

CITY COUNCIL AGENDA

Regular Meeting

July 20, 2026 at 7:00 PM



1) **CALL TO ORDER**

2) **ROLL CALL**

3) **INVOCATION**

4) **PLEDGE OF ALLEGIANCE**

5) **APPROVAL OF AGENDA** - Items can be added or deleted from the Agenda by City Council action.

6) **PUBLIC COMMENT ON AGENDA ITEMS** Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

7) **CONSENT AGENDA**

A. **City Council Minutes**

Work Session - July 6, 2026

Regular Session - July 6, 2026

B. **City Bills**

Purchases 7/2/2026 \$5,029.77

Purchases 7/6/2026 \$19,430.11

Purchases 7/7/2026 \$11,117.20

Purchases 7/10/2026 \$480,555.18

June Power Purchase \$1,043,813.67

TOTAL \$1,559,945.93

C. **RESOLUTION 2026-21 - OPERATION AND MAINTENANCE OF THE I69 BRIDGE AESTHETIC**

D. **RESOLUTION 2026-22 - EMPLOYEE MERS SERVICE CREDIT PURCHASE REQUEST**

E. **CONTRACT - OAKRIDGE CEMETERY MAINTENANCE GARAGE REPAIR**

F. **CONTRACT - BROOKS FOUNTAIN RESTORATION ENGINEERING**

G. **PURCHASE - FIRE DEPARTMENT INSPECTION TRUCK**

H. **PURCHASE - 2026 POLICE PATROL VEHICLE**

I. **PURCHASE — IT NETWORK SWITCHES**

J. **TRAFFIC CONTROL ORDERS #139, #140, #141**

K. **SPECIAL EVENT REQUEST - HOME TOUR**

8) **PRESENTATIONS AND RECOGNITIONS**

MAYOR: Scott Wolfersberger CITY MANAGER: Derek N. Perry
COUNCIL MEMBERS: Theresa Chaney-Huggett, Jacob Gates, James Hackworth,
Andrew Scibbe, Ryan Traver, Ryan Underhill
, 323 W Michigan Ave, Marshall, Michigan 49068

A. POLICE DEPARTMENT REACCREDITATION REPORT AND RECOGNITION

9) INFORMATIONAL ITEMS

10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. RESOLUTION 2026-20- LIQUOR LICENSE REQUEST FOR THE CRONIN AND THE 101 CLUB

B. PURCHASE - TRAFFIC SAFETY EQUIPMENT

C. SET PUBLIC HEARING FOR MILLBROOK DEVELOPMENT - BROWNFIELD HOUSING TIF PLAN

D. GRANT REQUEST - COLDWATER RIVER STORAGE CONSERVATION GRANT

13) APPOINTMENTS / ELECTIONS

14) PUBLIC COMMENT ON NON-AGENDA ITEMS Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

CITY COUNCIL MINUTES

July 6, 2026

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Monday, July 6, 2026 at 7:00 PM in the Council Chambers of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall City Council was called to order by Mayor Wolfersberger.

2) ROLL CALL

Roll was called:

Present: Mayor Scott Wolfersberger, Theresa Chaney-Huggett, Jacob Gates, James Hackworth, Andrew Scibbe, Ryan Traver, and Ryan Underhill

Also Present: Manager Perry and Clerk Eubank

Absent: None

3) INVOCATION

4) PLEDGE OF ALLEGIANCE

5) APPROVAL OF AGENDA - Items can be added or deleted from the Agenda by City Council action.

Moved by James Hackworth, supported by Jacob Gates to approve the agenda as presented. On a voice vote: **Motion carried.**

6) PUBLIC COMMENT ON AGENDA ITEMS Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes. Comments shall address AGENDA ITEM topics. Public Hearing items should be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Non-Agenda items shall be addressed during the PUBLIC COMMENT-NON-AGENDA ITEMS (Item 14) portion of the meeting agenda.

Regis Klingler of Butler Ct and Barry Wayne Adams of W Green St gave public comment.

7) CONSENT AGENDA

Moved by Jacob Gates, supported by Theresa Chaney-Huggett to approve the consent agenda as presented. On a roll call vote:

Ayes: Theresa Chaney-Huggett, Jacob Gates, James Hackworth, Andrew Scibbe, Ryan Traver, Ryan Underhill, Scott Wolfersberger

Nays: None

Abstain: None

Motion carried.

A. City Council Minutes

Regular Session - June 15, 2026

B. City Bills

Purchases 6/12/26	\$670,002.58
Purchases 6/18/26	\$19,155.05

Purchases 6/25/26	\$145,909.33
TOTAL	\$835,066.96

C. ENGINEERING SERVICES - WASTEWATER TREATMENT PLANT

D. EQUIPMENT PURCHASE - ENGINEERING VEHICLE

E. EQUIPMENT PURCHASE - WASTEWATER VEHICLE

F. EQUIPMENT PURCHASE- MRLEC VEHICLE, PLOW, SALTER

8) PRESENTATIONS AND RECOGNITIONS

9) INFORMATIONAL ITEMS

10) PUBLIC HEARINGS & SUBSEQUENT COUNCIL ACTION Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes per public hearing.

A. CDBG HOUSING REPAIR GRANT APPLICATION

Mayor Wolfersberger opened the public hearing on Resolution 2026-19, A Resolution to ADOPT THE CDBG HOME REPAIR GRANT PROGRAM at 7:16 and hearing no comment, closed the public hearing.

Moved by Ryan Traver, supported by James Hackworth to approve Resolution 2026-19, A Resolution to ADOPT THE CDBG HOME REPAIR GRANT PROGRAM and authorize the City Manager to sign the necessary documents. On a roll call vote:

Ayes: Jacob Gates, James Hackworth, Andrew Scibbe, Ryan Traver, Ryan Underhill, Scott Wolfersberger, Theresa Chaney-Huggett,

Nays: None

Abstain: None

Motion carried.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2026-19**

A RESOLUTION TO ADOPT THE CDBG HOME REPAIR GRANT PROGRAM

Minutes of a regular meeting of the Council of the City of Marshall, held on July 6, 2026 at 7:00 PM.

PRESENT:

ABSENT:

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

WHEREAS, the Marshall City Council established a Planning Commission to prepare plans for the development of the City, and

WHEREAS, a public hearing was held on July 6, 2026, and

WHEREAS, the funding request in the amount of \$400,000 has been made to the Michigan State Housing Development Authority and there is no requirement for matching funds from the City of Marshall

WHEREAS, the proposed project is consistent with the City of Marshall's community development plan to support homeowners as described in the Application.

WHEREAS, all activities will be taken for the purpose of providing and/ or improving permanent residential structures, which upon completion will be occupied by low- or moderate-income households.

WHEREAS, no project costs (CDBG and non-CDBG) will be incurred prior to a formal grant award, completion of the environmental review procedures and formal, written authorization to incur costs has been provided by our CDBG Specialist.

WHEREAS, the Marshall City Council authorizes City Staff to submit the Michigan CDBG application

THEREFORE BE IT RESOLVED that the City Council authorizes the submission of the Michigan CDBG Application and authorizes the City Manager and City Clerk to authorize and sign the Application and all attachments, Grant Agreement and all amendments, the FSR Payment Requests, and serve as the Certifying Officers.; and

Resolution declared adopted this 6th day of July, 2026.

Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on October 6, 2025 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

Michelle Eubank, City Clerk

B. SPECIAL LAND USE (SLU) #26-0001 - 902/1102 W. HANOVER ST. OUTDOOR STORAGE

Mayor Wolfersberger opened the public hearing on Special Land Use #26-0001 for outdoor storage at 902/1102 West Hanover Street at 7:26 pm.

Barry Wayne Adams spoke during the public hearing.

Mayor Wolfersberger closed the public hearing on Special Land Use #26-0001 for outdoor storage at 902/1102 West Hanover Street at 7:30 pm.

Moved by James Hackworth, supported by Ryan Underhill to approve Special Land Use #26-0001 for outdoor storage at 902/1102 West Hanover Street. On a roll call vote:

Ayes: Andrew Scibbe, Ryan Traver, Ryan Underhill, Scott Wolfersberger, Theresa Chaney-Huggett, Jacob Gates, James Hackworth

Nays: None

Abstain: None

Motion carried.

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. CONTRACT - COMPREHENSIVE TRANSITION AGREEMENT CITY OF MARSHALL & TACC/RIDE CALHOUN

Moved by Jacob Gates, supported by Ryan Underhill to approve the Comprehensive Transition Agreement By and Among the City of Marshall and Transportation Authority of Calhoun County/Ride Calhoun, in substantial form, and authorize the City Manager to sign the necessary documents. On a voice vote: **Motion carried.**

13) APPOINTMENTS / ELECTIONS

14) PUBLIC COMMENT ON NON-AGENDA ITEMS

Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of two (2) minutes. Comments shall address NON-AGENDA ITEM topics. Public Hearing items shall be addressed during the PUBLIC HEARING portion (Item 10) of the meeting agenda. Agenda items should be addressed during the PUBLIC COMMENT-AGENDA ITEMS (Item 6) portion of the meeting agenda.

David Begg of W Green St, Rebekah Sebring of Fredonia Twp, Regis Klingler, Durrie Parker of Circle Dr, Lynn Sleight of Fair St, Ryan Watson of N Mulberry, Donna Ricciardi of Circle Dr, William Latarte of N Grand St, Barry Wayne Adams, and Brian Munger of 200 E Spruce St gave public comment.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

The meeting was adjourned at 8:38 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

CITY COUNCIL MINUTES

July 6, 2026

Work Session - 6:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Monday, July 6, 2026 at 6:00 PM in the Training Room of City Hall, 323 West Michigan Ave, Marshall, MI 49068, the Marshall City Council was called to order by Mayor Wolfersberger.

2) ROLL CALL

Roll was called:

Present: Mayor Scott Wolfersberger, Theresa Chaney-Huggett, Jacob Gates, James Hackworth, Andrew Scibbe, Ryan Traver, and Ryan Underhill

Also Present: Manager Perry and Clerk Eubank

Absent: None

3) PUBLIC COMMENT Persons addressing City Council are required to give their name and address for the record when called upon by the Mayor. Members of the public shall be limited to speaking for a maximum of three (3) minutes.

David Begg of W Green St and Barry Wayne Adams of 622 W Green St gave public comment.

4) DISCUSSION ITEMS

A. MILLBROOK - BROWNFIELD HOUSING PLAN

Staff and council discussed a proposed Brownfield Plan for Millbrook on W Hughes St.

5) ADJOURNMENT

The meeting was adjourned at 6:54 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

07/07/2026 08:38 AM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/02/2026 - 07/02/2026
JOURNALIZED
PAID

Page: 1/1

INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
07/02/2026	07/02/2026	BUSH, WILLIAM G	UB refund for account: 1000940001	408.26
JUNE2026	07/02/2026	CONSUMERS ENERGY	CONSUMERS ENERGY UTILITY BILLS JUNE 2026	3,494.79
07/02/2026	07/02/2026	GARRETT, SEBASTIAN	UB refund for account: 100004014	542.88
06262026	07/02/2026	PATTERSON, JACOB	BOOT ALLOWANCE - PATTERSON, JACOB	450.00
05242024	07/02/2026	ROGERS, JOHN PAUL	FOR PAYROLL ENDING: 05/18/2024	33.00
11222024	07/02/2026	ROGERS, JOHN PAUL	FOR PAYROLL ENDING: 11/16/2024	33.00
06302026	07/02/2026	WEBERLING, ERIC	BOOT ALLOWANCE - WEBERLING, ERIC	67.84
GRAND TOTAL:				5,029.77

07/07/2026 08:39 AM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/06/2026 - 07/06/2026
JOURNALIZED
PAID

Page: 1/1

INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
07022026	07/06/2026	CITY OF MARSHALL	REIMBURSEMENT FOR FARMER'S MARKET PETTY	619.00
26-05326	07/06/2026	GARAGE DOORS UNLIMITED	SERVICE CALL TO CITY HALL FRONT ENTRANCE	125.00
06-195903	07/06/2026	KING'S EQUIPMENT GROUP	RENTAL EXCAVATOR & TRAILER	455.00
06092026CR	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - CHRISTY RAMEY 0075	673.34
06092026COM	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - CITY OF MARSHALL 0668	1,308.62
06092026DP	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - DEREK PERRY 0601	29.00
06092026JL	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - JOSHUA LANKERD 0577	474.00
06092026JM	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - JUSTIN MILLER 0593	653.45
06092026KM	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - KEVIN MAYNARD 0585	802.70
06092026KW	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - KRISTINA WAGNER 1898	63.02
06092026KA	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - KRISTOPHER AMBROSE 0635	140.88
06092026MS	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - MARCIA STRANGE 0232	333.39
06092026MD	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - MARGUERITE DAVENPORT 0018	1,948.20
06092026MFN	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - MARSHALL FIBERNET 0569	1,519.80
06092026ME	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - MARTIN ERSKINE 0551	355.70
06092026WD	07/06/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - WILLIAM DOPP 0536	17.01
324	07/06/2026	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 6/22/26 - 6/28/2	4,712.00
1884	07/06/2026	V & V ASSESSING LLC	ASSESSING SERVICES JULY 2026	5,200.00
GRAND TOTAL:				19,430.11

