ABNORMAL)	
Fund 290 - ARTS									
Revenues									
Dept 000 - BALANCE SHEET / GENERAL									
290-000-540.000	STATE GRANTS	10,000.00		16,000.00		16,000.00		(6,000.00)	160.00
290-000-602.003	FOOD BOOTH FEES	500.00		0.00		0.00		500.00	0.00
290-000-602.290	ART IN THE PARK REVENUE	6,500.00		695.00		320.00		5,805.00	10.69
290-000-665.000	INTEREST	40.00		6.71		3.54		33.29	16.78
290-000-674.000	DONATIONS-PRIVATE SOURCES	5,000.00		2,300.00		1,750.00		2,700.00	46.00
290-000-684.000	MISC REVENUE	50.00		0.00		0.00		50.00	0.00
Total Dept 000 - BALANCE SHEET / GENERAL		22,090.00		19,001.71		18,073.54		3,088.29	86.02
TOTAL REVENUES		22,090.00		19,001.71		18,073.54		3,088.29	86.02
Expenditures									
Dept 752 - ARTS									
290-752-727.000	OFFICE SUPPLIES	100.00		0.00		0.00		100.00	0.00
290-752-728.000	SUPPLIES	300.00		0.00		0.00		300.00	0.00
290-752-740.000	POSTAGE	450.00		0.00		0.00		450.00	0.00
290-752-770.000	CREDIT CARD FEES	50.00		1.52		0.76		48.48	3.04
290-752-793.000	OPERATING EXPENSE	100.00		0.00		0.00		100.00	0.00
290-752-794.000	T-SHIRTS	750.00		0.00		0.00		750.00	0.00
290-752-795.000	SOUND	1,900.00		1,995.00		0.00		(95.00)	105.00
290-752-798.000	CONCESSIONS SUPPLIES	400.00		0.00		0.00		400.00	0.00
290-752-803.000	SECURITY	150.00		0.00		0.00		150.00	0.00
290-752-806.000	AUDIT SERVICES	150.00		0.00		0.00		150.00	0.00
290-752-851.000	RADIOS	150.00		0.00		0.00		150.00	0.00
290-752-852.000	TELEPHONE	550.00		81.38		81.38		468.62	14.80
290-752-881.000	ADVERTISING	7,000.00		3,046.95		871.95		3,953.05	43.53
290-752-882.000	OPER EXP-GRANT DISBURSEMENT	10.00		0.00		0.00		10.00	0.00
290-752-883.000	PUBLIC ART PROJECT	10,500.00		375.00		375.00		10,125.00	3.57
290-752-890.001	CLEAN UP	500.00		0.00		0.00		500.00	0.00
290-752-895.000	KIDS AREA	350.00		0.00		0.00		350.00	0.00
290-752-898.000	ENTERTAINMENT	2,300.00		0.00		0.00		2,300.00	0.00
290-752-953.000	PORT A POTTY	625.00		0.00		0.00		625.00	0.00
290-752-955.000	GOLF CART RENTALS	1,235.00		0.00		0.00		1,235.00	0.00
290-752-956.000	TENT, TABLES, CHAIR RENTALS	600.00		0.00		0.00		600.00	0.00
290-752-963.000	MISCELLANEOUS EXPENSE	50.00		0.00		0.00		50.00	0.00
290-752-964.000	REFUND/REIMBURSEMENTS	200.00		0.00		0.00		200.00	0.00
Total Dept 752 - ARTS		28,420.00		5,499.85		1,329.09		22,920.15	19.35
TOTAL EXPENDITURES		28,420.00		5,499.85		1,329.09		22,920.15	19.35
Fund 290 - ARTS:									
TOTAL REVENUES		22,090.00		19,001.71		18,073.54		3,088.29	86.02
TOTAL EXPENDITURES		28,420.00		5,499.85		1,329.09		22,920.15	19.35
NET OF REVENUES & EXPENDITURES		(6,330.00)		13,501.86		16,744.45		(19,831.86)	213.30

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026-27	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT USED
		AMENDED BUDGET	04/30/2026 NORMAL (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	
Fund 590 - SEWER FUND						
Revenues						
Dept 000 - BALANCE SHEET / GENERAL						
590-000-614.000	SEWER REVENUE	0.00	263,376.98	209,898.34	(263,376.98)	100.00
590-000-615.000	SEWER PENALTIES	0.00	24.55	24.55	(24.55)	100.00
590-000-619.000	LAB TESTING REVENUE	0.00	40.00	40.00	(40.00)	100.00
Total Dept 000 - BALANCE SHEET / GENERAL		0.00	263,441.53	209,962.89	(263,441.53)	100.00
TOTAL REVENUES		0.00	263,441.53	209,962.89	(263,441.53)	100.00
Fund 590 - SEWER FUND:						
TOTAL REVENUES		0.00	263,441.53	209,962.89	(263,441.53)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00	263,441.53	209,962.89	(263,441.53)	100.00

User: KATHY

DB: Lake Odessa Vil

PERIOD ENDING 04/30/2026

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BGD USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	BALANCE	
Fund 591 - WATER FUND									
Revenues									
Dept 000 - BALANCE SHEET / GENERAL									
591-000-642.001	FINAL READ INCOME	1,035,000.00		149,448.33		106,870.26		885,551.67	14.44
591-000-642.002	WATER HOOK UP FEES	10,000.00		350.01		350.01		9,649.99	3.50
591-000-643.000	PENALTIES & INTEREST	5,000.00		29.01		29.01		4,970.99	0.58
591-000-665.000	INTEREST	30,000.00		6,481.30		3,382.41		23,518.70	21.60
591-000-684.000	MISC REVENUE	15,000.00		19,072.91		0.00		(4,072.91)	127.15
591-000-696.000	BOND/NOTE PROCEEDS	1,000,000.00		500,000.00		500,000.00		500,000.00	50.00
Total Dept 000 - BALANCE SHEET / GENERAL		2,095,000.00		675,381.56		610,631.69		1,419,618.44	32.24
TOTAL REVENUES		2,095,000.00		675,381.56		610,631.69		1,419,618.44	32.24
Expenditures									
Dept 536 - WATER/SEWER									
591-536-702.001	DEPT HEAD WAGES	16,500.00		2,438.44		1,221.72		14,061.56	14.78
591-536-702.704	FULL TIME WAGES	34,500.00		3,522.44		1,818.96		30,977.56	10.21
591-536-702.705	OVER TIME WAGES	1,000.00		49.65		49.65		950.35	4.97
591-536-702.706	PART TIME WAGES	4,000.00		0.00		0.00		4,000.00	0.00
591-536-702.710	WATER LICENSE STIPEND	5,600.00		0.00		0.00		5,600.00	0.00
591-536-702.717	NO FRINGE BENEFIT INCENTIVE	0.00		3,000.00		3,000.00		(3,000.00)	100.00
591-536-710.000	EMPLOYER FICA	4,500.00		667.33		453.99		3,832.67	14.83
591-536-711.000	EMPLOYERS SHARE OF PENSION	5,600.00		1,030.20		523.36		4,569.80	18.40
591-536-713.000	DENTAL INSURANCE EXPENSE	500.00		53.56		26.78		446.44	10.71
591-536-714.000	OPTICAL PLAN EXPENSE	115.00		33.44		11.81		81.56	29.08
591-536-720.000	DISABILITY INSURANCE	425.00		36.18		18.41		388.82	8.51
591-536-721.000	LIFE INSURANCE EXPENSE	200.00		7.24		3.62		192.76	3.62
591-536-723.000	WORKMEN'S COMPENSATION	1,500.00		0.00		0.00		1,500.00	0.00
591-536-727.000	OFFICE SUPPLIES	1,000.00		0.00		0.00		1,000.00	0.00
591-536-728.000	SUPPLIES	1,500.00		449.74		449.74		1,050.26	29.98
591-536-730.000	MEALS & MILEAGE	300.00		0.00		0.00		300.00	0.00
591-536-732.000	CHEMICAL SUPPLIES	5,000.00		0.00		0.00		5,000.00	0.00
591-536-740.000	POSTAGE	2,200.00		262.10		262.10		1,937.90	11.91
591-536-741.000	MEDICAL & PHYSICALS	250.00		0.00		0.00		250.00	0.00
591-536-744.000	CLOTHING EXPENSE	1,200.00		0.00		0.00		1,200.00	0.00
591-536-750.000	DUES & MEMBERSHIPS	3,500.00		50.00		0.00		3,450.00	1.43
591-536-751.000	GASOLINE PURCHASES	6,000.00		536.55		0.00		5,463.45	8.94
591-536-752.000	EDUCATION & TRAINING	3,000.00		0.00		0.00		3,000.00	0.00
591-536-755.000	MEADOWBROOK INSURANCE	5,900.00		0.00		0.00		5,900.00	0.00
591-536-765.000	BANK FEES	50.00		0.00		0.00		50.00	0.00
591-536-770.000	WELLHEAD PROTECTION	5,000.00		0.00		0.00		5,000.00	0.00
591-536-771.000	WATER TESTING FEES	3,000.00		100.00		50.00		2,900.00	3.33
591-536-780.000	METER REPLACEMENT	5,000.00		7,701.37		3,070.22		(2,701.37)	154.03
591-536-781.000	HYDRANT REPLACEMENT	5,000.00		155.88		155.88		4,844.12	3.12
591-536-801.000	CONTRACTED SERVICES	9,000.00		3,564.26		3,564.26		5,435.74	39.60
591-536-850.000	COMMUNICATION EXPENSE	4,500.00		770.14		336.29		3,729.86	17.11
591-536-900.000	PRINTING & PUBLISHING	1,000.00		0.00		0.00		1,000.00	0.00
591-536-920.000	GAS AND ELECTRIC	52,000.00		8,009.80		5,967.38		43,990.20	15.40
591-536-931.001	MAINTENANCE/REPAIR-BUILDING	6,000.00		73.54		0.00		5,926.46	1.23
591-536-931.002	MAINTENANCE/REPAIR-EQUIPMENT	10,000.00		0.00		0.00		10,000.00	0.00
591-536-931.004	MAINTENANCE/REPAIR-VEHICLE	2,500.00		0.00		0.00		2,500.00	0.00
591-536-931.009	MAINTENANCE/REPAIR-WATER LINES	5,000.00		0.00		0.00		5,000.00	0.00
591-536-931.010	MAINTENANCE/REPAIRS-TANKS	86,715.00		86,715.00		0.00		0.00	100.00
591-536-932.000	NEW WATER MAINS	4,000.00		0.00		0.00		4,000.00	0.00
591-536-933.000	WELL REPAIRS	45,000.00		0.00		0.00		45,000.00	0.00

GL NUMBER	DESCRIPTION	2026-27		YTD BALANCE	ACTIVITY FOR		AVAILABLE		% BDGT USED
		AMENDED BUDGET	NORMAL	04/30/2026 (ABNORMAL)	MONTH 04/30/2026 INCREASE (DECREASE)	NORMAL	(ABNORMAL)	BALANCE	
Fund 591 - WATER FUND									
Expenditures									
591-536-946.000	SCADA CONTROL SYSTEM	2,500.00		0.00	0.00			2,500.00	0.00
591-536-963.000	MISC EXPENSE	1,500.00		0.00	0.00			1,500.00	0.00
591-536-968.000	DEPRECIATION EXPENSE	250,000.00		0.00	0.00			250,000.00	0.00
591-536-970.001	CAPITAL OUTLAY-EQUIPMENT	4,000.00		6,255.23	0.00			(2,255.23)	156.38
591-536-980.001	HARDWARE	9,000.00		860.25	860.25			8,139.75	9.56
591-536-980.002	SOFTWARE	250.00		56.70	28.35			193.30	22.68
591-536-988.002	CIP - 2026 STREET PROJECT ENGINEERING	110,300.00		0.00	0.00			110,300.00	0.00
591-536-988.003	CIP - 2026 STREET PROJECT COSTS	1,176,402.00		0.00	0.00			1,176,402.00	0.00
591-536-988.004	CIP - 2026 STREET PROJECT OTHER FORCED	176,460.00		0.00	0.00			176,460.00	0.00
591-536-991.000	CAPITAL IMPROVEMENT BOND	34,200.00		0.00	0.00			34,200.00	0.00
591-536-991.001	CAPITAL IMPROVEMENT BOND II	19,800.00		0.00	0.00			19,800.00	0.00
591-536-991.002	USDA BOND 2016	75,000.00		0.00	0.00			75,000.00	0.00
591-536-994.000	INTEREST EXPENSE	90,500.00		307.80	307.80			90,192.20	0.34
591-536-995.005	ADMINISTRATIVE REIMBURSEMENT	88,190.00		0.00	0.00			88,190.00	0.00
Total Dept 536 - WATER/SEWER		2,386,157.00		126,706.84	22,180.57			2,259,450.16	5.31
TOTAL EXPENDITURES		2,386,157.00		126,706.84	22,180.57			2,259,450.16	5.31
Fund 591 - WATER FUND:									
TOTAL REVENUES		2,095,000.00		675,381.56	610,631.69			1,419,618.44	32.24
TOTAL EXPENDITURES		2,386,157.00		126,706.84	22,180.57			2,259,450.16	5.31
NET OF REVENUES & EXPENDITURES		(291,157.00)		548,674.72	588,451.12			(839,831.72)	188.45
TOTAL REVENUES - ALL FUNDS									
TOTAL REVENUES - ALL FUNDS		5,069,641.00		2,667,642.90	2,517,571.63			2,401,998.10	52.62
TOTAL EXPENDITURES - ALL FUNDS		6,257,337.00		484,016.36	283,174.45			5,773,320.64	7.74
NET OF REVENUES & EXPENDITURES		(1,187,696.00)		2,183,626.54	2,234,397.18			(3,371,322.54)	183.85