07/07/2026 08:40 AM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/07/2026 - 07/07/2026
JOURNALIZED
PAID

Page: 1/1

INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
06242026-A	07/07/2026	CALHOUN COUNTY TREASUR	DELINQUENT PERSONAL PROPERTY TAX COLLECT	3,004.97
06242026-B	07/07/2026	CALHOUN COUNTY TREASUR	DELINQUENT PERSONAL PROPERTY TAX COLLECT	290.53
06242026	07/07/2026	CALHOUN INTERMEDIATE S	DELINQUENT PERSONAL PROPERTY TAX COLLECT	925.00
06242026	07/07/2026	KELLOGG COMMUNITY COLL	DELINQUENT PERSONAL PROPERTY TAX COLLECT	1,549.85
06242026	07/07/2026	MARSHALL AREA FIRE FIG	DELINQUENT PERSONAL PROPERTY TAX COLLECT	361.07
06242026	07/07/2026	MARSHALL DISTRICT LIBR	DELINQUENT PERSONAL PROPERTY TAX COLLECT	561.89
06242026	07/07/2026	MARSHALL PUBLIC SCHOOL	DELINQUENT PERSONAL PROPERTY TAX COLLECT	3,052.75
06242026	07/07/2026	TACC	DELINQUENT PERSONAL PROPERTY TAX COLLECT	1,371.14
GRAND TOTAL:				11,117.20

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/10/2026 - 07/10/2026
JOURNALIZED
PAID

INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
100635	07/10/2026	ACRISURE GREAT LAKES P	ADDITIONAL VEHICLE INSURANCE COVERAGE (P	19.00
108899	07/10/2026	ALEXANDER CHEMICAL COR	CHLORINE, POTASSIUM PERMANGANATE	2,782.32
95192	07/10/2026	ALL-TRONICS, INC.	QUARTERLY FIRE ALARM MONITORING AT POWER	81.00
95193	07/10/2026	ALL-TRONICS, INC.	QUARTERLY FIRE ALARM MONITORING AT WATER	81.00
1HMR-PR4H-KLL9	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-TAPE	404.96
1CCV-HXTM-6MPC	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-DUMP TRUCK LIGHT	370.44
1PDL-GLCM-7X6F	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-WYPALL	146.95
1LPD-WWWX-K33C	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-BELT PULLEY	39.24
1YHK-9HVL-D4LV	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-PLATE	55.47
1144-R3R4-3WYN	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-STORAGE BOX	59.99
1DNN-L63L-PF19	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-SHIRTS	98.95
1PND-6VK6-7R74	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-SIGN	99.19
1QDV-TPQN-XHYC	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-FOUNTAIN	1,054.95
117F-LKHV-KR44	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-FOUNTAIN	146.05
1JR4-YWGW-RPYD	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-PLAYGROUND	92.03
1DQX-RGQ6-KGVQ	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-UNIFORM STRAND	215.66
1QDX-3RJ1-TMW3	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-WADER	81.68
1QJY-FHGQ-V9PM	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-BACKUP	170.89
1VJW-CQ7T-79P6	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-WAGON	119.99
1VKV-CCWX-FY7W	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-SUPPLIES	87.46
1HVR-N4RC-LHKG	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-FOUNTAIN	98.95
14N9-WVFP-1HJ6	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-CRONIN	118.89
ANRG-RD6G-3CWW	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-WADERS	47.83
1LVP-G9TR-K9C1	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-UNIFORM	66.58
1KTO-M3LR-GNJR	07/10/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2-PLAQUE	39.19
SO303056	07/10/2026	AMERICAN WATER WORKS	A MEMBER NO. 269636 9/1/26 - 8/31/27	443.00
3196628	07/10/2026	APPLIED INNOVATION	ACCT NO. LAG783-007 MRLEC COPIER BASE &	117.12
2026-028464	07/10/2026	ASPHALT SOLUTIONS PLUS	MRLEC EAST PARKING LOT EXPANSION	21,866.00
225-540295	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-FILTER/OIL	264.60
225-540365	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-RIVETER	24.39
225-540470	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-GLOSS	21.78
225-540519	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-SUPPLY	3.39
225-540511	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-FLUID DYE	6.55
225-540510	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-MIRROR	12.19
225-540561	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-BELTS	64.08
225-540546	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-EQUIP	52.98
225-540545	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-PRIMER	82.10
225-540749	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-SUPPLY	11.08
225-540595	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-GAL	51.47
225-540567	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-EQUIP	112.76
225-540783	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-MASK	30.36
225-540784	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-SLIDES	174.69
225-540825	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-LIGHTING	68.08
225-541041	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-RAINX	18.77
225-541166	07/10/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610-TOOLS	58.78
07/10/2026	07/10/2026	BABCOCK, KENNETH	UB refund for account: 234000	18.50
PSI018232	07/10/2026	BEST EQUIPMENT CO., IN	REPAIR TYMCO SWEEPER #1028	569.22
INV13140	07/10/2026	BHMG ENGINEERS, INC.	ENGINEERING SERVICES FOR MAJOR CAMPUS EL	4,657.70
168972	07/10/2026	BS& A SOFTWARE	INTEGRATED PAYMENTS FEE MAY 2026	963.00
168890	07/10/2026	BS& A SOFTWARE	UTILITY BILL FORMAT CUSTOMIZATION	1,125.00
R20279	07/10/2026	BUD'S TOWING & AUTOMOT	DART BUS INSPECTION & MAINTENANCE	99.25
R20341	07/10/2026	BUD'S TOWING & AUTOMOT	DART BUS INSPECTION & MAINTENANCE	111.03
06302026	07/10/2026	BUSHEE, RANDY	INSPECTION SERVICES 6/1/26 - 6/30/26	1,050.00
07/10/2026	07/10/2026	CASEY ELDRED	UB refund for account: 3987	12.60
06302026	07/10/2026	CB HALL ELECTRIC COMP	ELECTRICAL INSPECTION SERVICES 6/1/26 -	1,650.00
AJ5XM6C	07/10/2026	CDW GOVERNMENT	WATCHGUARD TOTAL SECURITY SUITE FIREBOX	4,300.20
AJ6329S	07/10/2026	CDW GOVERNMENT	REMOTE CONSOLE ACCESS	1,643.17
9617537	07/10/2026	CERTIFIED LABORATORIES	AEROSOL LUBRICANT	439.95
4271934925	07/10/2026	CINTAS CORP	UNIFORM SERVICES - FIBER	36.43
4271934960	07/10/2026	CINTAS CORP	UNIFORM SERVICES - WASTEWATER	66.68
4271934968	07/10/2026	CINTAS CORP	UNIFORM SERVICES - WATER	69.28
4272733929	07/10/2026	CINTAS CORP	UNIFORM SERVICES - FIBERNET	36.43
4272733942	07/10/2026	CINTAS CORP	UNIFORM SERVICES - WASTEWATER	66.68
4272733967	07/10/2026	CINTAS CORP	UNIFORM SERVICES - WATER	55.15
4273466403	07/10/2026	CINTAS CORP	UNIFORM SERVICES - FIBERNET	36.43
4273466429	07/10/2026	CINTAS CORP	UNIFORM SERVICES - WASTEWATER	68.00
4273466483	07/10/2026	CINTAS CORP	UNIFORM SERVICES - WATER	55.15
1746144	07/10/2026	CLARK HILL PLC	CLIENT NO. K9950 SERVICES THROUGH 5/31/2	9,947.50
1746145	07/10/2026	CLARK HILL PLC	CLIENT NO. K9950 SERVICES THROUGH 5/31/2	6,150.00
S3-260462225	07/10/2026	CUMMINS SALES AND SERV	CUST NO. 179288 GENERATOR MAINTENANCE AT	3,700.88
199589	07/10/2026	D & D MAINTENANCE SUPP	ACCT NO. CIMA1 JANITORIAL SUPPLIES-MRLEC	168.20
199732	07/10/2026	D & D MAINTENANCE SUPP	ACCT NO. CIMA1 JANITORIAL SUPPLIES-CITY	91.34
670352	07/10/2026	DARLING ACE HARDWARE	GROMMET 3/8	6.99
670456	07/10/2026	DARLING ACE HARDWARE	SPONGE SCRUBBER	13.16
670513	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	267.95
669530	07/10/2026	DARLING ACE HARDWARE	FILE SET	48.57
669602	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	33.98
669915	07/10/2026	DARLING ACE HARDWARE	CHAIN	7.00
669912	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	30.35

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/10/2026 - 07/10/2026
JOURNALIZED
PAID

INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
670164	07/10/2026	DARLING ACE HARDWARE	SANDER	116.97
670268	07/10/2026	DARLING ACE HARDWARE	PLIERS	44.99
670320	07/10/2026	DARLING ACE HARDWARE	CHRISTMAS DECOR	52.71
6700314	07/10/2026	DARLING ACE HARDWARE	TRASH CAN	42.98
670410	07/10/2026	DARLING ACE HARDWARE	CAULK	11.77
670443	07/10/2026	DARLING ACE HARDWARE	RUST REMOVER	55.98
670447	07/10/2026	DARLING ACE HARDWARE	TRUCK 304 TOOLS	429.98
670470	07/10/2026	DARLING ACE HARDWARE	CRACK STOP	25.98
670551	07/10/2026	DARLING ACE HARDWARE	TOOLS	58.17
670592	07/10/2026	DARLING ACE HARDWARE	PLANT FOOD	19.99
670586	07/10/2026	DARLING ACE HARDWARE	WIRE BRUSH	4.99
670604	07/10/2026	DARLING ACE HARDWARE	GAS CAN/GLOVES	32.98
670591	07/10/2026	DARLING ACE HARDWARE	TRAILER LOCK	61.98
670569	07/10/2026	DARLING ACE HARDWARE	TOOLS	76.90
670625	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	136.98
670675	07/10/2026	DARLING ACE HARDWARE	CHAIN SAW PARTS	151.23
670650	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	16.98
670712	07/10/2026	DARLING ACE HARDWARE	NUTS, BOLTS	33.04
670804	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	51.95
670798	07/10/2026	DARLING ACE HARDWARE	SCREWDRIVER	26.98
670827	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	29.17
670792	07/10/2026	DARLING ACE HARDWARE	CAULK	4.59
670809	07/10/2026	DARLING ACE HARDWARE	PAINT TAPE	49.96
670821	07/10/2026	DARLING ACE HARDWARE	PRESS WASH	41.99
670882	07/10/2026	DARLING ACE HARDWARE	CLEANER	37.98
670923	07/10/2026	DARLING ACE HARDWARE	SAFETY SUPPLY	73.97
670938	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	6.59
670924	07/10/2026	DARLING ACE HARDWARE	NUTS, BOLTS	21.12
670912	07/10/2026	DARLING ACE HARDWARE	SCREW	112.96
670920	07/10/2026	DARLING ACE HARDWARE	NUTS, BOLTS	1.19
671085	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	19.98
671092	07/10/2026	DARLING ACE HARDWARE	MARKING PAINT	59.54
671149	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	96.55
671148	07/10/2026	DARLING ACE HARDWARE	SOCKET	26.99
671156	07/10/2026	DARLING ACE HARDWARE	BATTERY	18.99
671117	07/10/2026	DARLING ACE HARDWARE	PAINT	78.98
671194	07/10/2026	DARLING ACE HARDWARE	STEEL/BRACE	88.75
671196	07/10/2026	DARLING ACE HARDWARE	MOTO MIX	37.99
671184	07/10/2026	DARLING ACE HARDWARE	SUPPLY	8.99
671180	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	47.96
671210	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	773.86
671209	07/10/2026	DARLING ACE HARDWARE	HOLE SAW	39.98
671230	07/10/2026	DARLING ACE HARDWARE	SUPPLIES	15.18
671217	07/10/2026	DARLING ACE HARDWARE	JOIST HANGER	30.58
671236	07/10/2026	DARLING ACE HARDWARE	HANDLE	41.99
671276	07/10/2026	DARLING ACE HARDWARE	SURGE PROTECTOR	19.99
26-0404	07/10/2026	DIXON ENGINEERING, INC	WARRANTY INSPECTION GROUND STORAGE TANK	5,500.00
1386399	07/10/2026	DUBOIS-COOPER ASSOCIAT	AIR REL VLV REPAIR KIT (BREWER ST LS)	362.00
26-2275	07/10/2026	ELECTIONSOURCE	COMPACT FLASH CARDS	488.21
0019812	07/10/2026	ENG., INC.	SOUTH KALAMAZOO CONNECTOR PROJECT 5/31/2	720.00
0019813	07/10/2026	ENG., INC.	COSMOPOLITAN WATERMAIN REPLACEMENT 5/31/	430.00
18746896	07/10/2026	EPB FIBER OPTICS	ACCT NO. C10527068 FIBERNET TECH SUPPORT	6,000.00
S106911353.001	07/10/2026	ETNA SUPPLY	CUST NO. 5277 WATER INVENTORY (1" INSERT	81.00
07/10/2026	07/10/2026	EVAN HAZEN	UB refund for account: 3800	14.60
07/10/2026	07/10/2026	FARIS, JOHN	UB refund for account: 2900380049	78.12
0243761	07/10/2026	FERGUSON WATERWORKS #3	WATER INVENTORY (VLV BX EXT)	2,356.76
0243073	07/10/2026	FERGUSON WATERWORKS #3	3.50-4.30 MACRO LO RANGE GSKT	454.76
2025.201 - PAYAPP#:	07/10/2026	FREEDOM CONSTRUCTION & EATON PARK	PICKLEBALL COURT & SPLASH PAD	109,760.37
06092026	07/10/2026	FROST HISTORIC RESTORA	ASSESSMENT OF CITY HALL CUPOLA WATER LEA	350.00
13210	07/10/2026	FUG, INC./MARSHALL CUS	CITY OF MARSHALL CIRCLE DECALS	220.00
13727	07/10/2026	FUG, INC./MARSHALL CUS	CLOTHING ALLOWANCE - KEDO, MISSY	30.00
07/10/2026	07/10/2026	GALLOWAY, PETER	UB refund for account: 3005960039	19.30
169286	07/10/2026	GIVE EM A BRAKE SAFETY	TRAFFIC CONTROL FOR OAKLAWN COLOR RUN DE	9,030.00
9940556344	07/10/2026	GRAINGER	TOOL BAGS	273.94
9957099089	07/10/2026	GRAINGER	SUPPLIES	203.30
9353352779	07/10/2026	GRAYBAR ELECTRIC	VALLEY VIEW EXT	1,441.85
9353383569	07/10/2026	GRAYBAR ELECTRIC	VALLEY VIEW	279.69
9353479327	07/10/2026	GRAYBAR ELECTRIC	NETWORK UPGRADE	1,392.51
9353516330	07/10/2026	GRAYBAR ELECTRIC	REAL FLEX CABLES	1,844.09
2769467	07/10/2026	GRIFFIN PEST SOLUTIONS	PEST SERVICES AT TOWN HALL	64.00
2774848	07/10/2026	GRIFFIN PEST SOLUTIONS	PEST SERVICES AT TOWN HALL	64.00
2802674	07/10/2026	GRIFFIN PEST SOLUTIONS	PEST SERVICES AT MRLEC	61.00
898682	07/10/2026	GWIN, DARWIN	MOWING & TRASH AT BROOKS NATURE MAY 2026	360.00
898684	07/10/2026	GWIN, DARWIN	MOWING & TRASH AT BROOKS NATURE JUNE 202	360.00
07/10/2026	07/10/2026	HELNER, AMY	UB refund for account: 300950034	33.71
07102026	07/10/2026	HOLBROOK, KRISTIN	BLUES FEST VENDOR WATER USAGE	40.00
06122026	07/10/2026	HOME DEPOT CREDIT SERV	ACCT NO. 6035 3225 3883 7836 PAINTING SU	176.56
06302026	07/10/2026	HUBBERT, DANIEL	BUILDING INSPECTION SERVICES 6/1/26 - 6/	1,050.00
CI-13475	07/10/2026	HYDROCOPR LLC	RESIDENTIAL CROSS CONNECTION PROGRAM YEA	2,859.64

APPROVAL LIST FOR CITY OF MARSHALL
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INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
CI-13477	07/10/2026	HYDROCORP LLC	COMMERCIAL CROSS CONNECTION PROGRAM YEAR	1,403.99
INV-001670	07/10/2026	HYPERION SOLUTIONS GRO	FIBERNET NETWORK SUPPORT AND MONITORING	6,567.54
2489	07/10/2026	I R CONSTRUCTION, LLC	CCTV MANHOLE & PIPE INSPECTION AT W. PEA	500.00
4493816	07/10/2026	IIX INSURANCE INFORMAT	ACCT NO. 888907 MOTOR VEHICLE REPORTS/AC	72.15
188289	07/10/2026	IMPACT SOLUTIONS	NAMEPLATES	100.26
10994-946396	07/10/2026	IRVIN'S HARDWARE & AUT	ROPE CLIP, SS EYE BOLT	164.56
43408	07/10/2026	J AND K PLUMBING SUPPL	FOUNTAIN SUPPLY	16.75
43864	07/10/2026	J AND K PLUMBING SUPPL	KIDS KINGDOM	35.43
43878	07/10/2026	J AND K PLUMBING SUPPL	SUPPLIES	10.29
43885	07/10/2026	J AND K PLUMBING SUPPL	FOUNTAIN SUPPLIES	7.73
43932	07/10/2026	J AND K PLUMBING SUPPL	CURB BOX EXT	54.88
1820311	07/10/2026	J HARLEN CO., INC.	HARNESS	579.49
13817	07/10/2026	JOINT APPRENTICESHIP &	APPRENTICE LINEMAN SCHOOLING - J. STEELE	6,500.00
07/10/2026	07/10/2026	KENDALL, ALLAN	UB refund for account: 3005980056	53.71
48165	07/10/2026	LAKELAND ASPHALT CORPO	3.26 TONS BITUMINOUS AGGREGATES	226.57
48182	07/10/2026	LAKELAND ASPHALT CORPO	2.97 TONS BITUMINOUS AGGREGATES	206.42
48226	07/10/2026	LAKELAND ASPHALT CORPO	11.49 TONS BITUMINOUS AGGREGATES	798.56
48331	07/10/2026	LAKELAND ASPHALT CORPO	2.38 TONS BITUMINOUS AGGREGATES	165.41
48345	07/10/2026	LAKELAND ASPHALT CORPO	3.52 TONS BITUMINOUS AGGREGATES	244.64
07082026	07/10/2026	LANKARD, JOSH	TRAVEL REIMBURSEMENT TO CHIEF'S CONFEREN	443.88
020880	07/10/2026	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - STEELE, JEREMIAH	255.00
020886	07/10/2026	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - LETTS, ANDREW	215.00
07022026	07/10/2026	LOWES BUSINESS ACCOUNT	ACCT NO. 821 3023 902596 5 JACK STAND, R	336.91
06292026	07/10/2026	LUIB, EARL	BOOT ALLOWANCE - LUIB, EARL	90.09
07082026	07/10/2026	MARSHALL COUNTRY CLUB	REIMBURSEMENT FOR GOLF CAMP PARTNERSHIP	675.00
24613	07/10/2026	MARSHALL FEED & GRAIN	GRASS SEED	123.00
25267	07/10/2026	MARSHALL FEED & GRAIN	GRASS SEED	123.00
25677	07/10/2026	MARSHALL FEED & GRAIN	STRAW	11.00
05272026-36964	07/10/2026	MARSHALL HARDWARE, LLC	SUPPLIES	62.98
06042026-37357	07/10/2026	MARSHALL HARDWARE, LLC	TAMPER HANDLE	25.99
06092026-37623	07/10/2026	MARSHALL HARDWARE, LLC	HARDWARE	11.60
06152026-37914	07/10/2026	MARSHALL HARDWARE, LLC	BULK HARDWARE	3.60
06162026-37962	07/10/2026	MARSHALL HARDWARE, LLC	SUPPLIES	82.53
06172026-37981	07/10/2026	MARSHALL HARDWARE, LLC	ADHESIVE	6.29
06172026-37985	07/10/2026	MARSHALL HARDWARE, LLC	BOX FAN	29.99
06172026-38010	07/10/2026	MARSHALL HARDWARE, LLC	CLEANER	30.48
06222026	07/10/2026	MARSHALL PUBLIC SCHOOL	SUMMER FUN PLAYGROUND	160.00
23-039 - 40	07/10/2026	MCKENNA ASSOCIATES INC	BUILDING INSPECTION CONTRACT FOR FORD MA	108,444.44
2288-01	07/10/2026	MCSA GROUP, INC.	BROOKS FOUNTAIN PARK MASTER PLAN MAY 202	9,000.00
2169-35	07/10/2026	MCSA GROUP, INC.	EATON PARK CONSTRUCTION ADMINISTRATION A	14,438.00
S5709659.001	07/10/2026	MEDLER ELECTRIC COMPAN	ELECTRIC TAPE	691.06
IN2521425	07/10/2026	MES SERVICE COMPANY LL	FIRE UNIFORMS	70.93
07102026	07/10/2026	MICHIGAN DEPARTMENT OF	SALES TAX RETURN FOR 2026 MARSHALL BLUES	738.24
2020-18404	07/10/2026	MICHIGAN RURAL WATER A	OUTDOOR EXPO WATER & WASTEWATER - JOHN SO	525.00
6977	07/10/2026	MICHIGAN STATE FIREMEN	FIRE OFFICER 4TH EDITION BOOK	135.56
07/10/2026	07/10/2026	MURPHY, ZACKARY	UB refund for account: 3205480038	14.84
680894	07/10/2026	NAPA OF MARSHALL	ACCT NO. 1400 -FOUNTAIN	19.85
680896	07/10/2026	NAPA OF MARSHALL	ACCT NO. 1400 - FOUNTAIN	21.89
681358	07/10/2026	NAPA OF MARSHALL	ACCT NO. 1400 -FOUNTAIN	(21.89)
07072026	07/10/2026	NIEMANN, MARK	REIMBURSEMENT FOR UMPIRE PAY	70.00
139222	07/10/2026	O'LEARY WATER CONDITIO	DEPT OF PUBL WORKS	48.00
139224	07/10/2026	O'LEARY WATER CONDITIO	FIRE DEPARTMENT	55.00
139225	07/10/2026	O'LEARY WATER CONDITIO	PSB-S MARSHALL	134.50
4788-482236	07/10/2026	O'REILLY FIRST CALL	ACCT NO. 1741510-GLOVE	30.39
2025.225 - #8	07/10/2026	PARRISH EXCAVATING, IN	VALLEY VIEW DEVELOPMENT INFRASTRUCTURE P	23,157.31
07/10/2026	07/10/2026	PETERS, JUDY & GREGG	UB refund for account: 2502140003	499.33
8307633-00	07/10/2026	POWER & TELEPHONE	CABLE ROLLERS	263.67
830599-00	07/10/2026	POWER & TELEPHONE	NETWORK UPGRADE	831.57
56978732	07/10/2026	POWER LINE SUPPLY	ELECTRIC INVENTORY	5,412.00
56979117	07/10/2026	POWER LINE SUPPLY	SCREWDRIVER	18.00
56979118	07/10/2026	POWER LINE SUPPLY	HOOK	4.25
56979121	07/10/2026	POWER LINE SUPPLY	RULER	21.00
56979122	07/10/2026	POWER LINE SUPPLY	HAMMER	51.00
56979123	07/10/2026	POWER LINE SUPPLY	HAND TOOLS-STEELE	500.00
56979124	07/10/2026	POWER LINE SUPPLY	WRENCH	201.75
56979305	07/10/2026	POWER LINE SUPPLY	ELECTRIC INVENTORY	8,355.60
56980441	07/10/2026	POWER LINE SUPPLY	BRONZE DEADEND	1,853.25
56981807	07/10/2026	POWER LINE SUPPLY	ELECTRIC INVENTORY	6,202.08
56981855	07/10/2026	POWER LINE SUPPLY	TOOLS	97.75
9064212	07/10/2026	POWER SYSTEM ENGINEERI	ENGINEERING ELECTRIC UNDERGROUND UPGRADE	1,210.00
06262026	07/10/2026	POWERPLAN	AIS INVOICE #F95831 & #F95832 VEHICLE MA	1,848.15
06302026	07/10/2026	POWERS, BRYAN	BUILDING INSPECTION SERVICES 6/1/26 - 6/	1,550.00
20109	07/10/2026	PRECISE MACHINING UNLI	CUSTOM HYDRO GATE UNIT PARTS	585.00
00209910	07/10/2026	PROGRESSIVE AE, INC.	MARSHALL ZONING ORDINANCE UPDATES 1 5/29	2,454.75
26-0550	07/10/2026	QUALITY EXCAVATORS INC	REPAIR ASPHALT AT DARK HORSE BREW FROM N	3,212.00
3115602	07/10/2026	RESCO	MILBANK TEST SWITCHES	1,840.05
3117328	07/10/2026	RESCO	METER SOCKETS	2,804.00
06302026	07/10/2026	SHELDON, PAUL	INSPECTION SERVICES 4/8/26	75.00
07072026	07/10/2026	SOUTHERN MICHIGAN BASE	SMBL LEAGUE FEE FOR REC TRAVEL	270.00