VILLAGE OF LAKE ODESSA
RECONCILED
CHECKING / SAVINGS / INVESTMENT ACCOUNT BALANCES
AS OF APRIL 30, 2026

POOLED CASH	CHECKING	UNION BANK	
GENERAL FUND			\$ 209,448.06
MAJOR STREET FUND			\$ 300,712.62
LOCAL STREET FUND			\$ 436,097.00
GENERAL HIGHWAY FUND			\$ 278,183.74
POLICE TRAINING - 302 FUND			\$ 383.43
WATER FUND			\$ 598,912.69
			<u>\$ 1,823,737.54</u>
GENERAL HIGHWAY BOND REDEMPTION	CHECKING	UNION BANK	\$ 1,507.49
WATER BOND REDEMPTION	CHECKING	UNION BANK	\$ 1,514.77
PAYROLL FUND	CHECKING	UNION BANK	\$ 9,395.05
DOWNTOWN DEVELOPMENT AUTHORITY	CHECKING	UNION BANK	\$ 111,130.55
ARTS COMMISSION	CHECKING	UNION BANK	\$ 52,574.07
GENERAL FUND	SAVINGS	PFCU	\$ 14.77
VEHICLE REPLACEMENT	SAVINGS	UNION BANK	\$ 81,588.07
WATER REPAIR, REPLACEMENT & IMPROVEMENT	SAVINGS	UNION BANK	\$ 374,885.59
WATER BOND RESERVE	SAVINGS	MI 1 COMM CU	\$ 150,540.06
WATER FUND	SAVINGS	PFCU	\$ 286.57
GENERAL FUND	INVESTMENT	MI CLASS	\$ 921,385.65
MAJOR STREET FUND	INVESTMENT	MI CLASS	\$ 128,785.97
GENERAL HIGHWAY FUND	INVESTMENT	MI CLASS	\$ 159,102.36
WATER FUND	INVESTMENT	MI CLASS	\$ 683,799.74
LOCAL STREET BOND	INVESTMENT	MI CLASS	\$ 1,300,534.80
WATER BOND	INVESTMENT	MI CLASS	\$ 500,205.69
POOLED CDARS	CERTIFICATE OF DEPOSIT	INDEPENDENT BANK	
GENERAL FUND			\$ 358,813.22
MAJOR STREET FUND			\$ 307,553.99
LOCAL STREET FUND			\$ 153,777.00
GENERAL HIGHWAY FUND			\$ 205,035.88
WATER FUND			\$ 512,589.87
			<u>\$ 1,537,769.96</u>

Lake Odessa Village
Zoning Administrator Report
April 2026

Permits:

On 4-13-26 I issued a zoning permit to Tom Abdo to add a second story onto the home located at 1620 Jordan Lake St.

On 4-21-26 I issued a zoning permit to Amy Pethers/Pitsch Wrecking to demo a home at 1323 Ionia St.

On 4-23-26 I issued a zoning permit to Mitchell Ohren for a 6 ft high wood privacy fence to be located in the back yard at 912 Sixth Ave.

Planning Commission:

The members did not meet in April.

Miscellaneous:

Phone calls involved various appraisers checking on the zoning classification of assorted parcels. Other questions involved various questions regarding setbacks, fences, pools and permits.

I responded to an inquiry about 471 Fourth Ave. It is made up of 2 platted lots and they want to sell the one with the house on it and/or the vacant adjoining lot. I advised on the process of dividing back out combined platted lots after getting details from the Assessor. I have had several realtor calls on what can be done with the vacant lot.

I have had a couple calls regarding the old mobile home park on Superior Lane about what they can do with the property. The mobile home part is zoned MHP and the rest is zoned HC. I gave the callers zoning information and told them about the new flex zone in the upcoming master plan update. I sent them the amended mobile home park zoning language (now manufactured home community name) A rezone to another district may give other options for the property.

I have received a couple calls on the former Jerrys Tire property on Jordan Lake Ave and what can be done with it. It is a business property in the R-1 residential zone which makes it nonconforming and that really limits what can be done with it. Some options would be a rezone to another district, a conditional rezone to a specific use, a nonconforming small expansion of the same use or for a new business plan, a preliminary conference with the Planning Commission could be requested to discuss a concept plan and how to achieve a goal. Perhaps this land should be in the flex zone of the master plan. It is next to the railroad so possibly not that suitable for homes. They have the information to think about.

Public Hearing

Presentations

Act 381 Brownfield Plan Amendment #1

Community Condos of Lake Odessa
Lake Odessa, Michigan

Ionia County Brownfield Redevelopment
Authority

Project No. 2600461

April 23, 2026

Act 381 Brownfield Plan Amendment #1

Community Condos of Lake Odessa Lake Odessa, Michigan 48849

**Prepared For:
Ionia County Brownfield Redevelopment Authority
Ionia, Michigan**

**April 23, 2026
Project No. 2600461**

Recommended for Approval by the Brownfield Redevelopment Authority on: 4/28/26

Supported by the Governing body of the local jurisdiction on: _____

Adopted by the County Board of Commissioners on: _____

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- Attachment C: Housing Support Documents
- Attachment D: MSHDA Total Housing Subsidy (THS) Calculation

1.0 Introduction

On December 12, 2023, the Ionia County Board of Commissioners approved a Brownfield Plan for an affordable, owner-occupied housing redevelopment at 826 Third Avenue, Lake Odessa, Ionia County, Michigan (Eligible Property, Site, or Property), which was the location of a former middle school. The Brownfield Plan was prepared on behalf of Stuart Ventures, LLC (Developer) and included redevelopment activities focused only on the western 2.54 acres of the Eligible Property, as described in section 1.1.

In December 2025, the Developer sold the eastern 2.71 acres of undeveloped Eligible property to another entity that plans to create new affordable multifamily rental units meeting community needs. This Brownfield Plan Amendment #1 is an amendment to the 2023 Brownfield Plan, removing the eastern 2.71 acres of Eligible Property from the originally approved Brownfield Plan, so that a separate Brownfield Plan can be prepared for the proposed multifamily redevelopment project. No reimbursement to the Developer has occurred relating to the 2.71-acre parcel and there are no other changes proposed in this Brownfield Plan Amendment #1. Figures 1 and 2 depict the new Eligible Property boundaries.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The Developer acquired the 5.25-acre Site in 2021 with the vision of developing an affordable residential condominium community. To prepare the property for redevelopment, asbestos abatement and demolition activities were completed in 2022. Construction of a 15-unit, affordable residential condominium development, known as Community Condos of Lake Odessa, began in 2023 and is slated for completion in the summer of 2026.

This development includes three buildings comprised of five units per building. Each unit generally includes two bedrooms and one and a half bathrooms, offering approximately 1,108 square feet of finished living space. The total capital investment is estimated at approximately \$4.5 million.

Because the Developer sold the eastern 2.71 acres of the Site to another entity for future redevelopment, this Brownfield Plan Amendment #1 has been prepared to modify the footprint of the Site to only include the 2.54 acres related to the Community Condos of Lake Odessa project.

The modified Site Map is provided as Figure 2.

The Project focuses on providing affordable housing for individuals and families earning up to 120% of Ionia County's Area Median Income (AMI) and serves an important public purpose in Ionia County and the Village of Lake Odessa. It will expand the tax base, result in significant capital investment into the community, and most importantly, create new housing opportunities in a community where quality year-round housing is needed.

1.2 Eligible Property Information

Parcel ID Nos: 34-101-240-000-001-00, 34-101-240-000-002-00, 34-101-240-000-003-00, 34-101-240-000-004-00, 34-101-240-000-005-00, 34-101-240-000-006-00, 34-101-240-000-007-00, 34-101-240-000-008-00, 34-101-240-000-009-00, 34-101-240-000-010-00, 34-101-240-000-011-00, 34-101-240-000-012-00, 34-101-240-000-013-00, 34-101-240-000-014-00, and 34-101-240-000-015-00

Address: 874 Third Avenue, Units 1-15, Lake Odessa, Ionia County, Michigan

Size: Approximately 2.54 acres

Basis of Eligibility

The property qualifies as "Eligible Property" under Act 381, on the basis of meeting the definition of a "Housing Property." Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The project will have three residential buildings with a total of 15 dwelling units.

Pursuant to Section 2(o)(ii) of Act 381, the Housing Property must be "located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan." The project meets these criteria based on the following:

- Ionia County housing stock is aging, which presents major repair challenges and cost burden to homeowners. A recent study completed by the Upjohn Institute (Upjohn) for Ionia County in the spring of 2022 revealed that more than 27% of Ionia County's homes were built in 1939 or earlier. This aging housing stock is significantly greater than the Michigan statewide average of 14.8%. The Housing Plan indicates that in the coming years these homes will likely require major repairs or will no longer be maintainable. New housing stock will provide housing opportunities that don't require major repairs to maintain safe living conditions. The project meets this need.
- The Upjohn housing study identified that 121 affordable units are needed to help alleviate overburdened homeowners with household annual incomes of \$75,000 to \$99,999. The project provides 15 affordable units with prices that accommodate household annual incomes within this range.
- The Michigan State Housing Development Authority's (MSHDA) West Michigan Housing Partnership F document identified the vacancy rate of owner-occupied homes in Ionia County at 0%. In conjunction with the low vacancy rates, a Rocket Homes September 2023 Housing Report for Ionia County noted that there are 5% less homes for sale than the same time a year prior. That same report also identified a 27% decrease in average days a house was on the market from 22 days in September 2022 to 16 days in September 2023. Adding new housing stock will help increase opportunities for prospective homeowners to find a home that fits within their income and expense levels. The project accomplishes this.

Relevant housing data from the sources above is provided in Attachment C. MSHDA's Total Housing Subsidy Site-Specific Calculation demonstrating project congruence with meeting specific housing need is provided in Attachment D.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This Brownfield Plan Amendment #1 has been developed to reimburse eligible brownfield costs incurred by the Developer to support the revitalization of functionally obsolete school property to new affordable housing that meets community needs. New local tax increment revenues will be captured for reimbursement of eligible expenses based on actual available new tax increment revenue generated from the Project. New state tax capture available for the project is limited to half the state education tax for pre-approved demolition and abatement activities, as the project consists of residential units assumed to be exempt from tax levied for school operating purposes. Base local and state taxes associated with the Property will continue to be levied and distributed to local and state taxing jurisdictions. No local debt or special assessment taxes will be captured to reimburse eligible activity costs. Eligible activities in this Plan support "for sale" housing units with households earning not more than 120% of AMI.

The total cost of eligible activities, including contingency, is anticipated to be \$450,000, described below and summarized in Table 1 (attached). Authority administrative costs are anticipated to be \$33,434. The capture of tax increment revenue for the Local Brownfield Revolving Fund (LBRF) is estimated to be \$251,271.

2.1.1 Site Infrastructure

This Brownfield Plan Amendment #1 has no changes to the previously approved Site infrastructure costs summarized in the original 2023 Brownfield Plan. Eligible Site infrastructure costs required to facilitate the project include water/sewer connectivity, driveways, and road improvements. These costs are estimated at \$100,000.

2.1.2 Site Preparation

This Brownfield Plan Amendment #1 has no changes to the previously approved Site preparation costs summarized in the original 2023 Brownfield Plan. Eligible Site preparation costs necessary to support the project include clearing, grubbing, excavation, land balancing, compaction, sub-base preparation, cut and fill, excavation of unstable material, clean fill, and mass grading. These costs are estimated at \$165,000.

2.1.3 Asbestos Abatement/Demolition

This Brownfield Plan Amendment #1 has no changes to the previously approved asbestos abatement/demolition costs summarized in the original 2023 Brownfield Plan. Eligible asbestos abatement/demolition activity costs essential for the project are estimated at \$150,000.

2.1.4 Brownfield Plan Preparation and Implementation

This Brownfield Plan Amendment #1 has no changes to the previously approved Site infrastructure costs summarized in the original 2023 Brownfield Plan. Preparation and implementation of the original Brownfield Plan are estimated to cost \$9,500 and \$4,000, respectively. The original Brownfield Plan did not include Work Plan preparation, review, or implementation. The total cost of these activities is anticipated to be \$13,500.

2.1.5 Contingency

This Brownfield Plan Amendment #1 has no changes to the previously approved contingency costs summarized in the original 2023 Brownfield Plan. A contingency no greater than 15% related to site preparation and infrastructure is included in this Brownfield Plan Amendment #1. The total estimated contingency cost is anticipated at \$21,500.

2.1.6 Authority Administration Fee

This Brownfield Plan Amendment #1 includes a 5% administration fee for the ICBRA, which will be captured from the new local tax revenue generated as a result of the project. The estimated administration fee capture amount during the duration of the Plan is \$33,434.

2.1.7 Local Brownfield Revolving Fund

The Authority can capture new tax revenue from the project for deposit in the LBRF, up to five years after Developer reimbursement occurs or not more than the eligible activities, whichever occurs first and as allowed by the statute. It is estimated that \$251,271 will be captured for deposit in the LBRF.

2.2 Summary of Eligible Activities

Eligible Activities for Housing Property

- Site infrastructure activities include connecting water/sewer utilities to the residential units and road/driveway/sidewalk construction that supports the housing development.

- Site preparation activities include clearing and grubbing, cut and fill related to topographic adjustments necessary to facilitate the development and appropriate stormwater management, excavation required to support subsurface demolition of foundations and removal of unstable soil, importing clean fill, and mass grading.
- Asbestos abatement and demolition activities were necessary to safely remove a functionally obsolete elementary school building and prepare the Site for residential housing. Demolition of unexpected foundations and buried debris to support Site preparation and redevelopment must be completed. The costs to complete these activities are under \$250,000, requiring no state approval.
- Brownfield Plan preparation and implementation.