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DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
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INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
230000000039	07/10/2026	STATE OF MICHIGAN	REMAINING LOCAL PORTION PROGRAM #133087C	348.14
1314204	07/10/2026	STEENSMA	CUST NO. 5154 - BLADE/BELT	327.97
1315746	07/10/2026	STEENSMA	CUST NO. 5154 -IGNITION	56.20
1320666	07/10/2026	STEENSMA	CUST NO. 5154 -BELT-SUPPLIES	198.23
9212578520	07/10/2026	STRYKER SALES, LLC	LIFEPAK CR2 CELLULAR DEFIBRILLATOR QUOTE	1,717.50
9212632920	07/10/2026	STRYKER SALES, LLC	LIFEPAK CR2 DATA PLAN 8YR QUOTE #1128694	322.20
S014607078.001	07/10/2026	STUART C. IRBY COMPANY	WIRE CUTTERS	1,491.15
S014569361.001	07/10/2026	STUART C. IRBY COMPANY	PUPI CROSSARMS, BRACES, DEADENDS FOR MAJ	27,711.90
422062	07/10/2026	SUNBELT SOLOMON SERVICE	50 KVA TRANSFORMER	2,650.00
INVP502178000	07/10/2026	TARGET SPECIALTY PRODUCTS	TURFACE QUICK DRY, FIELD MARKING CHALK	906.15
BC-PSINV048240	07/10/2026	THERMALNETICS, INC.	3 YEAR HVAC SERVICE AGREEMENT (YEAR 3) J	1,040.58
28120	07/10/2026	TIRE CITY AUTO REPAIR	TIRE REPAIR	21.73
28133	07/10/2026	TIRE CITY AUTO REPAIR	IREPAIR AC & WIPER BLADES #M4	580.93
28197	07/10/2026	TIRE CITY AUTO REPAIR	IREPAIR AC & CABIN AIR FILTER #1018	1,532.30
325	07/10/2026	TOP TO BOTTOM TREE SERVICE	ELECTRIC LINE CLEARANCE 6/29/26 - 7/5/26	2,736.00
S0229903	07/10/2026	UNMANNED VEHICLE TECHNOLOGY	PROLINE FLEET ACCESS 1 YEAR & LIVE S	1,149.00
INV01071797	07/10/2026	USABLUBOOK	LAB SUPPLIES	2,026.54
6498424	07/10/2026	VITAL RECORDS CONTROL	MRLEC SHRED SERVICE MAY 2026	106.60
06242026	07/10/2026	WOW! BUSINESS	ACCT NO. 274013501 DPW	51.95
06292026	07/10/2026	WOW! BUSINESS	ACCT NO. 274877501 FIRE STATION	154.71
GRAND TOTAL:				480,555.18



MICHIGAN SOUTH CENTRAL POWER AGENCY

168 DIVISION STREET
COLDWATER, MICHIGAN 49036
PHONE (517) 279-6961
FAX (517) 279-6969

INVOICE MONTH: June, 2026
INVOICE DATE: 7/16/2026
DUE DATE: 7/30/2026
TOTAL AMOUNT DUE: \$1,043,813.67

MARSHALL CITY ELECTRIC DEPARTMENT
323 WEST MICHIGAN AVENUE
MARSHALL, MICHIGAN 49068
ATTN: KEVIN MAYNARD

MSCPA Member Power Billing - June, 2026

Total Power Charges:	\$725,661.88
Transmission / Capacity / Ancillary Services:	\$273,841.65
Total Other Charges:	\$11,942.99
Total Miscellaneous Charges:	\$32,367.15

TOTAL CHARGES	\$1,043,813.67
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NOTE: PLEASE SEE ENCLOSED BACKUP FOR ADDITIONAL DETAIL

* Any amounts due and not paid by the due date shall bear interest at the rate of 1% per month until paid

Notes:

ITEM: 7.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marguerite Davenport, Director of Public Services
DATE: July 20, 2026
SUBJECT: **RESOLUTION 2026-21 - OPERATION AND MAINTENANCE OF THE
I69 BRIDGE AESTHETIC**

The Michigan Department of Transportation (MDOT) is currently under way with the Marshall Modernization project with improvements to Michigan Avenue west of town, including a Michigan Avenue bridge over I-69. During the design of the bridge, the City was approached with the opportunity to develop a bridge aesthetic that exemplifies the local municipality. The bridge aesthetic design was completed and approved by City Council with Resolution 2025-14 in June 2025.

Today, with the bridge construction contract nearly complete, the contract for maintenance and operation of the bridge aesthetic is requested for approval. The contract states that the bridge aesthetic was construction at no cost to the City, the City will own the aesthetic, be responsible for lighting elements of the aesthetic.

BUDGET IMPACT:

As this is new construction, no operations and maintenance activities are expected this fiscal year.

RECOMMENDATION:

Approve Resolution 2026-21, A Resolution to Operate and Maintain Michigan Avenue Bridge Aesthetic Over I-69 and authorize the City Manager to sign the necessary documents.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2026-21**

**A RESOLUTION TO OPERATE AND MAINTAIN MICHIGAN AVENUE BRIDGE
AESTHETIC OVER I-69**

Minutes of a regular meeting of the Council of the City of Marshall, held on July 20, 2026 at 7:00 PM.

PRESENT:

ABSENT:

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

WHEREAS, as part of the planned construction in 2025 through 2027 along Interstate 69, the Michigan Department of Transportation (MDOT) has constructed a gateway treatment to the Michigan Avenue bridge over Interstate 69; and

WHEREAS, the City supported the design of the bridge aesthetic in June of 2025 through resolution 2025-14; and

WHEREAS, now that the aesthetic is constructed, the City will take ownership of the aesthetic treatment and commit to performing all necessary operations and maintenance activities at the expense of the City; and

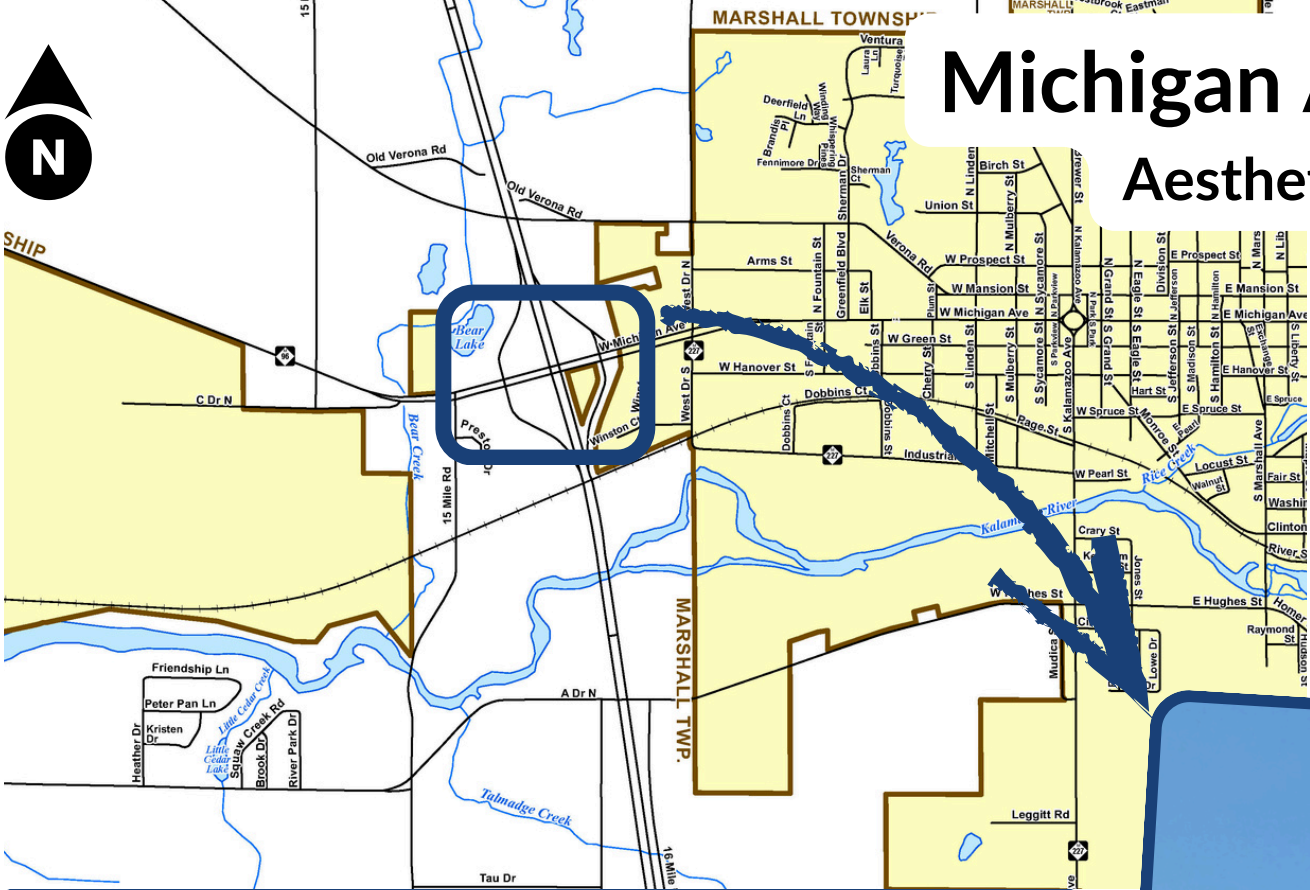
NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL approves the MDOT Operation and Maintenance Contract 25-5406 and authorizes the City Manager to sign the document.

Resolution declared adopted this 20th day of July 2026.

Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on July 20, 2026 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

Michelle Eubank, City Clerk



Michigan Ave Bridge

Aesthetic O&M



ITEM: 7.D

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Tracy Hall, Payroll and Benefits Specialist
DATE: July 20, 2026
SUBJECT: **RESOLUTION 2026-22 - EMPLOYEE MERS SERVICE CREDIT PURCHASE REQUEST**

The governing plan documents of the Municipal Employees' Retirement System of Michigan (MERS) defined benefit retirement program allows active and participating employees to purchase up to five years of service credit with approval of the municipality's governing board by resolution. The City of Marshall has allowed employees to purchase service credit in the past, but it is very infrequent. Purchases of service credit can be paid by the employee, the employer or jointly.

Police Officer Jacob Patterson has requested that the City Council approve his request to purchase 4 years of service credit using his personal funds for the requested purchase. The City has received a MERS Application for the Purchase of Additional Service Credit reflecting an actuarial cost of Officer Patterson's request to be \$70,736.00.

BUDGET IMPACT:

There is no immediate direct cost to the City as the employee is responsible for the entire cost of the service credit purchase. However, with all defined benefit programs that are based on actuarial reports, including assumptions on investment returns, future liabilities for the entire retirement fund may be affected and require future contributions from the City.

RECOMMENDATION:

Approve Resolution 2026-22, A Resolution of the City of Marshall City Council approving an employee requested and employee-funded defined benefit retirement 4-year credit purchase and authorize the City Manager to sign the necessary documents.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2026-22**

**A RESOLUTION OF THE CITY OF MARSHALL CITY COUNCIL
APPROVING AN EMPLOYEE REQUESTED AND EMPLOYEE
FUNDED DEFINED BENEFIT RETIREMENT
4 YEAR CREDIT PURCHASE**

Minutes of a regular meeting of the Council of the City of Marshall, held on July 20, 2026, at 7:00 PM.

PRESENT:

ABSENT:

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

WHEREAS, the City of Marshall participates in and makes available to its current full-time employees of the Police and Fire Departments a defined benefit retirement benefit through the Municipal Employee's Retirement System (MERS) of Michigan; and

WHEREAS, an option within the MERS defined benefit retirement plan allows employers and/or employees to purchase up to five years of service credit; and

WHEREAS, Jacob Patterson, who has worked for the City of Marshall for 4 years, 2 months, has submitted a request to purchase, at his own expense, 4 years of service credit; and

WHEREAS, MERS has provided the City an actuarially determined cost for the service purchase to be \$70,736.00; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL that the Marshall City Council reviewed the request and the actuarial report and has approved Jacob Patterson's request to purchase the additional 4 years of service credit at his own expense; and

BE IT FURTHER RESOLVED, the Marshall City Council approves the naming of the City Manager as employment positions with the City who are authorized to sign and execute contracts and service credit purchases specifically by resolution approved by the City Council.

Resolution declared adopted this 20th day of July 2026.

Michelle Eubank, City Clerk

I, Michelle Eubank, being duly sworn as the City Clerk for the City of Marshall, hereby certify that the foregoing is a true and complete copy of the resolution adopted by the City Council, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on July 20, 2026 and that the said meeting was conducted and that the minutes of the meeting were kept and will be or have been made available.

Michelle Eubank, City Clerk

ITEM: 7.E

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Michelle Eubank, City Clerk
DATE: July 20, 2026
SUBJECT: **CONTRACT - OAKRIDGE CEMETERY MAINTENANCE GARAGE REPAIR**

The maintenance garage at Oakridge Cemetery received damage from a fallen tree during a storm on April 27, 2026. While the garage is still functional, there are major repairs that need to be done to the structure. One corner of the roof took significant damage and there is some minor siding damage as well.

The City filed a claim with our insurance agency while attempting to find contractors to bid on the required work. We worked with our insurance company to obtain an estimate as to what should be completed to repair the structure and the cost we should anticipate.

We reached out to several contractors and found 2 companies that were responsive bidders, Lee's roofing and Kustom US- Disaster Recovery and Restoration. Both bids came in under our \$25,000 deductible, but with different scopes of work. Lee's roofing bid includes replacing the entire roof system, but did not quote the siding repair. They had a bid of \$24,900. Kustom's bid included repairing the damaged sections of roofing and siding along with painting of the entire structure. Their bid came in at \$10,858.37.

As this bid is due to storm damage, there may be additional needs due to damage discovered once construction starts with either bid.