Authority Expenses

A 5% administration fee to cover eligible administrative costs incurred by the ICBRA that are related to the project are included in this Brownfield Plan Amendment #1. These expenses will be reimbursed with new local tax increment revenue only.

Contingency

A contingency no greater than 15% is included in the estimated cost of the proposed activities. No contingency is added to the Brownfield Plan preparation and implementation costs and only applies to site preparation and infrastructure activities, as appropriate.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

This Brownfield Plan Amendment #1 contemplates no changes to the estimated captured taxable value and tax increment revenues. The initial taxable value is the 2023 taxable value of \$45,600. An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. Real property tax increment revenues will be captured and a 1% annual increase in taxable value of the Eligible Property is assumed.

Construction activities commenced in 2023 and are slated for completion in the summer of 2026. Tax increment revenue collection will commence within five years of the 2023 approved base year and is anticipated to begin in 2026.

After the completion of the project, the projected taxable value is estimated at \$1,614,337. Reimbursements will be made based on actual tax increment revenues. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible expenses are reimbursed, the Authority may capture up to five full years of the tax increment and deposit the revenues into an LBRF provided the amount does not exceed the total cost of eligible activities. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this Brownfield Plan Amendment #1 will be financed by the Developer. Reimbursement of approved Developer eligible costs will conform to a Development and Reimbursement Agreement between the Developer and ICBRA. TIF utilizing new local and state tax increment revenue from the project will be the source of the reimbursement, as outlined in this Brownfield Plan Amendment #1. No interest expenses will be reimbursed.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this Site, but such plans could be made in the future to assist in the development if the Authority so chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment revenue in 2025. It is anticipated that Developer reimbursement will be completed in 2035. Following Developer reimbursement, the ICBRA may capture tax increment revenue for five years, or an amount equivalent to reimbursed Developer costs (whichever occurs sooner), for deposit into the LBRF. An analysis showing the reimbursement schedule is attached in Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The Property is in the Village of Lake Odessa, Ionia County, Michigan, and consists of 15 parcels that total approximately 2.54 acres. The parcel ID numbers for the Property are below. A Site layout map is attached as Figure 2.

The legal descriptions are as follows:

Parcel ID 34-101-240-000-001-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 1 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/14/2023 FROM 101-200-000-655-20, 101-200-001-060-10;

Parcel ID 34-101-240-000-002-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 2 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/14/2023 FROM 101-200-000-655-20, 101-200-001-060-10;

Parcel ID 34-101-240-000-003-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 3 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/14/2023 FROM 101-200-000-655-20, 101-200-001-060-10;

Parcel ID 34-101-240-000-004-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 4 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/14/2023 FROM 101-200-000-655-20, 101-200-001-060-10;

Parcel ID 34-101-240-000-005-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 5 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/14/2023 FROM 101-200-000-655-20, 101-200-001-060-10;

Parcel ID 34-101-240-000-006-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 6 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/19/2024 FROM 101-200-000-655-21;

Parcel ID 34-101-240-000-007-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 7 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/19/2024 FROM 101-200-000-655-21;

Parcel ID 34-101-240-000-008-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 8 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/19/2024 FROM 101-200-000-655-21;

Parcel ID 34-101-240-000-009-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 9 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/19/2024 FROM 101-200-000-655-21;

Parcel ID 34-101-240-000-010-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 10 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 12/19/2024 FROM 101-200-000-655-21;

Parcel ID 34-101-240-000-011-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 11 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 09/15/2025 FROM 101-200-000-655-22;

Parcel ID 34-101-240-000-012-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 12 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 09/15/2025 FROM 101-200-000-655-22;

Parcel ID 34-101-240-000-013-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 13 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 09/15/2025 FROM 101-200-000-655-22;

Parcel ID 34-101-240-000-014-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 14 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 09/15/2025 FROM 101-200-000-655-22;

Parcel ID 34-101-240-000-015-00

VILLAGE OF LAKE ODESSA COMMUNITY OF CONDOS OF LAKE ODESSA UNIT 15 ODESSA TWP, IONIA COUNTY, MICHIGAN SPLIT/COMBINED ON 09/15/2025 FROM 101-200-000-655-22;

The Property qualifies as Eligible Property under Act 381 on the basis of meeting the definition of a “Housing Property.”

2.9 Estimates of Residents and Displacement of Individuals/Families

This section is not applicable.

2.10 Plan for Relocation of Displaced Persons

This section is not applicable.

2.11 Provisions for Relocation Costs

This section is not applicable.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

This section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

The success of the Community Condos of Lake Odessa project has catalyzed developer interest in bringing additional affordable housing to Lake Odessa adjacent to the Site. These developments will increase affordable housing opportunities for prospective purchasers and renters, increase the tax base of the Village, and transition functionally obsolete land to a new viable use in accordance with local planning efforts.

Figure 1

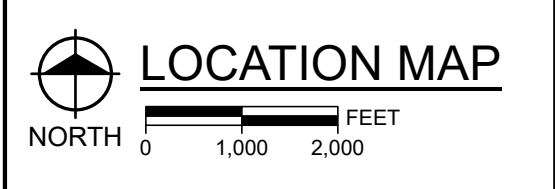
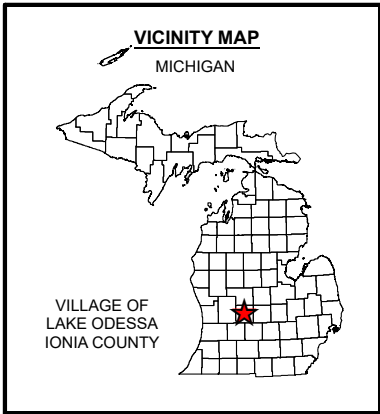
Location Map

Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

Community Condos of Lake Odessa
 826 3rd Avenue, Lake Odessa, Michigan 48849
Brownfield Redevelopment Project

PROJECT NO.
2600461

FIGURE NO.
1



PLOT INFO: Z:\2026\2600461\CAD\GIS\Proj\Brownfield Plan.aprx Layout: FIG01_Location Map Date: 4/22/2026 2:11 PM User: ebuyc

DATA SOURCES: OPEN STREET MAP.

Figure 2

Site Map

Table 1

Summary of Eligible Activities

TABLE 1

Pre-Approved Developer Eligible Activities Costs and Schedule

Pre-Approved Eligible Activities	Cost	Completion Season/Year
Asbestos Abatement / Demolition	\$150,000	2023
<i>Asbestos Abatement</i>	\$36,000	
<i>Demolition</i>	\$114,000	
Pre-Approved Eligible Activities Subtotal	\$150,000	
Contingency (0%)	\$0	
EGLE Eligible Activities Total Costs	\$150,000	

Local Only Developer Eligible Activities Costs and Schedule

Local Only Eligible Activities	Cost	Completion Season/Year
Site Preparation	\$165,000	2023–2025
<i>Land Balancing, Grading, Clearing and Grubbing, Excavation, Clean Fill, Cut and Fill, and Compaction</i>	\$165,000	
Site Infrastructure	\$100,000	2023–2025
<i>Water/Sewer Connectivity, Sidewalks, Driveways, Road Improvements</i>	\$100,000	
Brownfield Plan	\$13,500	2023–2024
<i>Brownfield Plan Preparation</i>	\$9,500	
<i>Brownfield Plan Implementation</i>	\$4,000	
Local Only Eligible Activities Subtotal	\$278,500	
Contingency (no greater than 15%)*	\$21,500	2023-2024
Local Only Eligible Activities Total Costs	\$ 300,000	

*Contingency applies to Site Preparation and Infrastructure activities only.

Table 2

Total Captured Incremental Taxes Estimates

**Tax Increment Revenue Capture Estimates Table 2
Stuart Ventures LLC**

Lake Odessa, Michigan
September 2023

Estimated Taxable Value (TV) Increase Rate: 1% increase per year

Plan Year	1% increase per year																TOTAL	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040		
Base Taxable Value	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ 45,600	\$ -	
Estimated New TV	\$ 132,500	\$ 1,404,413	\$ 1,418,457	\$ 1,432,642	\$ 1,446,968	\$ 1,461,438	\$ 1,476,052	\$ 1,490,813	\$ 1,505,721	\$ 1,520,778	\$ 1,535,986	\$ 1,551,346	\$ 1,566,859	\$ 1,582,528	\$ 1,598,353	\$ 1,614,337	\$ -	
Incremental Difference (New TV - Base TV)	\$ 86,900	\$ 1,358,813	\$ 1,372,857	\$ 1,387,042	\$ 1,401,368	\$ 1,415,838	\$ 1,430,452	\$ 1,445,213	\$ 1,460,121	\$ 1,475,178	\$ 1,490,386	\$ 1,505,746	\$ 1,521,259	\$ 1,536,928	\$ 1,552,753	\$ 1,568,737	\$ -	
School Capture																		
Millage Rate																		
State Education Tax (SET)	6.0000	\$ 521	\$ 8,153	\$ 8,237	\$ 8,322	\$ 8,408	\$ 8,495	\$ 8,583	\$ 8,671	\$ 8,761	\$ 8,851	\$ 8,942	\$ 9,034	\$ 9,128	\$ 9,222	\$ 9,317	\$ 9,412	\$ 132,058
School Operating Tax*	17.9730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	23.9730	\$ 521	\$ 8,153	\$ 8,237	\$ 8,322	\$ 8,408	\$ 8,495	\$ 8,583	\$ 8,671	\$ 8,761	\$ 8,851	\$ 8,942	\$ 9,034	\$ 9,128	\$ 9,222	\$ 9,317	\$ 9,412	\$ 132,058
Local Capture																		
Millage Rate																		
LIBRARY OPERATE	1.2159	\$ 106	\$ 1,652	\$ 1,669	\$ 1,687	\$ 1,704	\$ 1,722	\$ 1,739	\$ 1,757	\$ 1,775	\$ 1,794	\$ 1,812	\$ 1,831	\$ 1,850	\$ 1,869	\$ 1,888	\$ 1,907	\$ 26,761
SENIOR CITIZEN	0.4921	\$ 43	\$ 669	\$ 676	\$ 683	\$ 690	\$ 697	\$ 704	\$ 711	\$ 719	\$ 726	\$ 733	\$ 741	\$ 749	\$ 756	\$ 764	\$ 772	\$ 10,831
COUNTY ROADS	0.9867	\$ 86	\$ 1,341	\$ 1,355	\$ 1,369	\$ 1,383	\$ 1,397	\$ 1,411	\$ 1,426	\$ 1,441	\$ 1,456	\$ 1,471	\$ 1,486	\$ 1,501	\$ 1,516	\$ 1,532	\$ 1,548	\$ 21,717
TWP OPER	0.8452	\$ 73	\$ 1,148	\$ 1,160	\$ 1,172	\$ 1,184	\$ 1,197	\$ 1,209	\$ 1,221	\$ 1,234	\$ 1,247	\$ 1,260	\$ 1,273	\$ 1,286	\$ 1,299	\$ 1,312	\$ 1,326	\$ 18,603
TWP VOTED	1.8965	\$ 165	\$ 2,577	\$ 2,604	\$ 2,631	\$ 2,658	\$ 2,685	\$ 2,713	\$ 2,741	\$ 2,769	\$ 2,798	\$ 2,827	\$ 2,856	\$ 2,885	\$ 2,915	\$ 2,945	\$ 2,975	\$ 41,741
TWP LIBRARY	0.8898	\$ 77	\$ 1,209	\$ 1,222	\$ 1,234	\$ 1,247	\$ 1,260	\$ 1,273	\$ 1,286	\$ 1,299	\$ 1,313	\$ 1,326	\$ 1,340	\$ 1,354	\$ 1,368	\$ 1,382	\$ 1,396	\$ 19,584
ICISD OPER	0.1300	\$ 11	\$ 177	\$ 178	\$ 180	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 192	\$ 194	\$ 196	\$ 198	\$ 200	\$ 202	\$ 204	\$ 2,861
ICISD SPEC EDUC	4.6961	\$ 408	\$ 6,381	\$ 6,447	\$ 6,514	\$ 6,581	\$ 6,649	\$ 6,718	\$ 6,787	\$ 6,857	\$ 6,928	\$ 6,999	\$ 7,071	\$ 7,144	\$ 7,218	\$ 7,292	\$ 7,367	\$ 103,359
VILLAGE OPER	10.1216	\$ 880	\$ 13,753	\$ 13,896	\$ 14,039	\$ 14,184	\$ 14,331	\$ 14,478	\$ 14,628	\$ 14,779	\$ 14,931	\$ 15,085	\$ 15,241	\$ 15,398	\$ 15,556	\$ 15,716	\$ 15,878	\$ 222,772
STREET REPAIR	4.5361	\$ 394	\$ 6,164	\$ 6,227	\$ 6,292	\$ 6,357	\$ 6,422	\$ 6,489	\$ 6,556	\$ 6,623	\$ 6,692	\$ 6,761	\$ 6,830	\$ 6,901	\$ 6,972	\$ 7,043	\$ 7,116	\$ 99,838
COUNTY OPER	4.5711	\$ 397	\$ 6,211	\$ 6,275	\$ 6,340	\$ 6,406	\$ 6,472	\$ 6,539	\$ 6,606	\$ 6,674	\$ 6,743	\$ 6,813	\$ 6,883	\$ 6,954	\$ 7,025	\$ 7,098	\$ 7,171	\$ 100,608
Local Total	30.3811	\$ 2,640	\$ 41,282	\$ 41,709	\$ 42,140	\$ 42,575	\$ 43,015	\$ 43,459	\$ 43,907	\$ 44,360	\$ 44,818	\$ 45,280	\$ 45,746	\$ 46,218	\$ 46,694	\$ 47,174	\$ 47,660	\$ 668,676
Non-Capturable Millages																		
Millage Rate																		
LAKEWOOD DEBT	4.0000	\$ 348	\$ 5,435	\$ 5,491	\$ 5,548	\$ 5,605	\$ 5,663	\$ 5,722	\$ 5,781	\$ 5,840	\$ 5,901	\$ 5,962	\$ 6,023	\$ 6,085	\$ 6,148	\$ 6,211	\$ 6,275	\$ 88,038
Non-Capturable Total	4.0000	\$ 348	\$ 5,435	\$ 5,491	\$ 5,548	\$ 5,605	\$ 5,663	\$ 5,722	\$ 5,781	\$ 5,840	\$ 5,901	\$ 5,962	\$ 6,023	\$ 6,085	\$ 6,148	\$ 6,211	\$ 6,275	\$ 88,038
Total Tax Increment Revenue (TIR) Available for Capture	\$ 3,162	\$ 49,435	\$ 49,946	\$ 50,462	\$ 50,983	\$ 51,510	\$ 52,041	\$ 52,578	\$ 53,121	\$ 53,669	\$ 54,222	\$ 54,781	\$ 55,345	\$ 55,915	\$ 56,491	\$ 57,072	\$ 800,733	

NOTES:
 *All units will be owner occupied and assumed to be PRE
 Parcel ID #: 101-200-000-655-20, 101-200-001-060-10
 Millages are 2023 Summer and 2022 Winter
 Capture is anticipated to be delayed until 2025 when Building 1 is completed

Table 3

Estimated Reimbursement Schedule

Tax Increment Revenue Reimbursement Schedule Table 3

Stuart Ventures LLC
Lake Odessa, Michigan
September 2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	44.1%	\$ 66,158	\$ -	\$ 66,158
Local	55.9%	\$ 83,842	\$ 300,000	\$ 383,842

Estimated Total Years of Plan: 16

Estimated Capture

Administrative Fees	\$ 33,434
State Brownfield Redevelopment Fund	\$ 66,029
Local Brownfield Revolving Fund	\$ 251,271

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	TOTAL
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ 521	\$ 8,153	\$ 8,237	\$ 8,322	\$ 8,408	\$ 8,495	\$ 8,583	\$ 8,671	\$ 8,761	\$ 8,851	\$ 8,942	\$ 9,034	\$ 9,128	\$ 9,222	\$ 9,317	\$ 9,412	\$ 132,058
State Brownfield Redevelopment Fund (50% of SET)	\$ 261	\$ 4,076	\$ 4,119	\$ 4,161	\$ 4,204	\$ 4,248	\$ 4,291	\$ 4,336	\$ 4,380	\$ 4,426	\$ 4,471	\$ 4,517	\$ 4,564	\$ 4,611	\$ 4,658	\$ 4,706	\$ 66,029
State TIR Available for Reimbursement	\$ 261	\$ 4,076	\$ 4,119	\$ 4,161	\$ 4,204	\$ 4,248	\$ 4,291	\$ 4,336	\$ 4,380	\$ 4,426	\$ 4,471	\$ 4,517	\$ 4,564	\$ 4,611	\$ 4,658	\$ 4,706	\$ 66,029
Total Local Incremental Revenue	\$ 2,640	\$ 41,282	\$ 41,709	\$ 42,140	\$ 42,575	\$ 43,015	\$ 43,459	\$ 43,907	\$ 44,360	\$ 44,818	\$ 45,280	\$ 45,746	\$ 46,218	\$ 46,694	\$ 47,174	\$ 47,660	\$ 668,676
BRA Administrative Fee (5%)	\$ 132	\$ 2,064	\$ 2,085	\$ 2,107	\$ 2,129	\$ 2,151	\$ 2,173	\$ 2,195	\$ 2,218	\$ 2,241	\$ 2,264	\$ 2,287	\$ 2,311	\$ 2,335	\$ 2,359	\$ 2,383	\$ 33,434
Local TIR Available for Reimbursement	\$ 2,508	\$ 39,218	\$ 39,623	\$ 40,033	\$ 40,446	\$ 40,864	\$ 41,286	\$ 41,712	\$ 42,142	\$ 42,577	\$ 43,016	\$ 43,459	\$ 43,907	\$ 44,359	\$ 44,816	\$ 45,277	\$ 635,242
Total State & Local TIR Available	\$ 2,769	\$ 43,295	\$ 43,742	\$ 44,194	\$ 44,650	\$ 45,111	\$ 45,577	\$ 46,047	\$ 46,522	\$ 47,002	\$ 47,487	\$ 47,976	\$ 48,470	\$ 48,970	\$ 49,474	\$ 49,983	\$ 701,271
DEVELOPER	Beginning Balance																
Reimbursement Balance	\$ 450,000	\$ 447,231	\$ 403,937	\$ 360,195	\$ 316,001	\$ 271,350	\$ 226,239	\$ 180,661	\$ 134,614	\$ 88,092	\$ 41,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pre-Approved Costs	\$ 150,000	\$ 150,000	\$ 149,191	\$ 136,549	\$ 123,775	\$ 110,870	\$ 97,831	\$ 84,658	\$ 71,348	\$ 57,902	\$ 44,316	\$ 30,591	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 66,158	\$ 261	\$ 4,076	\$ 4,119	\$ 4,161	\$ 4,204	\$ 4,248	\$ 4,291	\$ 4,336	\$ 4,380	\$ 4,426	\$ 4,471	\$ -	\$ -	\$ -	\$ -	\$ 42,973
Local Tax Reimbursement	\$ 83,842	\$ 548	\$ 8,566	\$ 8,655	\$ 8,744	\$ 8,835	\$ 8,926	\$ 9,018	\$ 9,111	\$ 9,205	\$ 9,300	\$ 26,119	\$ -	\$ -	\$ -	\$ -	\$ 107,027
Total Pre-Approved Reimbursement Balance	\$ 149,191	\$ 136,549	\$ 123,775	\$ 110,870	\$ 97,831	\$ 84,658	\$ 71,348	\$ 57,902	\$ 44,316	\$ 30,591	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Local-Only Costs	\$ 300,000	\$ 300,000	\$ 298,040	\$ 267,388	\$ 236,419	\$ 205,131	\$ 173,519	\$ 141,581	\$ 109,313	\$ 76,713	\$ 43,775	\$ 10,499	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 300,000	\$ 1,960	\$ 30,652	\$ 30,969	\$ 31,289	\$ 31,612	\$ 31,938	\$ 32,268	\$ 32,601	\$ 32,937	\$ 33,277	\$ 10,499	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Total Local-Only Reimbursement Balance	\$ 298,040	\$ 267,388	\$ 236,419	\$ 205,131	\$ 173,519	\$ 141,581	\$ 109,313	\$ 76,713	\$ 43,775	\$ 10,499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Total Annual Reimbursement	\$ 2,769	\$ 43,295	\$ 43,742	\$ 44,194	\$ 44,650	\$ 45,111	\$ 45,577	\$ 46,047	\$ 46,522	\$ 47,002	\$ 47,487	\$ 47,976	\$ 48,470	\$ 48,970	\$ 49,474	\$ 49,983	\$ 450,000
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251,271
State Tax Capture	\$ 42,973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,517	\$ 4,564	\$ 4,611	\$ 4,658	\$ 4,706	\$ 23,056
Local Tax Capture	\$ 407,027	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,397	\$ 43,459	\$ 43,907	\$ 44,359	\$ 44,816	\$ 45,277	\$ 228,214
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 251,271

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from Pre-Approved & Local TIR only.

Attachment A

Brownfield Plan Resolution(s)

Attachment B

Proposed Site Plan

Attachment C

Housing Support Documents

Housing Assessment

Aging Housing Stock

Even with proper maintenance, buildings break down over time. As such, assessments of housing unit availability must consider unit age. Twenty-seven percent of structures in Ionia County and 17.2% of structures in Montcalm County were built in or before 1939. In the coming years, it is likely that a significant number of houses will need major repairs or will no longer be tenable.

Table 11: Year Structure Was Built, Montcalm and Ionia

Year Built	Michigan	Ionia	Montcalm
Median Year	1971	1973	1976
2014 or later	1.3%	1.4%	1.3%
2010 to 2013	1.2%	0.9%	1.0%
2000 to 2009	9.8%	12.2%	12.2%
1990 to 1999	13.2%	15.0%	18.4%
1980 to 1989	9.9%	10.3%	11.1%
1970 to 1979	15.4%	14.7%	14.6%
1960 to 1969	11.9%	6.6%	8.6%
1950 to 1959	14.9%	7.8%	9.4%
1940 to 1949	7.6%	4.2%	6.2%
1939 or earlier	14.8%	27.0%	17.2%

Source: 2019 ACS, 5 yr Estimates

Housing Supply and Demand

Current Demand

In order to determine housing needs, we must first examine the current state of supply and demand. It is important to understand the current demand so that housing strategies can account for that pent-up demand. We will show three different elements of the housing market in order to better demonstrate the current needs. First, we will show housing cost-burden levels for renters and owners. Next, we will look at housing preference types. Finally, we will look at household formation levels and how those compare to past building trends.

Tables 13 and 14 show the total households in the area by income and housing cost burden. Overburdened households are considered to be paying greater than 30 percent of their income toward housing costs. These figures further separated the overburdened, showing the “heavily burdened” as those paying 50 percent or more toward housing. Overburdened households are in need of more appropriate housing, demonstrating a need to construct housing that meets their budget.

There are over 4,000 overburdened renting households in the region. Shown in Chart 8, these households are concentrated on the lower end of the income spectrum, most below \$35,000 per year. These households would need rental units below \$875 per month in order to be unburdened. Chart 11 shows the number of units needed by price in order to relieve housing burden. While it is unrealistic to expect that any area can completely eliminate housing burden, it is important to understand the magnitude of need.

Chart 9 shows at first glance considerably fewer overburdened homeowners, but the scale is very different from renters. Nearly 80 percent of the region owns their home, and over 6,300 are

Table 12: Affordable Units to Alleviate Overburdened Renters, Estimate 2021

Annual Income	Units	Rent Per Month (\$)
<\$20,000	2,229	<\$500
\$20,000 to 34,999	1,354	500 to 874
\$35,000 to 49,999	262	875 to 1,249
\$50,000 to 74,999	95	1,250 to 1,874
\$75,000 to 99,999	11	1,875 to 2,499
\$100,000 or more	136	2,500 and higher

Table 13: Affordable Units to Alleviate Overburdened Homeowners, Estimate 2021

Household Annual Income	Units	Payment Per Month (\$)	Estimated Home Price (\$)*
<\$20,000	2,549	<\$500	Less than 75,000
\$20,000 to 34,999	1,835	500 to 874	75,000 to 132,000
\$35,000 to 49,999	1,139	875 to 1,249	133,000 to 187,000
\$50,000 to 74,999	653	1,250 to 1,874	188,000 to 283,000
\$75,000 to 99,999	121	1,875 to 2,499	284,000 to 377,000
\$100,000 or more	61	2,500 and higher	378,000 and higher

* Purchase price with 5% down, 4.3% interest, 30 year fixed, PMI, and property taxes.

overburdened. Overburdened homeowners are spread through more income ranges than renters, with over 1,100 households at \$35,000 to \$49,999 per year. These households would need homes between \$100,000 to \$175,000 (depending on property taxes and loan parameters) to afford payments of \$875 to \$1,275 per month.