In discussions with our claim adjuster, they feel that Kustom's bid is more in line with the needs of the project and has recommended we proceed with their bid.

BUDGET IMPACT:

The proposed cost of \$10,858.37 with a contingency of \$1,141.63 will be expensed from the Cemetery Trust Fund. This fund has a healthy fund balance. However, a budget adjustment will be needed in the future to accommodate this unplanned expense.

RECOMMENDATION:

Approve the construction agreement with Kustom US- Disaster Recovery and Restoration in the amount of \$10,858.37 with a contingency of \$1,141.63 for a total funded amount of \$12,000 and authorize the City Manager to sign the necessary documents.



Chenard & Osborn, Inc.

971 Spaulding Ave SE, Suite B
Grand Rapids, MI 49301
PH: (616) 956-9345
FX: (616) 956-1106
newclaims@c-and-o.com

1 1-IMG_7563

Date Taken: 6/3/2026

Confirmed address loss location and
Insured. Damage is across the street
at cemetery building



2 7-IMG_7569

Date Taken: 6/3/2026

Cemetery building with damage





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newclaims@c-and-o.com

3 9-IMG_7571

Date Taken: 6/3/2026

Dented gutter on the front of the building is not related to this incident.



4 10-IMG_7572

Date Taken: 6/3/2026

Confirmed address and loss location



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newclaims@c-and-o.com

5 11-IMG_7573

Date Taken: 6/3/2026

Tree in question caused damage to
metal siding, and standing seam metal
roof



6 12-IMG_7574

Date Taken: 6/3/2026

Right overview damage to siding and
soffit/fascia





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newclaims@c-and-o.com

7 13-IMG_7575

Date Taken: 6/3/2026

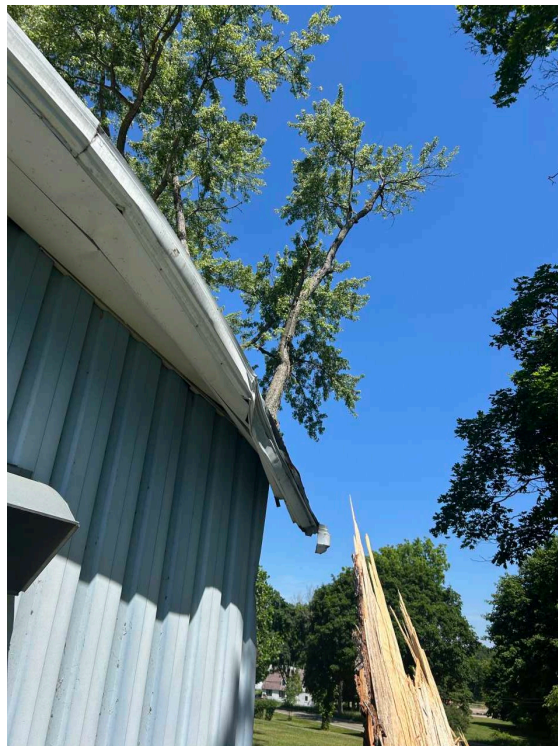
Confirmed size of tree



8 14-IMG_7576

Date Taken: 6/3/2026

Damage to custom fascia and soffit





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9 15-IMG_7577

Date Taken: 6/3/2026

Custom building manufacturer may
not be in business any longer



10 16-IMG_7578

Date Taken: 6/3/2026

Siding damage by tree





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newclaims@c-and-o.com

11 18-IMG_7580

Date Taken: 6/3/2026

Siding and soffit damage



12 19-IMG_7581

Date Taken: 6/3/2026

To make repairs, we will need
someone to custom bent metal





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PH: (616) 956-9345
FX: (616) 956-1106
newclaims@c-and-o.com

13 20-IMG_7582

Date Taken: 6/3/2026

Paint elevation 80'x14'



14 21-IMG_7583

Date Taken: 6/3/2026

Confirmed overhang just over 2lf





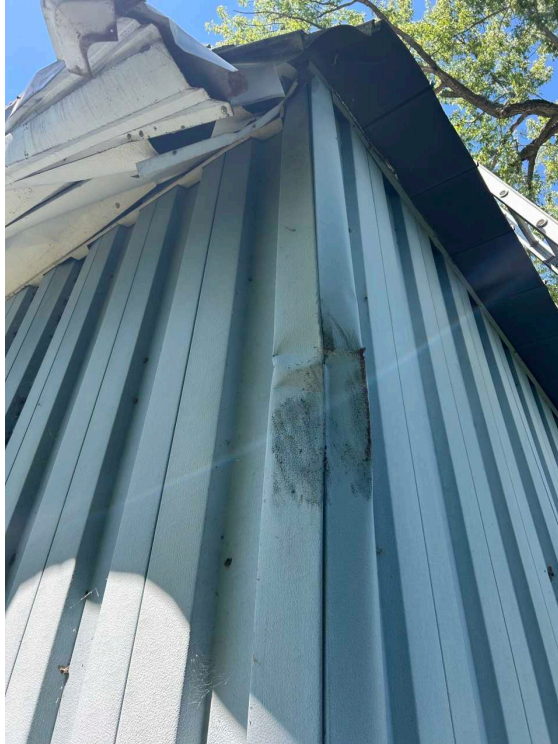
Chenard & Osborn, Inc.

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Grand Rapids, MI 49301
PH: (616) 956-9345
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newclaims@c-and-o.com

15 22-IMG_7584

Date Taken: 6/3/2026

Siding and corner damage



16 23-IMG_7585

Date Taken: 6/3/2026

Now on the metal roof, we will need
to peel back several feet to access
bent z girts show as bent in coming
photos





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newclaims@c-and-o.com

17 24-IMG_7586

Date Taken: 6/3/2026

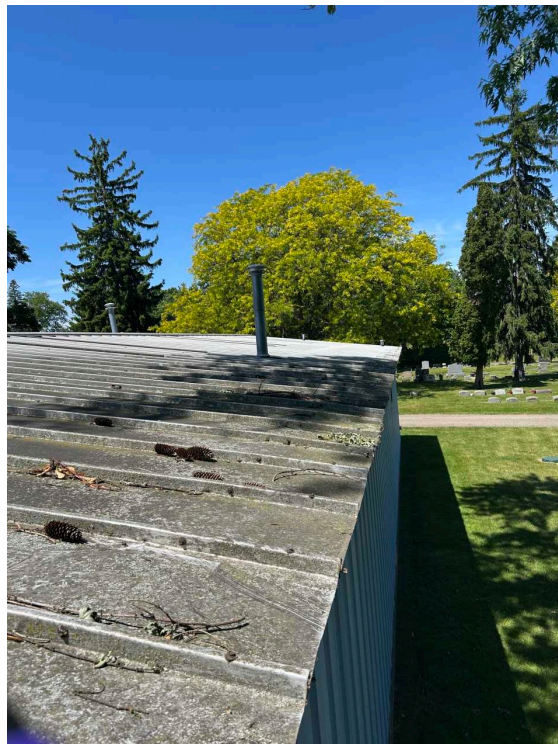
Standing seam metal roof



18 25-IMG_7587

Date Taken: 6/3/2026

Overview of slope





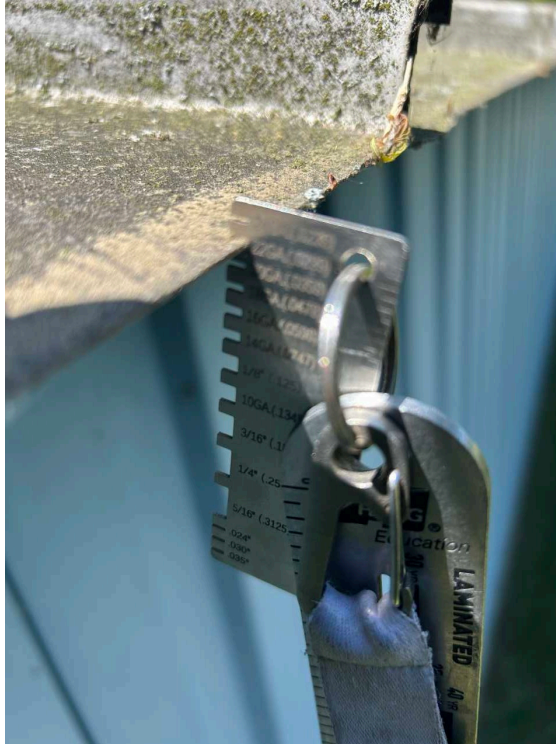
Chenard & Osborn, Inc.

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PH: (616) 956-9345
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newclaims@c-and-o.com

19 26-IMG_7588

Date Taken: 6/3/2026

Confirmed 26 gauge steel



20 27-IMG_7589

Date Taken: 6/3/2026

3/12 pitch





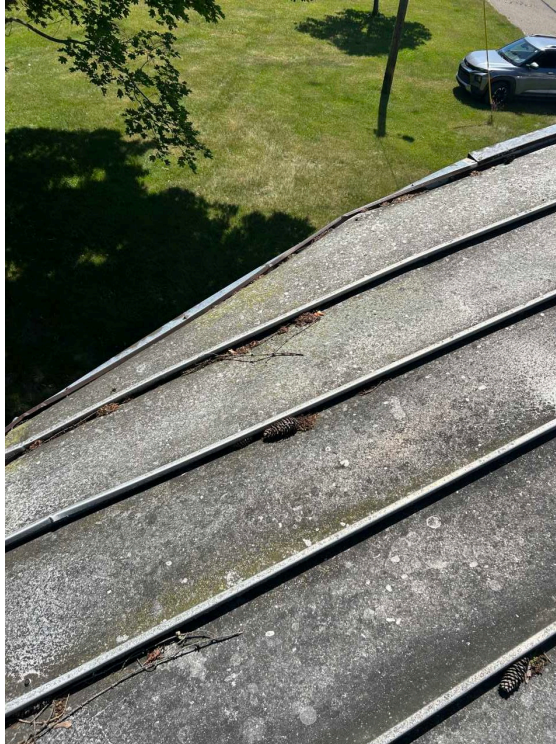
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newclaims@c-and-o.com

21 28-IMG_7590

Date Taken: 6/3/2026

The bent z girt is one piece and runs
back approximately 12'



22 30-IMG_7592

Date Taken: 6/3/2026

Confirmed barn 80'x40'





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newclaims@c-and-o.com

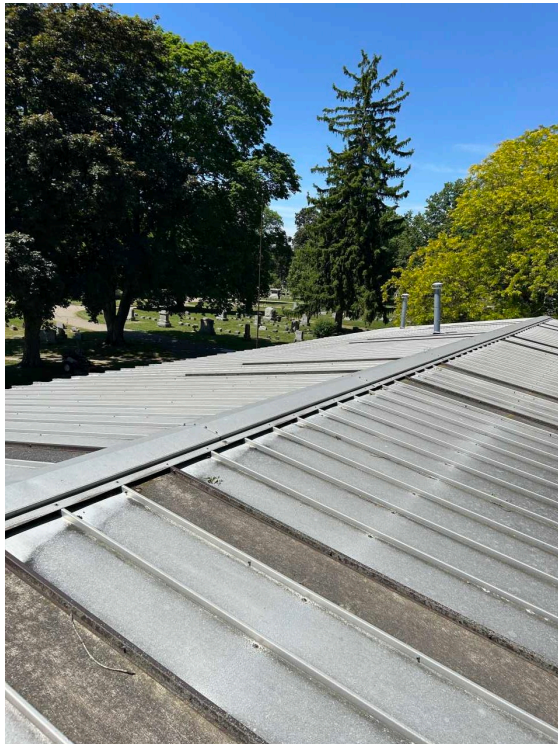
23 31-IMG_7593
Date Taken: 6/3/2026

Overview



24 32-IMG_7594
Date Taken: 6/3/2026

Overview two





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25 37-IMG_7599

Date Taken: 6/3/2026

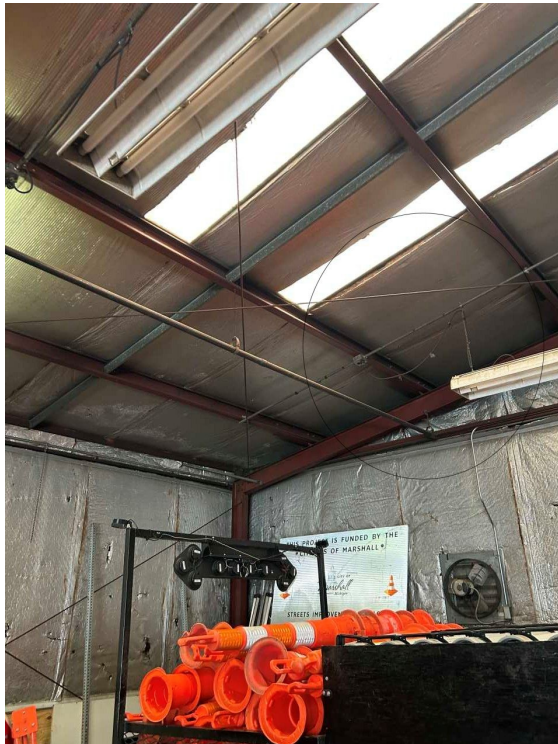
Damage soffit and fascia



26 40-IMG_7602

Date Taken: 6/3/2026

z girt to left of lights in ceiling are bent





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newclaims@c-and-o.com

27 42-IMG_7604

Date Taken: 6/3/2026

no to other elevations



28 44-old dial a ride 2

tree removal required 24" to 36"