Ionia

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
45,378	15,301	\$63,989	\$71,809	\$41,527

Housing Costs

Owner Units

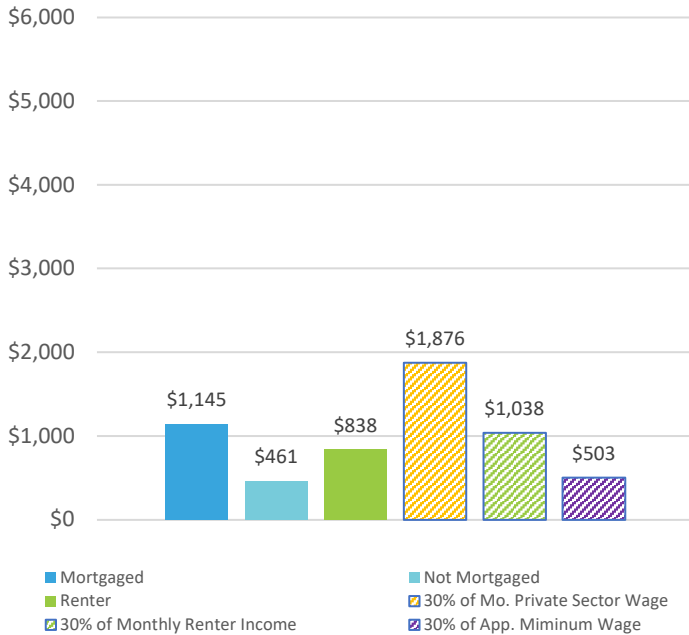
Home Value	\$145,308	2016 Value	\$125,706
Cost M/NM	\$1145/\$461	Value ▲	15.6%
\$48,436 To afford median home			

Renter Units

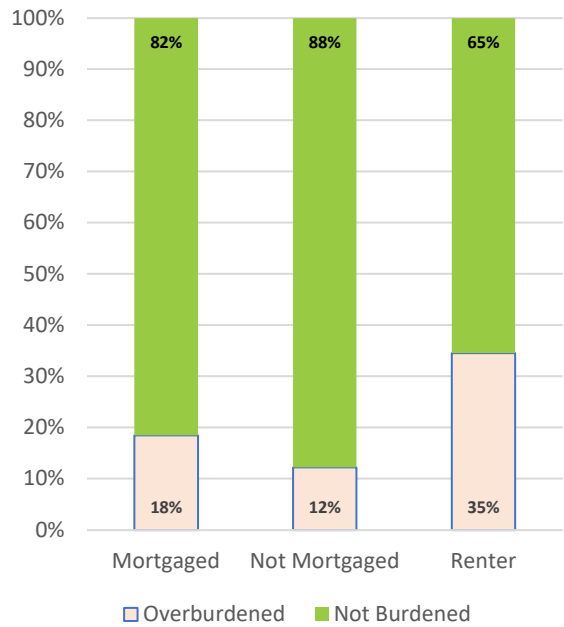
Gross Rent	\$838	2016 Rent	\$784
		Rent ▲	6.8%
\$33,520 To afford median gross rent			

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	16,474	Owner HH	77%	Renter HH	23%		
Median Year Built	1970	% Built Pre-1970	48.9%				
Median Move Year	2010	% Built After 2010	4.4%				
Median Rooms	6.2	SF%	72.4%	MM%	9.1%	MF%	6.1%

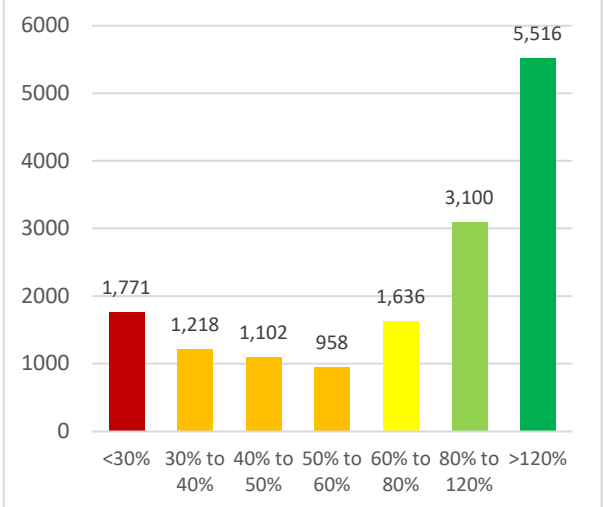
Vacancy Rates

Total	7.1%	Owner	0%	Renter	0%		
Seasonal	1.0%	Other	4.1%	# V Rent	91	# V Owner	108

Homeownership Rate by Race/Ethnicity

Black	20.7%	White	78.5%
Asian	37.0%	Other or Multiracial	55.3%
Am. Indian	85.7%	Hispanic	47.1%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Attachment D

MSHDA Total Housing Subsidy (THS) Calculation

MSHDA Affordable Mortgage Calculation

The Affordable Mortgage calculation is based upon the Michigan State Housing Development Authority (MSHDA) Housing Tax Increment Financing – housing Subsidy Calculation (corrected) memorandum, dated September 1, 2023.

Establish the Affordable Mortgage for the project.

Ionia County Area Median Income (AMI)		
Percentage	AMI	30% of AMI on Housing
100%	\$ 75,865	\$ 22,760
120%	\$ 91,038	\$ 27,311

Mortgage Amount per Unit Type				
Unit Type	Number of Units	Sale Price (SP)	15% Downpayment (DP)	Mortgage Amount (SP – DP)
Unit A	3	\$ 265,000	\$ 39,750	\$ 225,250
Unit B	10	\$ 275,000	\$ 41,250	\$ 233,750
Unit C	4	\$ 300,000	\$ 45,000	\$ 255,000

Annual Payment Per Unit Type						
Unit Type	Yearly Mortgage (YM) (SP-DP)/30 Years	Yearly Interest Rate Fee (IR) 7.53%	Yearly Insurance Cost (IC)	Yearly Taxes (T)	Annual Payment (YM + IR + IC + T)	Type
Unit A	\$ 7,508.33	\$ 8,763.35	\$ 1,985	\$5,350.50	\$23,607.18	<120% of County AMI
Unit B	\$ 7,791.67	\$ 9,094.04	\$ 1,985	\$5,552.40	\$24,423.11	<120% of County AMI
Unit C	\$ 8,500.00	\$ 9,920.78	\$ 2,697	\$6,057.17	\$27,174.94	<120% of County AMI

Data from: [Ionia County, MI - Profile data - Census Reporter](#)



May 13, 2026

Village Council
Village of Lake Odessa
839 4th Ave
Lake Odessa, MI 48849

Dear Members of the Village Council,

We'd like to start by saying how thankful we are to the Village of Lake Odessa for the support and partnership you have shown throughout this project. Over the past year, the Council has helped us navigate multiple zoning text amendments that made this development possible, and granted site plan approval following a thorough review process with the Planning Commission. We have since purchased the property from the Stuart family and are moving forward to the next phase.

About the Jordan Lake Avenue Development

As a refresher, The Jordan Lake Avenue Development is a ground-up, new construction multifamily residential project proposed on vacant land on Jordan Lake Avenue in the Village of Lake Odessa. The project is being co-developed by Indigo Design + Development and CopperRock Construction.

The project will be built on a 2.71-acre infill site zoned MF (Medium/High Density: Multiple Family). The development consists of two three-story buildings — a 36-unit building (Building A) and an 18-unit building (Building B) — along with a small operations building housing a leasing office and maintenance garage. Together, the two buildings will deliver 54 new residential units with the following mix:

- 4 junior one-bedroom units
- 26 one-bedroom units
- 20 two-bedroom units
- 4 three-bedroom units

Of the 54 units, 12 units (approximately 22%) will be designated as attainable housing for households earning at or below 90% of the area median income — serving working families with annual incomes in the range of \$50,000 to \$70,000. The remaining units will be offered at market rate. The total project investment is approximately \$11.1 million, with hard construction costs of \$9.3 million. Construction is targeted to begin in Fall 2026, with completion expected by Fall 2027.

The site plan was developed by Nederveld, a Grand Rapids-based civil engineering and landscape architecture firm, and includes full on-site stormwater management, 93 parking spaces, landscaped

screening along the south and west property lines, a playground, and cluster mailbox and package lockers for residents. The project went through four rounds of Planning Commission review, and the approved design reflects genuine community input at every stage.

Where We Are in the Approval Process

The project has moved through a detailed and deliberate approval process. Thanks in large part to the Council's prior actions, the major land use and design questions are fully resolved. The site is properly zoned, the site plan is approved, and the project team is ready to build. The remaining step before construction can begin is finalizing the financing structure — and that is what brings us before you today.

The Housing Tax Increment Financing (TIF) component of this project was submitted to the Ionia County Brownfield Redevelopment Authority (BRA) for review earlier this year. Following a thorough review of the Brownfield Plan prepared by SME (a Michigan-based environmental and engineering consulting firm), the Ionia County BRA voted unanimously to approve our Housing TIF Brownfield Plan.

Under Michigan law, the process now requires the Village Council to review and vote to support the Brownfield Plan before it can proceed to the Ionia County Board of Commissioners for final approval.

The full approval path is as follows:

- Ionia County BRA — COMPLETE (unanimous approval)
- Village Council Review and Vote to Support — CURRENT STEP
- Ionia County Board of Commissioners — Final Approval
- Reimbursement Agreement Executed — Construction Begins

What Is the Housing TIF Program?

The Housing Tax Increment Financing program is authorized under Michigan's Brownfield Redevelopment Financing Act (Public Act 381 of 1996, as amended). It is a tool designed specifically to help communities fill the financial gap that prevents new housing from being built in places where market conditions alone are not enough to make it pencil out.

When a new development is built on a previously underutilized or vacant site, the taxable value of that property increases substantially. Before the project, the site may generate very little in property tax revenue. After the project, it generates significantly more. The "increment" — the difference between the old value and the new value — is the new tax revenue created entirely by the development.

Under the Housing TIF program, that new increment is captured over a set period of years and used to reimburse the developer for specific eligible costs associated with making the project viable. Importantly, the developer pays those eligible costs upfront and out of pocket — the reimbursement comes later, and only if the project succeeds and generates the tax revenue. No public funds are advanced and no public funds are at risk.

After the developer reimbursement period ends, the remaining years of captured increment are deposited into the county's Local Brownfield Revolving Fund (LBRF) — a pool of money the county can use to fund future brownfield and redevelopment projects throughout Ionia County. To be specific about the timeline, this plan runs for 20 years total. The developer reimbursement capture period covers years 1 through 15. In years 16 through 20, all tax increment flows directly to the LBRF rather than to the developer. After year 20, the plan ends entirely — and all taxing jurisdictions receive their full, normal share of property taxes from this site in perpetuity. There is a defined end point, and the community continues to benefit through the LBRF right up to it.

The program has been used successfully by dozens of communities across Michigan, including many smaller cities and villages facing the same housing challenges as Lake Odessa. It is not a new or experimental tool. It is a proven, state-sanctioned mechanism that has helped create thousands of housing units in communities that would otherwise have gone without them. Notably, the legislation that expanded the Brownfield Redevelopment Financing Act to include Housing TIF as an eligible use was passed at the state level through a bipartisan vote — a reflection of the broad, cross-party recognition that workforce housing is a pressing need in communities across Michigan.

How This Project Meets the Spirit of the Program

The Housing TIF program was designed for exactly this kind of project, in exactly this kind of community. Lake Odessa has seen no significant new multifamily housing construction in over 20 years. That is not a failure of desire — it is a failure of economics. The cost of building new housing in a smaller Michigan community like Lake Odessa consistently outpaces what the local rental market can support. Rents are not high enough to justify the cost of construction, and without some mechanism to bridge that gap, nothing gets built.

The 2022 Housing Plan conducted by the W.E. Upjohn Institute for Employment Research — commissioned to study housing needs in Ionia and Montcalm Counties — documented this problem in detail. The study found approximately 4,000 overburdened renter households across the two counties, and estimated a need for approximately 357 new rental units for households earning between \$35,000 and \$75,000 annually. These are not low-income households requiring deep subsidy — they are working families: nurses, teachers, tradespeople, local business employees, and public servants who cannot find a suitable place to live near where they work.

Our project directly addresses this need. The 54 units we are proposing are sized and priced for households earning \$50,000 to \$70,000 per year. Twelve of those units — approximately 22% of the total — will be income-restricted as attainable housing for households at or below 90% of the area median income. The remaining units will be offered at market rate, which we have intentionally designed to stay as affordable as possible.

The "but-for" finding at the heart of this TIF request is not a formality. The Brownfield Plan, prepared by SME and reviewed and approved by the Ionia County BRA, includes a Potential Rent Loss (PRL) analysis conducted using MSHDA's published methodology. That analysis demonstrates a verified financing gap of approximately \$2.25 million — the difference between what it costs to build this project and what the Lake Odessa rental market can support. Without the Housing TIF reimbursement, this project does not happen. Unfortunately the site may remain vacant and the tax base would remain at \$29,300. And most importantly, the families who need this housing would continue to go without it.

The Housing TIF program has been used to support similar workforce housing projects in communities throughout Michigan, including many rural and small-urban communities comparable to Lake Odessa. It is not a tool reserved for Grand Rapids or Detroit. It was built for situations like this one.

Our Specific Request

The Brownfield Plan approved by the Ionia County BRA authorizes a maximum reimbursement of \$2,941,515 to the developer over a 15-year capture period, beginning in 2027 when the project is projected to be complete and generating tax increment. The eligible activities covered by this reimbursement are as follows: Phase I and II Environmental Assessments, Site Preparation, Infrastructure Improvements, Potential Rent Loss (Verified Financing Gap), Brownfield Plan and Act 381 Preparation, and Contingency.

All of these costs are paid by the developer before any reimbursement begins. The Village of Lake Odessa advances nothing. The reimbursement is funded entirely from the new property tax increment generated by the completed project — tax revenue that would not exist at all without this investment.

To put the tax impact in perspective: this site currently has a taxable value of \$29,300. Upon completion of the project, that taxable value is projected to rise to approximately \$3,197,340 — an increase of more than 100 times the current value. Beginning in years 16 through 20 of the plan, all of that increment flows directly to the Ionia County Local Brownfield Revolving Fund, available for future community investment. And beginning immediately upon project completion, the new residents of these 54 units will be shopping, dining, and participating in the local economy of Lake Odessa in ways the current vacant lot does not.

Additionally, the developer will make annual deposits of \$5,000 per year to the Local Brownfield Revolving Fund during years one through five of the plan, demonstrating a commitment to the broader community benefit of the brownfield program beyond this specific project.

Our Request to the Village Council

We respectfully ask the Village Council to vote in support of the Jordan Lake Avenue Development Housing TIF Brownfield Plan as approved by the Ionia County Brownfield Redevelopment Authority.

A vote of support from the Council does not obligate the Village to spend any money, take on any debt, or assume any financial risk. It is a statement to the County that Lake Odessa — the community that has worked

alongside us through zoning amendments, site plan review, and countless hours of planning meetings — believes this project is right for its residents and ready to move forward.

We believe the case for support is strong. The housing need is documented and real. The project design has been reviewed and approved. The financing structure has been vetted and unanimously approved by the county's own Brownfield Authority. The development team is experienced, local, and committed to delivering a project the village will be proud of for decades. And the financial terms protect the public entirely — no advance, no risk, only new revenue from new investment.