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FX: (616) 956-1106
newclaims@c-and-o.com

29 45-old dial a ride 3

Tree removal needed for single trunk
on building





Insured: City of Marshall
Property: 800 Dibble Road
Marshall, MI 49068

Type of Loss:

Price List: MIBC8X_02MAY26
Restoration/Service/Remodel
Estimate: CITY



Kustom US, Inc - Disaster Recovery & Restoration

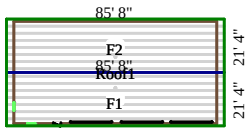
155 Factory Road,
Michigan Center, MI 49254
517.764.7555
Tax-ID#34-1027047
LIC#2102222614

CITY
Exterior

Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
16. Tandem axle dump trailer - per load - including dump fees	1.00 EA	268.40	0.00	0.00	107.36	375.76
17. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	0.00	500.00	0.00	200.00	700.00
Total: Exterior				0.00	307.36	1,075.76

Roof1



3,661.05	Surface Area	36.61	Number of Squares
256.84	Total Perimeter Length	85.70	Total Ridge Length

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
1. R&R Metal roofing	64.00 SF	2.24	9.27	9.14	298.31	1,044.09
11. R&R Drip edge	16.00 LF	1.47	3.71	1.08	33.58	117.54
13. Roofing felt - 30 lb.	0.64 SQ	0.00	54.40	0.51	14.13	49.47
14. Ice & water barrier	48.00 SF	0.00	2.30	1.32	44.69	156.41
Totals: Roof1				12.05	390.72	1,367.51

Ext_Surfaces



2,853.42	SF Walls	296.91	LF Floor Perimeter
2,853.42	SF Walls & Ceiling		

Missing Wall - Goes to neither Floor/Ceiling	3' 1 1/4" X 4' 5/8"	Opens into Exterior
Missing Wall - Goes to neither Floor/Ceiling	3' 1 1/4" X 4' 5/8"	Opens into Exterior



Kustom US, Inc - Disaster Recovery & Restoration

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CONTINUED - Ext_Surfaces

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
3. R&R Siding - .019" metal (aluminum/steel)	64.00 SF	0.62	10.14	20.08	283.49	992.21
5. R&R Soffit - metal	25.00 SF	0.42	9.87	6.14	105.35	368.74
6. Prime & paint metal siding	2,853.42 SF	0.00	1.19	54.79	1,380.14	4,830.50
8. R&R Soffit - box framing - 2' overhang	10.00 LF	2.46	10.78	0.83	53.29	186.52
18. R&R Gutter / downspout - aluminum - 6"	80.00 LF	1.75	15.31	39.89	561.88	1,966.56
Totals: Ext_Surfaces				121.72	2,384.15	8,344.53
Total: Exterior				133.77	3,082.23	10,787.80

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
2. Roofing labor minimum	1.00 EA	0.00	50.41	0.00	20.16	70.57
Totals: Labor Minimums Applied				0.00	20.16	70.57
Line Item Totals: CITY				133.77	3,102.39	10,858.37

Grand Total Areas:

2,853.42 SF Walls	0.00 SF Ceiling	2,853.42 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	296.91 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
2,853.42 Exterior Wall Area	296.91 Exterior Perimeter of Walls	
3,661.05 Surface Area	36.61 Number of Squares	256.84 Total Perimeter Length
85.70 Total Ridge Length	0.00 Total Hip Length	



Kustom US, Inc - Disaster Recovery & Restoration

155 Factory Road,
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Summary

Line Item Total	7,622.21
Material Sales Tax	133.77
Subtotal	7,755.98
Overhead	1,551.20
Profit	1,551.20
Replacement Cost Value	\$10,858.38
Net Claim	\$10,858.38



Kustom US, Inc - Disaster Recovery & Restoration

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Recap of Taxes, Overhead and Profit

	Overhead (20%)	Profit (20%)	Material Sales Tax (6%)	Storage Tax (6%)
Line Items	1,551.20	1,551.20	133.77	0.00
Total	1,551.20	1,551.20	133.77	0.00



Kustom US, Inc - Disaster Recovery & Restoration

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LIC#2102222614

Recap by Room

Estimate: CITY

Area: Exterior	768.40	10.08%
Roof1	964.74	12.66%
Ext_Surfaces	5,838.66	76.60%
Area Subtotal: Exterior	7,571.80	99.34%
Labor Minimums Applied	50.41	0.66%
Subtotal of Areas	7,622.21	100.00%
Total	7,622.21	100.00%



Kustom US, Inc - Disaster Recovery & Restoration

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Tax-ID#34-1027047
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Recap by Category

O&P Items	Total	%
GENERAL DEMOLITION	650.06	5.99%
PERMITS AND FEES	500.00	4.60%
PAINTING	3,395.57	31.27%
ROOFING	848.27	7.81%
SIDING	648.96	5.98%
SOFFIT, FASCIA, & GUTTER	1,579.35	14.54%
O&P Items Subtotal	7,622.21	70.20%
Material Sales Tax	133.77	1.23%
Overhead	1,551.20	14.29%
Profit	1,551.20	14.29%
Total	10,858.38	100.00%



Kustom US, Inc - Disaster Recovery & Restoration

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LIC#2102222614



1



Kustom US, Inc - Disaster Recovery & Restoration

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LIC#2102222614



2



Kustom US, Inc - Disaster Recovery & Restoration

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Tax-ID#34-1027047
LIC#2102222614



3



Kustom US, Inc - Disaster Recovery & Restoration

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Tax-ID#34-1027047
LIC#2102222614



4



Kustom US, Inc - Disaster Recovery & Restoration

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Tax-ID#34-1027047
LIC#2102222614



5



Kustom US, Inc - Disaster Recovery & Restoration

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517.764.7555
Tax-ID#34-1027047
LIC#2102222614



6



Kustom US, Inc - Disaster Recovery & Restoration

155 Factory Road,
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Tax-ID#34-1027047
LIC#2102222614



7

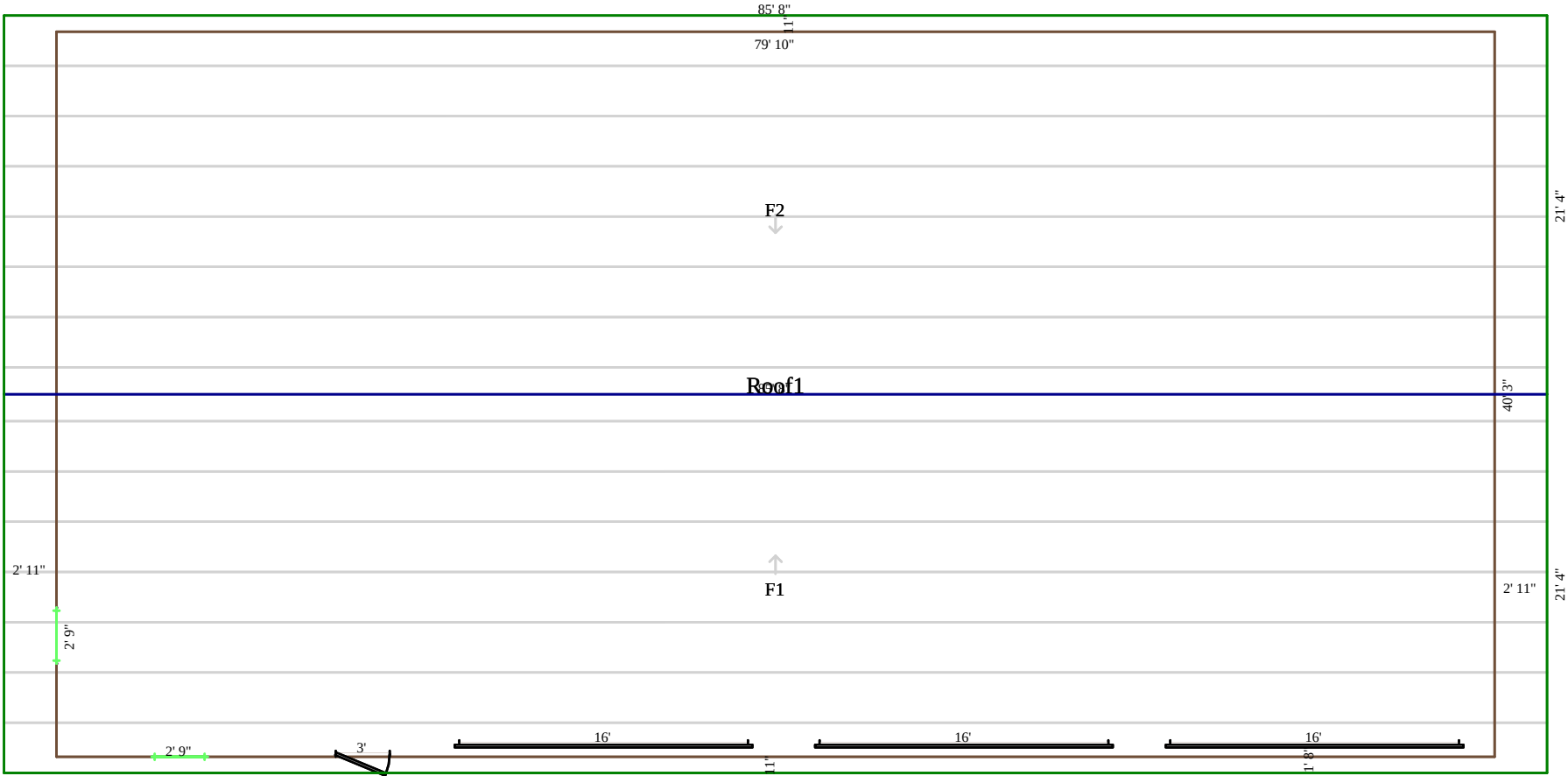


Kustom US, Inc - Disaster Recovery & Restoration

155 Factory Road,
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Tax-ID#34-1027047
LIC#2102222614



8



ITEM: 7.F

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marguerite Davenport, Director of Public Services
DATE: July 20, 2026
SUBJECT: **CONTRACT - BROOKS FOUNTAIN RESTORATION ENGINEERING**

The Brooks Fountain Centennial Restoration planning continues with a request to approve an engineering contract for the next phase of work. The City's engineer on this project, WJE, has supported the Brooks fountain planning efforts since 2021 when the City selected WJE to complete a condition assessment on the fountain. The proposal for 2026 Engineering Services includes issuing a request for proposals to contractors for the physical work needed on the restoration project, structural review of the concrete foundation(s), and miscellaneous ongoing support over the next 6–9 months.

Per Resolution 2026-10, City Council has directed staff to pursue a full replacement of the fountain including stepped base using a natural stone material, a collaborative construction contract structure, and a qualifications-based selected contractor. Following authorization of this proposal, WJE will start the process of writing the request for proposals that will be solicited from specialty contractors.

BUDGET IMPACT:

The proposed cost will be expensed from the Brooks Fountain Special Project fund which has a fund balance of \$91,384.48 as of June 30, 2026. This fund has received grants from local supporters over the last several years that have been used to fund the review and planning efforts of the Centennial Restoration.

RECOMMENDATION:

Approve 2026 Engineering Services Contract between the City of Marshall and Wiss, Janney, Elstner Associates, Inc (WJE), in the amount of \$48,000 with a contingency of \$5,000 for a total funded amount of \$53,000, in substantial form, and authorize the City Manager to sign the necessary documents.



July 1, 2026

Ms. Marguerite Davenport
Director of Public Services
City of Marshall, Michigan
323 West Michigan Avenue
Marshall, MI 49068

Brooks Fountain Restoration - 2026 Engineering Services

WJE No. 2021.5404.1

Dear Ms. Davenport:

As requested by the City of Marshall (City), as a continuation of our ongoing engineering services related to the inspection and planned rehabilitation of the Brooks Memorial Fountain, Wiss, Janney, Elstner Associates Inc. has provided this proposal to outline our expected services through the remainder of 2026. Services beyond 2026 will be outlined in a subsequent proposal.

BACKGROUND

The Brooks Memorial Fountain, situated at the west end of the main thoroughfare at the intersection of Michigan Avenue and Kalamazoo Avenue, is a Greek Revival, round, multi-tier assembly featuring an elevated terra cotta ring with supporting terra cotta columns, an upper basin enclosed with a decorative terra cotta wall and cascading terra cotta stairs, all of which is surrounded by a lower concrete basin. The fountain was presented in 1930 as a gift to the City of Marshall in memory of C.E. Brooks, and erected in the center of West End Park on a site which previously featured many items from Marshall's local history, including the first Court House, a community bandstand, and a community pool. The Brooks Fountain was restored in 1976, recoated in 1995, and had significant mechanical updates in 2009.

In 2021, via a City-issued RFP, WJE was selected to conduct an assessment of the fountain including the basin, the stepped base, the lower parapet, the colonnade, and the cornice. Due to significant deterioration, the recommendations were to replace the colonnade and cornice, conduct significant repairs to the stepped base, and provide patch repairs for the basin. Following this report, in 2023 the City requested WJE develop a conceptual set of repair schematics for pricing estimates from restoration/stone contractors. The pricing exercise resulted in the recommendation of replacing the terra cotta with granite, based on cost, durability, maintenance, and stain resistance. In 2025, due to the continued deterioration of the structure and its decorative features, with the City's approval and a precautionary measure, WJE coordinated with a restoration/stone contractor to scan the existing structure and create shop drawings suitable for replication of the fountain structure. In 2026, WJE assisted the City in presenting to the Marshall City Council a proposed restoration plan including development of a Request for Proposal for Design-Build services from experienced restoration contractors to replace the terra cotta colonnade, cornice, and parapet with stone and conduct a complete replacement of the exposed surfaces the

concrete stepped base. The council affirmed the proposed plan and requested the stepped base be covered in stone in lieu of concrete repairs. This proposal outlines the expected engineering services to meet the requests for developing the RFP and continuing our support of the City on other tasks related to the project.

SCOPE OF WORK

Based on our current understanding of the City's requests, WJE proposes the following scope of services.

1. RFP Development – WJE will develop the technical aspects of a Request for Proposal. This RFP is expected to be a Qualifications-Based, for Design-Build services, with a 2-Phases submissions process. Services included in this task are expected to include:
 - a. Development of the RFP technical narrative
 - b. Coordination with existing City front end documentation and requirements
 - c. Incorporation/reference to applicable AIA contract to be used between City and selected entity; (Current expectation is AIA A141 as the baseline contract).
 - d. Draft AIA A141 Exhibit A to address:
 - i. Historic preservation constraints
 - ii. Known and unknown site or subsurface conditions
 - iii. Material salvage and replication requirements
2. RFP Administration Assistance
 - a. Issue RFP and solicit qualified bidders
 - b. Attend and co-lead prebid walkthrough
 - c. Answer bidder questions and issue up to one addendum. Additional addenda, if required, may require an additional fee.
 - d. Participate in Phase 1 - Qualifications submission reviews and recommend invitation of top 2 to 3 entities for Phase 2 pricing submission.
 - e. Participate in Phase 2 - Pricing submission reviews
 - f. Attend virtual person post-bid interview meetings
 - g. Provide letter of recommendation for award.
3. Engineering – Structural Review
 - a. In conjunction with ongoing development of shop drawings, coordinate with currently engaged restoration/stone scanning/estimating team to understand expected weights of new stone elements.
 - b. Conduct field review of existing structure, including measurements and non-destructive methods to determine capacity of elevated slab and perimeter walls for receiving increased weight from new stone.

- c. Design reinforcement, if needed. Note, since the extent of reinforcement required, if any, is unknown, the analysis and design effort for this task is not included and will be added at a later date, if it becomes necessary. This design work, if needed, will likely occur in 2027.
4. Engineering – Coordination and Assistance
 - a. Fountain controls – WJE will assist City in coordinating interaction with controls upgrades designer/contractor. WJE understands the controls update package and consideration could occur as soon as Fall of 2026 for which WJE would coordinate information and assist with communication with Council. No RFP development is expected for this package. WJE previously provided guided access to the fountain under-structure for the prospective controls partner. No additional site visits for WJE are anticipated for this task.
 - b. Water quality/water treatment – WJE understands the City has had past challenges maintaining water quality, leading to algae accumulations and staining of fountain structures, both of which have led to the need for cleaning. This affects both the aesthetic of the fountain and can be damaging to the structure due to aggressive cleaning methods. WJE will assist the City in procuring and interfacing with an appropriate water management entity to assess the current systems, advise on process improvements, and coordinate discussions related to proposed treatment’s impact on the stone surface regarding appearance and durability. WJE expects to find up to two qualified prospective service providers, attend two virtual meetings (one with each provider), and attend one guided walkthrough with one or more providers.
5. Engineering – Informed Party
 - a. WJE understands that in conjunction with the fountain restoration, the City may undertake additional tasks related to the overall park improvement. These improvements may include, but are not limited to:
 - i. Pedestrian traffic control to improve access across the traffic of the roundabout to access the fountain;
 - ii. Integral safety barricade to protect pedestrians in the roundabout from interaction with errant vehicles;
 - iii. Other landscaping and hardscaping improvements outside the perimeter of the fountain basin.WJE will be an informed party, providing general coordination input as applicable but will not be technically involved in these tasks.
6. General Ongoing Project Support
 - a. Progress and Update Meetings: WJE will continue to participate and provide meeting minutes for weekly/bi-weekly check-in meetings with the City. For the balance of 2026, we anticipate approximately two meetings per month, for a total of 12 meetings.
 - b. Council interface

- i. WJE will attend one in-person, evening work session with City council in late summer or early fall 2026 to present stone material information and assist with stone material and color selection.
- c. Historic Society and Brooks family
 - i. WJE will provide periodic support for interfacing with the local Historical society and the Brooks family to keep them informed of project status. WJE understands Ms. Davenport will coordinate and attend the update meetings, WJE may be asked to provide narrative excerpts or schematics from otherwise established materials to support the updates for these entities. WJE has previously provided a draft 1-page documents for these communication purposes.
- d. State Historic Preservation Officer (SHPO)
 - i. WJE understands Ms. Davenport will coordinate and interface directly with the relevant SHPO representatives. WJE will develop a draft letter outlining project objectives outlined in the 1-page information document already provided, and will assist in explanation efforts, as needed. Given we understand the structure itself is not a listed historic structure, but is located within a historic district, WJE anticipates the SHPO interaction will be minimal based on their interest, capacity, and jurisdiction. If funding mechanisms are implemented that require greater interface with state or national level agencies, this task may change and require additional effort.
7. Fundraising – WJE understands we may be asked to assist in development of material and communications regarding project fundraising, but these tasks will not be defined or requested in 2026.
8. Public Interface – WJE understands we may be asked to assist in development of material and communications regarding public meetings, but these tasks will not be defined or requested in 2026.

FEES, TERMS AND CONDITIONS

All work will be conducted in accordance with the WJE *Terms and Conditions for Professional Services*, a copy of which is attached to this proposal. All fees will accrue on a time and material basis according to the rate schedule in effect at the time service is provided but will be limited to a not to exceed total as outlined below. For reference, the current rate schedule is provided in Table 1.

Table 1. Hourly Billing Rates

Professional Staff		Professional Support Staff	
Senior Principal	\$420.00	Senior Specialist	\$185.00
Principal	\$345.00	Specialist	\$165.00
Associate Principal	\$295.00		
Senior Associate	\$265.00	Senior Technician	\$145.00
Associate III	\$230.00	Technician II	\$125.00
Associate II	\$195.00	Technician I	\$110.00

Professional Staff	
Associate I	\$160.00

Professional Support Staff	
Admin Support	\$125.00

Our estimated fees, per task, are outlined below, but subject to the conditions outlined in the narrative scope of services.

1.0 RFP Development	\$8,000
2.0 RFP Administration	\$8,000
3.0 Engineering - Structural Review	\$10,000
4.0 Engineering - Coordination	\$7,000
5.0 Engineering – Informed Party	\$3,000
6.0 Engineering – Ongoing Support	\$12,000
7.0 Fundraising	NA
8.0 Public Interface	NA
Total	\$48,000

If additional services are requested, or if scope changes occur, WJE will notify the City and our project fees may change accordingly. The material sampling costs do not include the cost of the coring contractor.

CLOSING

Thank you for this opportunity to provide engineering consulting services. If you have any questions or require further information, please contact Ross directly at 616-401-2228 or e-mail him at rsmith@wje.com

Sincerely,

WISS, JANNEY, ELSTNER ASSOCIATES, INC.



Ross J. Smith, PE, LEED AP BD+C, CDT
Principal

Enclosures
Terms and Conditions

Wiss, Janney, Elstner Associates, Inc. or WJE Engineers & Architects, P.C. (WJE) has been requested to perform certain professional and other services. The parties agree that these services shall be performed under the following Terms and Conditions, and that Client's acceptance of WJE's proposal or its direction for WJE to commence any services constitutes acceptance of these Terms.

1. Independent Contractor. WJE is an independent contractor, and all persons employed to furnish services hereunder are employees of WJE or its subcontractors/subconsultants and not of the Client. WJE and Client agree to be solely responsible for compliance with all federal, state, and local laws, rules and regulations, and ordinances that apply to their own respective employees.

2. Performance. The standard of care for all professional services performed or furnished by WJE will be the skill and care ordinarily used by members of WJE's professions performing similar services and practicing under similar circumstances at the same time and in the same locality. WJE makes no guarantees or warranties, express or implied, with regard to the performance of its services. WJE shall not have control over or be in charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures or for construction safety precautions and programs since these are the responsibilities of others. WJE agrees to perform its services in as timely a manner as is consistent with the professional standard of care and to comply with applicable laws, regulations, codes and standards that relate to WJE's services and that are in effect as of the date when the services are provided. Client agrees that no claim may be brought against any WJE employee individually for any claim involving performance of services.

3. Client Duties. In order for WJE to perform the services requested, the Client shall, at no expense to WJE, (1) provide all necessary information regarding Client's requirements as necessary for the orderly progress of the work; (2) designate a person to act as Client's representative for the services who shall have the authority to transmit instructions, receive instructions and information, and interpret and define Client's policies and requests for WJE's services; and (3) provide access to and make all provisions for WJE to enter, without cost, limitation, or burden to WJE, the specific property as required to perform the work, including the use of scaffolds or similar mechanical equipment. WJE is entitled to rely upon the information and services provided by the Client.

4. Safety. Field work will be performed only under conditions deemed safe by WJE personnel. Charges may be made for safety or security measures required by hazardous job conditions that WJE may encounter. Client understands that WJE is only responsible for the safety of its own employees and those of its subconsultants and is not responsible for the safety of other persons or property.

5. Compensation and Expenses. Client agrees to pay for WJE's requested services in accordance with WJE's standard hourly rate schedule or negotiated fee. Charges generally will be billed in monthly intervals with applicable taxes included. Travel, subsistence, and expenses incurred; communications; reproduction; and shipping charges will be billed at cost plus 5 percent and invoiced as an expense service fee. Use of vehicles will be billed at the federal business mileage rate current at the time. Expended materials for field and laboratory work, rental equipment, and any fees advanced on Client's behalf will be billed

at cost plus 10 percent and invoiced as an expense service fee. WJE equipment used in field or laboratory work is billed at WJE's equipment usage rate schedule in effect at the time the work is performed, subject to adjustment for minimum or extended usage. Portal-to-portal equipment usage rates are comparable to prevailing commercial rental rates (if available). Billing rates may be increased annually. Any subcontracted service will be billed at cost plus 10 percent providing the subcontract firm has in place adequate insurance coverage determined by WJE; otherwise, the cost will be marked up 20 percent and invoiced as an expense service fee. Client agrees to pay WJE's then-current time charges, attorneys' fees, and other expenses resulting from required attendance at depositions, administrative proceedings, or responding to subpoenas or court orders relating to the Project, but not for such expenses attributed to WJE's negligent performance of its services.

Payment for WJE's services is expected in full in US dollars upon receipt of the invoice. Invoices more than 30 days past due are subject to a 2% interest charge per month (but no more than the maximum extent allowed by law) compounded annually and any related attorneys' fees and collection expenses. WJE reserves the right to suspend its services if the Client fails to make payment when due. In such an event, WJE shall have no liability to the Client for delay or damage caused the Client because of such suspension.

6. Termination. Both the Client and WJE have the right to terminate WJE's services for convenience upon seven calendar days' written notice to the other party. In the event the Client terminates without cause, WJE shall be entitled to compensation for its services and expenses up to the time of such notification, including fees for any transition services, and shall have no liability for delay or damage to Client because of such termination.

7. Reports, Drawings, and Work Product. WJE retains ownership of reports, drawings, specifications, test data, techniques, photographs, letters, notes, and other work product, including those in electronic form, it has created. These documents or parts thereof may not be reproduced or used by the Client for any purpose other than the purpose for which they were prepared, including, but not limited to, use on other projects or future modifications to this Project, without the prior written consent of WJE. Upon request, WJE will provide Client with a copy of documentation for information and reference purposes and bill for such reproduction in accordance with Paragraph 5 above. Any unauthorized use of WJE's work product shall be at the Client's sole risk and Client shall indemnify WJE for any liability or legal exposure to WJE. To the extent WJE terminates its services due to non-payment of fees by Client, Client shall not be entitled to use the documents described herein for any purpose whatsoever.

8. Environmental Hazards. Client acknowledges that WJE's services do not include the detection, investigation, evaluation, or abatement of environmental conditions that WJE may encounter, such as mold, lead, asbestos, PCBs, hazardous substances, or toxic materials that may be present in buildings and structures involved in this Project. The Client agrees to defend, indemnify, and

hold WJE harmless from any claims relating to the actual or alleged existence or discharge of such materials through no fault of WJE's employees. WJE reserves the right to suspend its services, without liability for consequential or any other damages, if it has reason to believe that its employees may be exposed to hazardous materials and will notify the Client in such event.