If More Time Is Needed

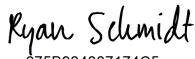
We understand that this is a meaningful decision, and that a program like Housing TIF may be less familiar to some Council members than the zoning and site plan matters the Council has already considered. We have prepared this letter and the enclosed project summary with that in mind, and we welcome any additional conversations, presentations, or meetings that would help members of the Council feel fully informed.

We are respectfully requesting the Council's support at the May meeting. The project timeline matters — a construction start in Fall 2026 depends on completing the remaining approval steps ideally in the coming weeks. The Ionia County BRA's unanimous approval reflects the strength of this request, and we believe the Council has everything it needs to act with confidence.

That said, we recognize that the Council's comfort with this decision is more important than our schedule. If any members of the Council feel they need more time — more information, additional discussion, or simply another month to review the materials — we are open to tabling this item and returning at the June meeting rather than proceeding to a vote that does not yet have full support. What we ask is that if questions remain, the Council give us the opportunity to answer them before taking a final vote. A tabling keeps the project alive and gives us the chance to address whatever concerns remain. We will do whatever it takes — written responses, individual meetings, a formal presentation — to help every member of the Council vote with confidence. Please do not hesitate to contact us directly at any time.

Thank you again for your time, your partnership, and your continued commitment to finding a way to deliver new housing options to the residents of Lake Odessa. We look forward to answering your questions and, ultimately, to breaking ground on a project that will serve this community for generations.

Sincerely,

DocuSigned by:

675B934387174C5...

Ryan Schmidt

Partner

5/13/2026

New Business

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2026-36

**APPROVING A SPECIAL ASSESSMENT ROLL
FOR ABATING HAZARDS AND NUISANCES**

WHEREAS, the Village Council met, after due and legal notice, conducted a public hearing, and reviewed the Special Assessment Roll – Hazards and Nuisance prepared for the purpose of defraying the unpaid costs incurred in the altering, repairing, tearing down, abating, or removing of hazards and nuisances on the following described properties:

Parcel Number	Street Address	Service	Total
101-100-000-180-00	1420 Harrison Street	Mowing Weeds / Grass	\$ 375.00
101-150-000-115-00	1304 Pearl Street	Mowing Weeds / Grass	\$ 100.00
101-080-000-020-00	1119 Sixth Avenue	Mowing Weeds / Grass	\$ 100.00
101-080-000-180-00	703 Sixth Avenue	Mowing Weeds / Grass	\$ 225.00
101-090-000-100-00	1708 Jordan Lake Avenue	Mowing Weeds / Grass	\$ 100.00

and

WHEREAS, persons were offered an opportunity to be heard and, after carefully reviewing said Special Assessment Roll – Hazards and Nuisances, the Council determines said Special Assessment Roll – Hazards and Nuisances to be fair, just, and equitable, and that each of the assessments contained thereon results in the special assessment being in accordance with the unpaid costs incurred in the altering repairing, tearing down, abating, or removing of hazards and nuisances of said properties;

NOW, THEREFORE, BE IT RESOLVE THAT:

1. Said Special Assessment Roll – Hazards and Nuisances as prepared by the Clerk/Treasurer is hereby confirmed and shall be known as Special Assessment Roll – Hazards and Nuisances 2026-01.
2. Said Special Assessment Roll – Hazards and Nuisances shall be placed on file in the office of the Clerk/Treasurer who shall attach her warrant to a certified copy thereof within ten (10) days directing the Odessa Township Treasurer to spread the various sums shown thereon on the Summer 2026 tax roll as directed by the Village Council.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED _____.

Dated: May 18, 2026

Kathy Forman, Village Clerk

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2026-37

SETTING MILLAGE RATES FOR 2026

WHEREAS, the budget adopted by the Village Council for the fiscal year that began March 1, 2026 contemplated the levy of property tax millage to fund a portion of the appropriations for the General Fund and the Highway Fund; and

WHEREAS, Council advertised and conducted a public hearing prior to adopting the budget in accordance with the requirements of Michigan’s Uniform Budgeting and Accounting Act; and

WHEREAS, the millage rates the Village can levy were not known at the time the budget was required to be adopted because those rates are determined by the County Director of Equalization following meetings of the Odessa Township Board of Review held in March and, consequently, the general appropriations ordinance Council adopted provided that the amount of general operating millage and street repair millage levied could not be greater than 9.8610 mills and 4.4192 mills respectively, in accordance with state statute, and the general appropriations ordinance required Council to set its millage rates when legally authorized rates were known; and

WHEREAS, the County Equalization Director has recently notified Village officials that the maximum legally authorized millage rates for general operating and street repair purposes in 2026 are reduced to 9.7129 and 4.3568 respectively;

NOW, THEREFORE, BE IT RESOLVED, that Council hereby sets the millage rates for 2026 at 9.7219 mills for general operating purposes and 4.3568 mills for street repair purposes and directs the Village Treasurer to report these rates to the County Equalization Director and to take such other measures as are required to prepare the tax roll so as to levy these millages in the summer of 2026.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED _____.

Dated: May 18, 2026

Kathy Forman, Village Clerk

VILLAGE OF LAKE ODESSA

RESOLUTION No. 2026-38

Resolution of Concurrence
Brownfield Plan Amendment — Amendment #1
for Community Condos of Lake Odessa, Lake Odessa, MI
May 18, 2026

At a regular meeting of the Village Council of the Village of Lake Odessa, Ionia County, Michigan, held at the Village Office located at 839 Fourth Ave., Lake Odessa, MI, on the 18th day of May, 2026.

PRESENT:

ABSENT:

The following resolution was offered by _____ and supported by _____

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

WHEREAS, The Ionia County Board of Commissioners established the Ionia County Brownfield Redevelopment Authority; and,

WHEREAS, The Ionia County Brownfield Redevelopment Authority has reviewed the Brownfield Plan Amendment — Amendment #1 for the Community Condos of Lake Odessa Project at 826 Third Avenue, Lake Odessa, MI ("Property") and recommended approval by the Ionia County Board of Commissioners, following the concurrence by the Village Council of the Village of Lake Odessa; and,

WHEREAS, Act 381 requires the concurrence of the local unit of government in which the Brownfield project is located for Brownfield Plans under County Brownfield Redevelopment Authorities, and the Property is located in the Village of Lake Odessa; and,

WHEREAS, A public hearing will be held by the Ionia County Board of Commissioners on May 26, 2026, and will consider the adoption of the Brownfield Plan Amendment — Amendment #1 at their regular meeting on May 26, 2026; and,

NOW THEREFORE BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, Act 381 of the Public Acts of 1996, as amended, being MCL 125.2651, et seq, the Village Council of the Village of Lake Odessa hereby concurs and determines that the Brownfield Plan Amendment – Amendment #1 constitutes a public purpose.

Resolved by the Village Council of the Village of Lake Odessa that:

Upon roll call vote:

YEAS: _____

NAYS: _____

ABSTAIN: _____

RESOLUTION NO. 2026-38 IS DECLARED _____ ON THE 18th DAY OF MAY, 2026, BY THE LAKE ODESSA VILLAGE MANAGER, AND DECLARED CERTIFIED BY THE LAKE ODESSA VILLAGE CLERK.

Mark Borden, Village Manager

Date

I HEREBY CERTIFY that the foregoing resolution duly made and passed by the Village Council of the Village of Lake Odessa at a regular public meeting held on May 18, 2026 at 7:00 p.m., at the Lake Odessa Village Office, 839 Fourth Avenue, Lake Odessa, MI, with a quorum present. The original of this resolution is on file at the Lake Odessa Village Office and is available to the public pursuant to the required statutory procedure.

Kathy Forman, Village Clerk

Date

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2026-39

AWARD THE PAVILION RE-CONSTRUCTION PROJECT TO STOWELL BUILDERS, LLC, FOR THE BID PRICE OF \$267,500.

WHEREAS, The Village of Lake Odessa has determined the need to replace the existing pavilion due to extensive deterioration of the structure and did solicit bids to reconstruct the pavilion through a formal process requesting proposals from all interested and qualified contractors; and

WHEREAS, Public Works Director Jesse Trout has received written proposals from three contractors and is recommending accepting the proposal from the low bidder Stowell Builders, LLC, which has estimated the cost of this work to be \$267,500;

NOW, THEREFORE, BE IT RESOLVED that the quote from Stowell Builders, LLC is hereby accepted with the understanding and knowledge that this project will span two calendar years, beginning in 2026 with a completion date in 2027 and per the contractors quote, the price may have to be adjusted (minimally) for unexpected hikes in material prices.

BE IT FURTHER RESOLVED that Director Trout is hereby authorized to accept the proposal from Stowell Builders on behalf of the Village and hereby further authorized to execute the documents for the aforementioned proposal.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED_____.

Dated: May 18, 2026

Kathy Forman, Village Clerk

Stowell Builders LLC
 4430 S. WOODLAND RD.
 WOODLAND, MI 48897 US
 +15172041016
 kdstowell@hotmail.com

Estimate

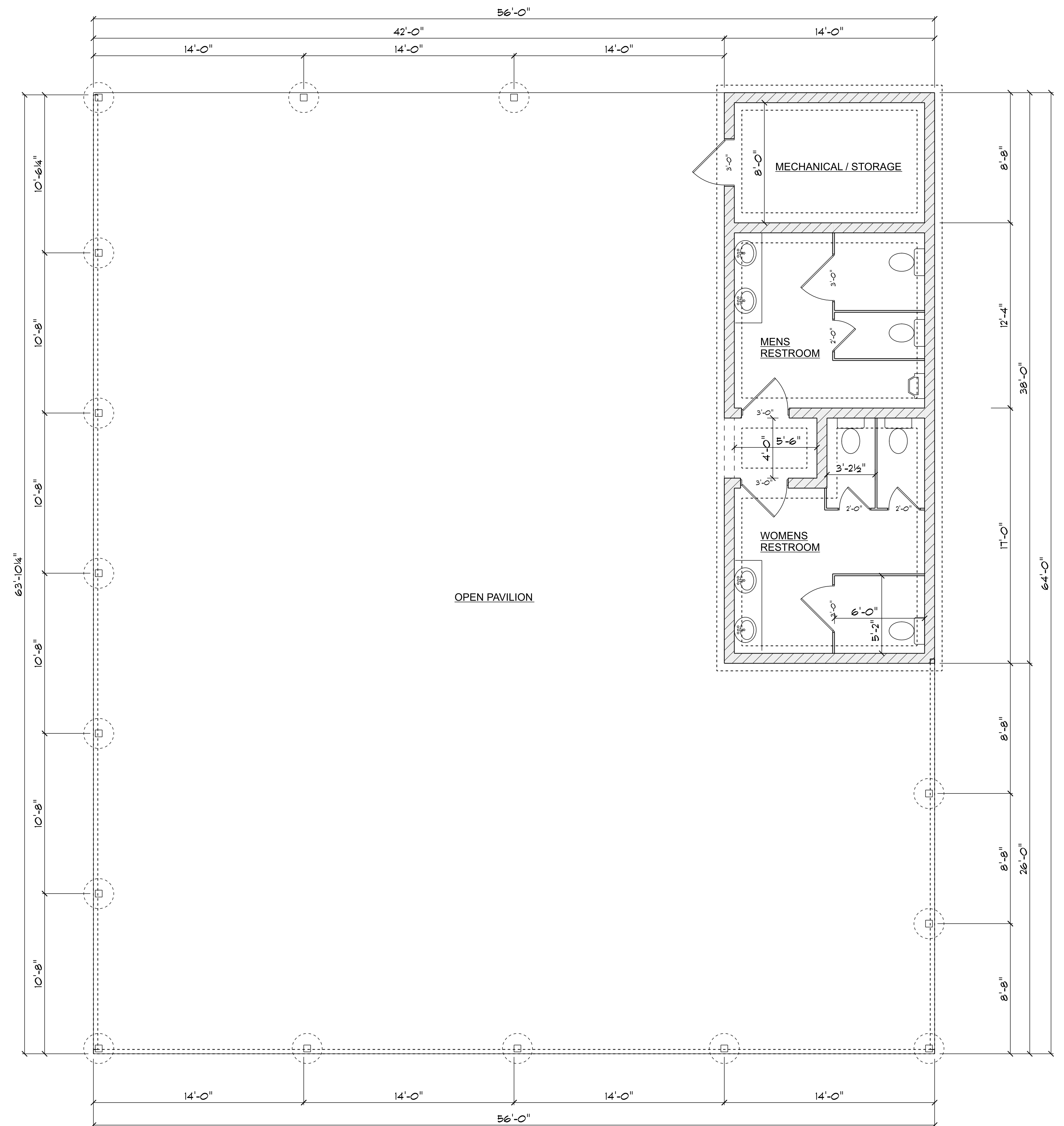
ADDRESS
Village of Lake Odessa 839 Fourth Ave. Lake Odessa, MI 48849 US

ESTIMATE #	DATE
1100	05/02/2026


ACTIVITY	DESCRIPTION	QTY	AMOUNT
Material	Materials and labor to demo and remove existing pavilion at the Village Beach. Prepare site for construction of new open air pavilion with bathroom structure. Preliminary design is a block bathroom structure, ADA compliant, underneath wood truss roof supported by poles. Poles to be wrapped in block similar to bathrooms. Standing seam roof panels and gable finish in pre painted cement board shake. Ceiling to be white steel and soffits white aluminum. Includes all plumbing, electric, concrete, drawings and permits. Contractor and all subs are licensed, insured and are local and have worked for the Village of Lake Odessa at different times over the years. Completion date is early summer 2027. Cost shown is a lump sum based on current prices and would need to be priced again in January of 2027 to assure accurate cost	1	267,650.00
TOTAL			\$267,650.00

Accepted By

Accepted Date



MAIN FLOOR LAYOUT
SCALE: 1/4" = 1'-0"

 ELM CIRCLE PHONE: (269)-838-0002 elmcircledesign@gmail.com	Lake Odessa Village Pavilion 839 Fourth Ave Lake Odessa, Michigan 48849	
	DRAWN BY: Jacob Cole SCALE: 1/4" = 1'-0" DATE: Tuesday, March 24, 2026	PAGE: 1 / 1 Main Floor Layout

TJM Services

Ph. (269) 751-2633

Email. tjm2745@gmail.com

2745 Alyssa Lane - Allegan, MI 49010

April 14, 2026

Re; Beach Pavilion Reconstruction, Village of Lake Odessa MI

Village of Lake Odessa
Jesse Trout, Director of Public Works
839 Fourth Ave
Lake Odessa MI 48849

Hello Jesse,

Please find below our proposal for construction of a new pavilion, refurbished restrooms and concessions buildings with the modifications that you've requested in your specifications to the restroom buildings. We have different options for buildings that we could work from.. but this proposal would probably be bases/picked from Polygon or similar manufacturers rectangular shape and basic design... per our budgeted amount for the shelter portion. Rectangular shape of 32x60 as you request .. Standard construction.

We would recommend maybe move / lengthen your shelter to maybe cover the restroom buildings as well possibly making thing to incorporated into the new roof structure in some fashion which can be designed. (TBD)

Our design team would include MCSA Group, Inc. from East Grand Rapids MI and structure based on a Polygon in Holland MI

Contract may include the Village to purchase manufactured shelter direct for tax exempt status. (TBD)

For the removals and construction you ask for in your design scope our cost would be **\$484,800.00**

Thank you,



Jack Miedema
TJM Services, LLC



**CONSTRUCTION &
MANAGEMENT CO.**

COMMERCIAL & INDUSTRIAL
GENERAL CONTRACTORS

May 4th, 2026

Mr. Jesse Trout
Director of Public Works
Village of Lake Odessa
839 Fourth Ave.
Lake Odessa, MI 48849

Re: Design-Build Services CM Fee Proposal for Village of Lake Odessa Beach Pavilion

Mr. Trout,

We are pleased to present our estimate for the upcoming project for Village of Lake Odessa Beach Pavilion and Restroom Reconstruction Project located at 1310 Jordan Lake St., Lake Odessa, MI. Per RFP, our preliminary budget pricing of Nine Hundred Forty-Nine Thousand Nine Hundred Forty Dollars and 00/100 (\$949,940.00). Construction Management fee is 10%. Our estimate preparation was guided by RFP Reissue Date: 4/15/2026, Including Conceptual Study by Interactive Studio Dated 3/07/24. A more detailed breakdown of our pricing is shown in our Preliminary Budget Pricing.

Tentative Schedule is 8-12 weeks for Design and 18-20 weeks for Construction.

Again, we are gratified to be part of your project and stand ready to assist in any way possible.

Sincerely yours,

Shaw Construction & Management Co.

Theodore V. Barker - President

GENERAL ESTIMATE



Project Name: Village of Lake Odessa - Beach Pavilion and Restroom Reconstruction
Date: May 4, 2026
Estimator: Shawn Kranick

Description	Quan.	U.P. Mat	U.P. Labor	U.P. Sub.	Material	Labor	Sub	Total
Mobilization	1				\$0.00	\$0.00	\$0.00	\$0.00
Job Trailer	1			\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
Temp Fencing	1			\$4,000.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00
3rd Party Testing/ Layout	1			\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Utilities (By Owner)	1				\$0.00	\$0.00	\$0.00	\$0.00
DTE (Electrical)	1				\$0.00	\$0.00	\$0.00	\$0.00
Consumers (GAS)	1				\$0.00	\$0.00	\$0.00	\$0.00
Estimated Design Services	1			\$30,000.00	\$0.00	\$0.00	\$30,000.00	\$30,000.00
Architectural Drawings	1				\$0.00	\$0.00	\$0.00	\$0.00
Structural Drawings	1				\$0.00	\$0.00	\$0.00	\$0.00
MEP Drawings	1				\$0.00	\$0.00	\$0.00	\$0.00
Excavation	1				\$0.00	\$0.00	\$0.00	\$0.00
<u>Site Protection</u>	<u>1</u>				<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Silt Fencing	400			\$2.00	\$0.00	\$0.00	\$800.00	\$800.00
Silt Sacks	4			\$350.00	\$0.00	\$0.00	\$1,400.00	\$1,400.00
<u>Site Demo</u>	<u>1</u>				<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Demo Existing Pavilion	1			\$20,000.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
Remove Concrete Sidewalks	1			\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00
Clear and Grub Site	10000			\$1.00	\$0.00	\$0.00	\$10,000.00	\$10,000.00
Rough Grade Site for New Pavilion	10000			\$2.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
Final Grade Site for New Pavilion	10000			\$2.00	\$0.00	\$0.00	\$20,000.00	\$20,000.00
<u>Underlayment</u>	<u>1</u>				<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
Building Slab Underlayment	3200			\$2.00	\$0.00	\$0.00	\$6,400.00	\$6,400.00
Sidewalk Underlayment	2000			\$2.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00
Landscaping	1				\$0.00	\$0.00	\$0.00	\$0.00
3" Topsoil	6000			\$1.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00
Grass Seeding	6000			\$0.35	\$0.00	\$0.00	\$2,100.00	\$2,100.00
Concrete Foundation	1				\$0.00	\$0.00	\$0.00	\$0.00
New Concrete Piers	12			\$1,250.00	\$0.00	\$0.00	\$15,000.00	\$15,000.00
New Concrete Trench Footings	112			\$200.00	\$0.00	\$0.00	\$22,400.00	\$22,400.00
Fire Place has been Removed from Scope	1				\$0.00	\$0.00	\$0.00	\$0.00
Concrete Flat Work	1				\$0.00	\$0.00	\$0.00	\$0.00
New Concrete SOG with Thickened Slab @ Walls	3200			\$12.00	\$0.00	\$0.00	\$38,400.00	\$38,400.00
New Concrete Sidewalk	2000			\$8.00	\$0.00	\$0.00	\$16,000.00	\$16,000.00
Masonry	1				\$0.00	\$0.00	\$0.00	\$0.00
New 9' Tall Masonry Walls	175			\$500.00	\$0.00	\$0.00	\$87,500.00	\$87,500.00
Install Door Frames	3			\$200.00	\$0.00	\$0.00	\$600.00	\$600.00
Carpentry	1				\$0.00	\$0.00	\$0.00	\$0.00
New Timber Columns	12			\$1,500.00	\$0.00	\$0.00	\$18,000.00	\$18,000.00
New Timber Truss System	3200			\$12.00	\$0.00	\$0.00	\$38,400.00	\$38,400.00
Tongue and Groove Wood Roof Decking	3680			\$8.00	\$0.00	\$0.00	\$29,440.00	\$29,440.00
Install New Doors and Hardware	3			\$350.00	\$0.00	\$0.00	\$1,050.00	\$1,050.00
Install Insulation and Drywall Ceiling in Restrooms and Storage	640			\$10.00	\$0.00	\$0.00	\$6,400.00	\$6,400.00
Install Toilet Accessories	2			\$750.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
Millwork	1				\$0.00	\$0.00	\$0.00	\$0.00
S&I New Vanity in Men's Restroom w/ Valance	10			\$500.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
S&I New Vanity in Women's Restroom w/ Valance	10			\$500.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00
Roofing	1				\$0.00	\$0.00	\$0.00	\$0.00
New Metal Roof	3680			\$15.00	\$0.00	\$0.00	\$55,200.00	\$55,200.00
Gutters and Down Spouts	160			\$20.00	\$0.00	\$0.00	\$3,200.00	\$3,200.00
Siding	1				\$0.00	\$0.00	\$0.00	\$0.00
Break Metal for Fascia	252			\$15.00	\$0.00	\$0.00	\$3,780.00	\$3,780.00
Joint Sealants	1			\$2,500.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
Doors, Frames and Hardware	1				\$0.00	\$0.00	\$0.00	\$0.00
New 3070 HM Door, Frame and Hardware	2			\$2,000.00	\$0.00	\$0.00	\$4,000.00	\$4,000.00
New 6070 HM Door, Frame and Hardware	1			\$3,500.00	\$0.00	\$0.00	\$3,500.00	\$3,500.00
Painting	1				\$0.00	\$0.00	\$0.00	\$0.00
Paint Drywall Ceiling	640			\$1.50	\$0.00	\$0.00	\$960.00	\$960.00
Paint Interior and Exterior Block	1575			\$2.00	\$0.00	\$0.00	\$3,150.00	\$3,150.00
Seal Tongue and Groove Roof Decking/ Timber Trusses/ Columns	4000			\$1.50	\$0.00	\$0.00	\$6,000.00	\$6,000.00
Paint Door and Frame	4			\$200.00	\$0.00	\$0.00	\$800.00	\$800.00
Seal Concrete Slab on Grade	3200			\$2.00	\$0.00	\$0.00	\$6,400.00	\$6,400.00

Lake Odessa Village Council
Ionia County, Michigan

Trustee _____, supported by Trustee _____, moved to adopt the following resolution:

RESOLUTION NO. 2026-40

**APPROVAL TO PROCEED WITH A PHASE ONE ENVIRONMENTAL ASSESSMENT
ON PROPERTY BEING DONATED TO THE VILLAGE BY SHIRLEY HASKINS**

WHEREAS, The Village of Lake Odessa has received an offer to receive a donated piece of property which is the Southeast portion of parcel (#34-101-050-000-235-10), one quarter acre in size, located at the Northwest corner of the intersection of Jordan Lake Ave. and Jordan Lake Street; and

WHEREAS, the Village did accept the donation via resolution 2025-33 in September, 2025, which specified that the Village Manager was authorized to conduct a title search to “ensure the parcel is free from any liens or other encumbrances”; and

WHEREAS, during the due diligence phase to determine if the property was free of any encumbrances, it was discovered that a gas station was previously located on the subject property site which could potentially create a liability for the village accepting the property as-is without any environmental investigation of the property; and

WHEREAS, the Village has been advised to conduct a Phase One Environmental Assessment before accepting the transfer of the property from Ms. Haskins to the Village of Lake Odessa to prevent the village from any potential future liability should any contamination be discovered on the property

NOW, THEREFORE, BE IT RESOLVED: That the Village of Lake Odessa does hereby authorize Michigan Consulting & Environmental to perform a Phase One Environmental Assessment, for a fee of \$2700, on the property being donated by Ms. Haskins; and

BE IT FURTHER RESOLVED that Manager Borden is hereby authorized to accept the proposal from Michigan Environmental & Consulting on behalf of the village and further authorized to sign the proposal for the Phase One Environmental Assessment.

Ayes:

Nays:

Absent:

Abstain:

RESOLUTION DECLARED_____.

Dated: May 18, 2026

Kathy Forman, Village Clerk



May 05, 2026

Mr. Mark Borden
Village Manager
Village of Lake Odessa
839 Fourth Avenue
Lake Odessa, Michigan 48849
Telephone: 616-374-7110
Email: mborden@lakeodessa.org

DELIVERED VIA E-MAIL

**RE: Phase I Environmental Assessment (Phase I ESA)
Vacant Land (Part of Parcel) – Approximately ¼ Acre
Parent Parcel: 1223 Jordan Lake Street
Lake Odessa, MI 48849
Parent Parcel # 34-101-050-000-235-10
Village of Lake Odessa, Ionia County, Michigan**

MCE Proposal # P10892.0

Mr. Mark Borden, Village Manager, Village of Lake Odessa:

Michigan Consulting & Environmental (MCE) is pleased to present this proposal for completion of a Phased Environmental Assessment for the referenced property. The proposal is for the completion of a Phase I Environmental Site Assessment only; however additional information is presented within this proposal regarding the overall Environmental Due Diligence process.

The purpose of the Environmental Site Assessment (ESA) is to determine if a property has environmental concerns associated with it; and if so, to conduct a Baseline Environmental Assessment (BEA) to provide certain liability protections to a purchaser.

The purpose of the BEA, if warranted, is to provide environmental clean-up liability protection to a person or entity who becomes an owner or operator of contaminated property, which is accomplished, if among other things, the new owner/operator conducts an adequate BEA. The BEA is submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) to document and establish a means of distinguishing existing subsurface contamination from any new contamination caused by the new owner or operator of the property.

We recommend a Phased approach, beginning with conducting a Phase I ESA. If the Phase I assessment indicates the need for a Phase II ESA, subsequent work may need to be conducted. If Phase II or other obtainable analytical data identifies contaminants that qualify the property to be defined as a *facility*, an innocent purchaser may conduct a BEA for the purpose of providing environmental clean-up liability protection for this property ownership transition. The work MCE proposes would occur in several steps. First, a Phase I ESA must be conducted in accordance with ASTM

CORPORATE OFFICE
1669 S. Isabella Rd.
Mt. Pleasant, MI. 48858
Office: 989-772-2441

BRIGHTON OFFICE
132 E. Grand River Ave.
Brighton, MI. 48116
Office: 810-225-6270

TRAVERSE CITY OFFICE
2745 Garfield North, Ste. #10
Traverse City, MI. 49686
Office: 231-922-7400

KALAMAZOO OFFICE
2800 S. 11th Street, Suite #2
Kalamazoo, MI 49009
Office: 269-547-5295

Standard E 1527-21 prior to or in conjunction with a property ownership transition to identify and document historic uses of the property and indications of hazardous substance released that may present an environmental concern. Phase II activities typically consist of sampling soils and/or groundwater to evaluate the potential concerns identified in the Phase I ESA. If sampling and analysis and/or obtainable EGLE records indicate that hazardous compounds exist at concentrations in excess of the Part 201 generic residential clean-up criteria established by EGLE, the site will be considered a "facility" as defined by Part 201 and a BEA will be conducted. Note that a BEA must be completed within 45 days of the transfer of property ownership or occupancy, whichever comes first.

Based on the intended property use, hazardous materials potentially associated with the intended property use, and the existing condition of the property, a Due Care Plan will be prepared. Owners and operators must maintain documentation that due care obligations have been evaluated and that any required response actions needed have been taken. This documented action does not need to be submitted to EGLE; however, it must be available upon request within eight months of becoming the owner or operator. The Due Care Plan is the key to preventing potential exposure to hazardous substances present in the soil groundwater and soil vapor at the site.

SCOPE OF WORK

Phase I Environmental Site Assessment (This Proposal)

MCE will conduct a Phase I ESA in conformance with the scope and limitations of the ASTM Practice E 1527-21 to provide proper due diligence in evaluating the previous uses of the site and identifying any Recognized Environmental Conditions (RECs) in association with the property and the potential for environmental impact from off-site properties.

Phase II Investigation (Subsequent Proposal, if Warranted)

Based on the results of the Phase I ESA, we will consult with the purchaser to develop a Phase II ESA work plan to appropriately evaluate potential concerns.

Baseline Environmental Assessment (Subsequent Proposal, if Warranted)

If it is confirmed the site is a "facility," a BEA report will be prepared consistent with the format specified in the EGLE guidance document. MCE will submit the completed BEA report and forms to the purchaser for review. Following review, approval, and execution, the materials must be submitted to the appropriate EGLE office.

Due Care Plan and Documentation (Subsequent Proposal, if Warranted)

Owners of a *facility* must maintain documentation that due care needs have been evaluated and response actions that are needed have been taken. An owner of a *facility* is required to do all of the following with respect to hazardous substances at a *facility*:

- Prevent exacerbation of existing contamination.
- Prevent unacceptable human exposure and mitigate fire and explosion hazards to allow for the intended use of the *facility* in a manner that protects the public.
- Take reasonable precautions against the reasonably foreseeable acts or omission of a third party.
- Provide notification to EGLE and others.

MCE will prepare a Due Care Plan designed to meet the owner's due care obligations and can provide implementation and documentation services as needed.

General Consulting

From experience, it is anticipated that some general consulting services may be required from time to time through this process to provide including but not limited to, regulatory agencies correspondence, negotiations, and/or to assist with project requirements that are not included in the Scope of Services above. General consulting services will be charged at the MCE standard fee schedule in effect at the time services are rendered.

COST ESTIMATE:

The estimated cost for the foregoing scope of work is presented for planning purposes only except for the fixed fee for the Phase I ESA. This proposal is for the completion of the Phase I ESA only.

Phase I Environmental Site Assessment (fixed fee) **\$2,700**

Phase II Investigation (if required / separate proposal) - To be determined based on findings of the Phase I ESA

Baseline Environmental Assessment (fixed fee / separate proposal) **\$3,500**

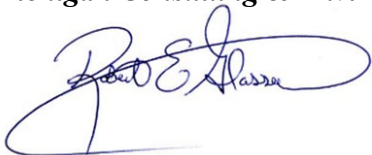
Due Care Plan (fixed fee / separate proposal) **\$3,500**

General Consulting Hourly as needed estimated **\$ 330**

Regarding a schedule, we should be able to conduct the Phase I ESA within three (3) to four (4) weeks and complete a BEA, if necessary, within six (6) weeks of receiving authorization to proceed. If you have a tighter timeline to consider, please let me know to see how we can expedite this timetable.

We appreciate the opportunity to present this work plan and cost estimate. Projects of this nature involve expertise in this specific process and with the applicable laws and regulations. MCE assures you of our ability to provide competitively priced expert consultation and leadership to achieve your project objective. If you have any questions or require additional information, please do not hesitate to call me at 269-547-5295.

Respectfully,
Michigan Consulting & Environmental



Bobby Glasser
Senior Project Manager



**Authorization to Proceed with Work Plan
(Phase I ESA Only)**

The undersigned authorizes Michigan Consulting and Environmental (MCE) to proceed with the Scope of Work presented in this proposal pursuant to:

**Phase I Environmental Assessment (Phase I ESA)
Vacant Land (Part of Parcel) – Approximately ¼ Acre
Parent Parcel: 1223 Jordan Lake Street
Lake Odessa, MI 48849
Parent Parcel # 34-101-050-000-235-10
Village of Lake Odessa, Ionia County, Michigan**

MCE Proposal # P10892.0

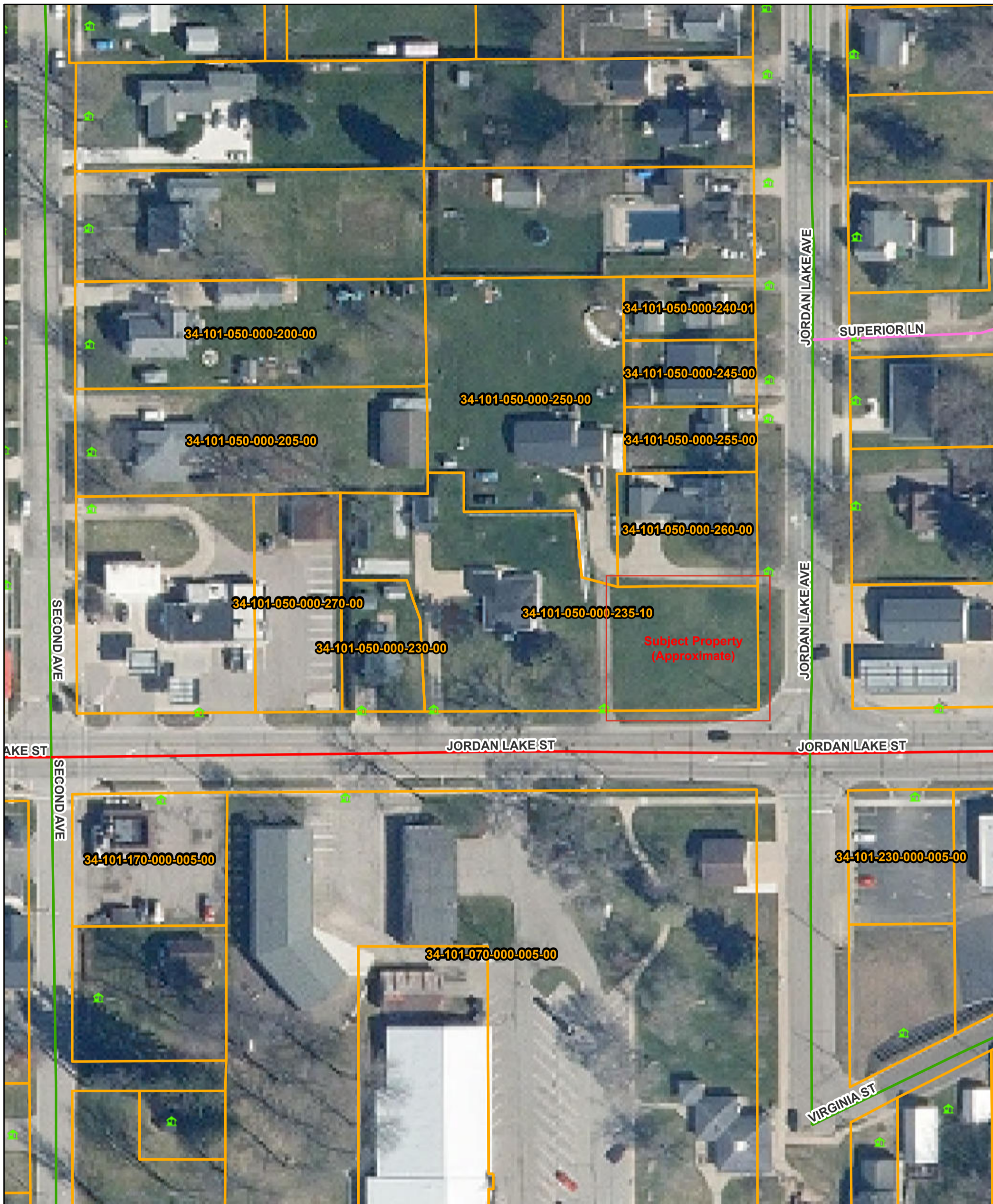
*addressed to Mr. Mark Borden, Village Manager, Village of Lake Odessa, dated May 05, 2026.
This Estimate is good for 90 days.*

Phase I ESA	Phase I ESA in accordance with the guidance of American Society for Testing and Materials (ASTM) E1527-21.	\$2,700.00
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Authorized by: _____
Signature

Date

GIS Map

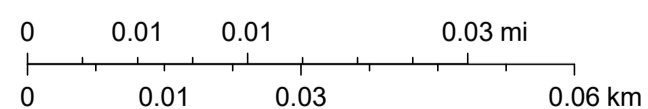


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- Red: Band_1
- Green: Band_2
- Blue: Band_3
- 🏠 Address Dataset
- Cities and Villages
- Townships
- Tax Parcels
- State Hwy
- Street
- Private

1:1,128



Miscellaneous Correspondence

ARBOR DAY PROCLAMATION

VILLAGE OF LAKE ODESSA

In 1872, Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and along with the planting more than one million trees, Nebraska observed the first Arbor Day.

Since then, Arbor Day has been observed not only throughout our nation, but throughout the world.

The importance of trees and the benefits we enjoy from them are numerous/ They include the following:

1. Trees provide shade that helps reduce the cost of cooling our homes.
2. Trees clean the air and produce oxygen.
3. Trees provide food and shelter for wildlife of all kinds.
4. Trees also add value to our homes, property, and beautify our community.
5. Trees are a renewable resource.

We are here today to celebrate all that trees bring to our community.

For the past 40 years the Village of Lake Odessa has been recognized by the National Arbor Day Foundation and holds the distinction of being a Tree City USA.

The Village of Lake Odessa understands the importance of a healthy and vibrant urban forest and hereby pledges to continue with such programs as tree planting, tree maintenance, and public education so as to ensure the health of our urban forest.

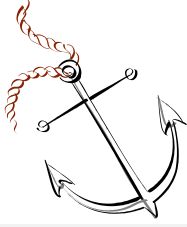
We plant trees for future generations, so that they may enjoy the same benefits from trees as we do today and hope that they will continue on the path set in front of us by Sterling Morton over 150 years ago.

Therefore, I, Karen Banks, President of the Village of Lake Odessa, do hereby proclaim Thursday, April 23, 2026 as Arbor Day in the Village of Lake Odessa, and dedicate the planting of this Redpointe Maple tree to the continued goals of renewing our urban forest and providing for the wellbeing of future generations.

Karen Banks

Date: April 23, 2026

Karen Banks, President
Village of Lake Odessa



Village of Lake Odessa
839 Fourth Avenue
Lake Odessa, MI 48849
Phone (616) 374-7110
Fax (616) 374-0040

Press Release

Contact: Mark Borden, Village Manager
Phone: (616) 374-7110, Ext. 4

FOR IMMEDIATE RELEASE
9:00 a.m., EDST, April 28, 2026

VILLAGE OF LAKE ODESSA CELEBRATES ARBOR DAY AND CONTINUED COMMITMENT AS A TREE CITY USA COMMUNITY

LAKE ODESSA, MI: The Village of Lake Odessa continues its long-standing commitment to trees and urban forestry while celebrating its recognition as a 2025 Tree City USA, an honor bestowed by the Arbor Day Foundation for communities dedicated to maintaining healthy urban forests. Lake Odessa is one of 122 communities recognized for work accomplished in 2025.

In celebration of Arbor Day on April 23, 2026, Village officials and staff planted a Redpointe maple tree along Bonanza Road, reinforcing Lake Odessa's ongoing efforts to plant, grow, and maintain trees that enhance the community's beauty, health, and sustainability. "Trees are an investment in our community's future," said Village President Karen Banks. "By celebrating Arbor Day with the planting of a Redpointe maple, we are honoring both our environmental responsibility and our commitment to creating a healthier, more welcoming Lake Odessa for generations to come."

Lawrence Law, urban forester and outreach coordinator for the Michigan Department of Natural Resources, noted that 2026 marks the 50th anniversary of the Tree City USA program, making it an important moment to reflect on the impact of community forestry efforts.

“Tree City recognition comes with years and years of work, dedication, and participation, all for the enjoyment and benefit of community members today,” Law said. “Communities don’t plant trees for the present, but to make a positive difference for people in the future we’ll never meet.”

The Arbor Day Foundation, a global nonprofit dedicated to inspiring people to plant, nurture, and celebrate trees, recognizes Tree City USA communities that meet four core standards: maintaining a tree board or department, adopting a community tree ordinance, investing at least \$2 per capita in urban forestry, and celebrating Arbor Day each year.

Trees play a vital role in strengthening communities by reducing stormwater runoff, improving air quality, lowering energy costs, and supporting both physical and mental health. Strategic tree planting also enhances neighborhood character and increases property values, making urban forestry an important component of long-term community resilience.

“Lake Odessa’s continued participation in Arbor Day and its investment in urban forestry demonstrate the pride our residents have in their village,” President Banks added. “Being recognized alongside other communities across the country reflects a shared commitment to caring for the place we call home.”

The Tree City USA program is operated by the Arbor Day Foundation in partnership with the National Association of State Foresters and the USDA Forest Service. More information is available at ArborDay.org.