9. Dispute Resolution. Prior to the initiation of any legal proceedings (except for WJE initiated claims for nonpayment for services), WJE and the Client agree to submit all claims, disputes, or controversies arising out of or in relation to the services provided by WJE to mediation. Such mediation shall be conducted under the auspices of the American Arbitration Association or such other mediation service or mediator upon which the parties agree. Client consents to suit for nonpayment in the state courts of Illinois.

10. Successors and Assigns. These Terms shall be binding upon Client and WJE and their respective successors, assigns and legal representatives. Neither party may assign, subcontract, or otherwise delegate its responsibilities without the prior consent of the other party, which consent shall not be unreasonably withheld. Additionally, in no instance shall this paragraph be interpreted to create any rights in any third party.

11. Insurance. WJE maintains commercial general liability, automobile, workers' compensation, and employers' liability and professional liability coverages under policies written by national insurance carriers rated by the A.M. Best Company, evidence of which will be provided upon request. Special endorsements are not allowed. No waiver of subrogation is allowed on WJE's professional liability policy. Upon written request, WJE agrees to name the Client as an additional insured to the commercial general liability and automobile coverages. Any request to add other parties as additional insureds must be made in writing and is subject to certain limitations. All policies are subject to annual renewal. Excess coverage is available for exposures over primary policy limits except for professional liability.

12. Indemnity. To the fullest extent permitted by law, Client and WJE each agree to indemnify and hold the other harmless, and their respective agents, officers and employees, from and against liability for all direct claims, losses, damages, and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are for bodily injury, sickness, disease, death, or property damage and to the extent they are caused by the negligent acts, errors, or omissions of the indemnifying party, and/or the indemnifying party's agents, officers, employees, independent contractors, or subcontractors of any tier. In the event such claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Client and WJE, or their respective agents, officers, employees, independent contractors, or subcontractors of any tier, they shall be borne by each party in proportion to that negligence.

13. Agreed Remedy. To the fullest extent permitted by law, the total liability, in the aggregate, of WJE and WJE's officers, directors, employees, agents, and consultants to Client and anyone claiming by, through, or under Client, for any and all injuries, claims, losses, expenses, or damages, including, without limitation, attorneys' fees, arising out of or in any way related to WJE's services, the

Project, or these Terms, from any cause or causes whatsoever, including but not limited to, negligence, strict liability, indemnity or breach of contract shall not exceed an amount equal to the proceeds obligated to be paid under WJE's applicable insurance policy for such claims. If, for any reason, the applicable insurance policy does not provide coverage for any particular claim described herein, then the liability amount shall not exceed WJE's fees for the services performed hereunder.

In no event shall WJE be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to, delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of equipment or system, non-operation or increased expense of operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power.

14. Third-Party Beneficiaries. Nothing contained in these Terms shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Client or WJE. WJE's services hereunder are being performed solely for the benefit of the Client, and no other entity shall have any claim against WJE because of these Terms or WJE's performance or non-performance of services hereunder.

15. Laboratory or Material Testing Services. Material samples not consumed in WJE's work will be discarded 60 days after completion of the project unless the Client requests other disposition in writing. WJE cannot be responsible for material after 60 days and Client shall inform WJE in writing how to dispose of the samples. WJE will exercise reasonable care in safeguarding materials, records, or equipment, but disclaims any liability for loss or damage. Rates for sample storage will vary by sample size but in no event will sample charges be less than \$270 per year accruing upon the 61st day of storage and annually thereafter. Failure to pay for underlying services or storage constitutes permission to dispose of all samples held by WJE.

Any testing done on materials or products shall not prevent WJE from any services involving Client's materials or products in the built world. WJE shall have no liability to third parties for any products or materials developed from WJE's services. WJE's reports, trademarks or other property shall not be used to indicate endorsement of any material or product.

16. Entire Agreement. These Terms together with any written proposal shall constitute the entire understanding of the parties concerning the Project and supersede all prior negotiations and written agreements between them, and any amendment or modification to either WJE's proposal or these Terms may be made only by a written instrument expressly stated to be an amendment and signed by WJE.

17. Severability. If any provisions of these Terms, or portions thereof, are determined to be unenforceable, the remainder shall not be affected thereby and each remaining provision or portion thereof shall continue to be valid and effective and shall be enforceable to the fullest extent permitted by law.

ITEM: 7.G

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marguerite Davenport, Director of Public Services
Martin Erskine, Fire Chief
DATE: July 20, 2026
SUBJECT: **PURCHASE - FIRE DEPARTMENT INSPECTION TRUCK**

The Fire Department employs a dedicated, full-time inspector. The position requires use of a vehicle full-time to perform industrial and commercial facility inspections, mobile vendor inspections, and public outreach and engagement. The current vehicle, a 2013 Ford Explorer, was previously used as a police patrol vehicle and is well past its useful life. The Fire Department has located an F-350 truck with crew cab that will efficiently meet the needs of the inspector and provide room for multiple staff when needed. The truck can be purchased through the MiDeal contract from a dealer in Lansing. The base vehicle will be purchased and a buildout of the truck completed to make it service ready, including a cap, slide out truck bed, emergency lighting, siren, radio, and decals/lettering.

BUDGET IMPACT:

The cost of the unit, \$55,833, plus build-out of the truck bed, not to exceed \$25,000, will be expensed from the Special Project Fund which had \$65,000 budgeted in fiscal year 2027 for this unit. The excess expense over \$65,000 will be supplemented from the Fire Department Capital Line Item 101-336-990.00.

RECOMMENDATION:

Approve the purchase of 2026 Ford F-350 in the amount of \$55,833 from LaFontaine Ford Lansing under the MiDEAL contract #240000001209 with additional build out costs not to exceed \$25,000 for a total funded amount of \$80,833 and authorize the City Manager to sign the necessary documents.

LaFontaine Ford Lansing
5827 S Pennsylvania
Lansing, MI 48911
517-574-7120-Direct

QUOTATION

dwresinski@lafontaine.com

Name: City of Marshall
Address: _____
City: _____ State: _____ Zip: _____
Contact: Jay Riggs
Phone: 269-781-3922
Email: jriggs@cityofmarshall.com

Date: 7/3/2026
Quote: 070326

2026 Ford F-350 SRW 4x4 Crew Cab XL 160" Wheelbase	
6.8L DEVCT NA PFI V8	
10-Speed Auto Torqshift	
Oxford White Exterior	
Medium Dark Slate Vinyl Interior	
3.73 Electronic Locking Axle	
Platform Running Boards	
Snow Plow Prep Package	
Trailer Brake Controller	
Roof Clearance Lights	
Steel Road Wheels 18"	
LED Box Lighting	
Upfitter Switches	
410 AMP Dual Alternator	
Dual Battery	
State Contract # 240000001209	
<u>MSRP Sales Price</u>	<u>\$59,560.00</u>
Sales Price	\$55,818.00
Taxes	\$0.00
Registration and Title Fees	\$15.00
Delivery	\$0.00
Total Cost:	\$55,833.00

Signed: Daniel Wresinski

ITEM: 7.H

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Kristopher Ambrose, Deputy Chief
DATE: July 20, 2026
SUBJECT: **PURCHASE - 2026 POLICE PATROL VEHICLE**

Background:

The Police Department has established a vehicle replacement schedule to maintain a safe, reliable, and cost-effective patrol fleet. As part of this replacement plan, Patrol Vehicle M-5, a 2022 Ford Explorer Interceptor Hybrid currently in service, has reached its scheduled replacement cycle.

Staff continues to evaluate available patrol vehicle options and recommends replacing M-5 with a 2027 Ford Police Interceptor Utility Hybrid through the State of Michigan MiDEAL purchasing contract. The proposed vehicle continues the department's transition toward hybrid patrol vehicles, which have consistently demonstrated lower operating costs while maintaining the performance, durability, and capabilities required for law enforcement service.

Ford Explorer Quotes:

MiDeal quotes were received from Gorno Ford. The Ford Explorer Hybrid quote is \$50,985.00, which is cheaper than last year's vehicle purchase.

EV Options:

Although there are EV options for patrol vehicles, we do not consider this a viable option at this time as this would require infrastructure and operational changes. As EV patrol vehicles improve, we will continue to research their functionality and sustainability for police operations.

Vehicle Outfitting Quote:

When purchasing a new patrol vehicle, we incorporate the cost of equipment changeover and new electronic equipment. After assessing our equipment needs, the following list of quotes for identified changeovers and equipment updates were identified:

- 2027 Vehicle Outfitting/Transfer through Emergency Vehicle Products (EVP) \$7,417.01
- Coban Camera and Body Camera System \$6,416.00
- Panasonic Toughbook Computer \$2,986.07
- Vehicle Graphics \$1275.00

Estimated total of \$18,094.08

Motor Pool:

The police department makes annual payments to the Motor Pool fund, and internal service fund, to support replacement of vehicles. The buildout and equipment costs have been added to the replacement budget.

The patrol vehicle replacement amount allocated to Motor Pool is \$75,000.00 for 2026/2027. The quoted total for the 2027 Ford Explorer Interceptor Hybrid and buildout total is \$69,079.08.

Summary:

There are still several options for patrol vehicles, but the best and most cost-effective option for our fleet is the 2027 Ford Explorer Interceptor Hybrid.

BUDGET IMPACT:

The 2027 Ford Explorer Interceptor Hybrid will cost \$50,985.00. The buildout and equipment transfer/replacement is estimated to cost \$18,094.08 for a total of \$69,079.08. \$75,000.00 is budgeted for the replacement purchase in the 2026/2027 Motor Pool Budget. Gorno Ford is the designated MiDeal dealership for the purchase of these vehicles. The \$69,079.08 will be expensed from the 2026/2027 Motor Pool Fund budget, which will be completely covered by this fund.

RECOMMENDATION:

Approve the purchase of the 2027 Ford Explorer Interceptor Hybrid Patrol Vehicle and patrol car buildout for a total amount of \$69,079.08 and authorize the City Manager to sign the necessary documents.



Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

JOSH LANKARD,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PXNZ892	7/1/2026	PXNZ892	11848762	\$2,986.07

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Panasonic Toughbook 56 - 14" - Intel Core Ultra 5 - 235H - 16 GB RAM - 512	1	9133718	\$2,986.07	\$2,986.07

Mfg. Part#: FZ-56BZ021BM

Contract: Michigan Master Computing-MiDEAL GOV ONLY
(071B6600110)

SUBTOTAL	\$2,986.07
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$2,986.07

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF MARSHALL CITY HALL 323 W MICHIGAN AVE MARSHALL, MI 49068-1547 Phone: (269) 781-3985 Payment Terms: Net 30 Days-Govt State/Local	Shipping Address: CITY OF MARSHALL CITY HALL 323 W MICHIGAN AVE MARSHALL, MI 49068-1547 Phone: (269) 781-3985 Shipping Method: DROP SHIP-GROUND

Please remit payments to:	
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



Sales Contact Info

Danny Kreamer | (877) 780-7014 | danny.kreamer@cdwg.com

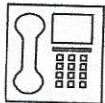
Need Help?		
 My Account	 Support	 Call 800.800.4239

[About Us](#) | [Privacy Policy](#) | [Terms and Conditions](#)

This order is subject to CDW's Terms and Conditions of Sales and Service Projects at <http://www.cdwg.com/content/terms-conditions/product-sales.aspx>
For more information, contact a CDW account manager.

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EDDIE WILLIAMS MICHIGAN CONTRACT HOLDER
GOVERNMENT SALES
GORNO FORD
WOODHAVEN, MI



PH 734-671-4893,



CELL 313-319-3431



e-mail eddiwilliams@gornoford.com

CHIEF LANKERD email jlankerd@cityofmarshall.com

7/10/2026

TERRY TRAVIS 269-781-2596

MARSHALL P.D..

MARSHALL, MI 49068

EMAIL ttravis@cityofmarshall.com

2027 FORD UTILITY AWD SUV, MIDEAL MA240000001193 PATROL UNIT
3.3L V6, 10 SPD AUTO TRANS, POWER WINDOWS, DOOR LOCKS, MIRRORS, &
POWER DRIVER'S SEAT, SPEED CONTROL, AM/FM STEREO, TIRE PRESSURE
MONITORING SYSTEM, ROLL STABILITY SYSTEM, , BACK UP CAMERA ,
SYNC, CLOTH FRONT/VINYL REAR, , SYNC 4II, PRIVACY GLASS REAR, REAR
CRASH TESTED TO 75 MPH

STERLING GRAY, "UJ"- EXT
3.3L V6 HYBRID ENGINE
DUAL SPOT LIGHTS
COURTESY LIGHTS IN-OP
FLEET KEY, CODE 1294X
REAR WINDOW & REAR DOOR HANDLES IN-OP
HEATED EXT MIRRORS
KEYLESS ENTRY
POWER PASS. SEAT
BLISS
REAR A/C & HEAT
TAILLIGHT PREP
WIG WAG CIRCUIT
CARGO LIGHT RED/WHITE
H8 AGM BATTERY
PRE COLLISION MILDIGATION SYSTEM
POLICE ENGINE IDLE SYSTEM
GLOBAL LOCK/UNLOCK SYSTEM
*FORD UPFITTER PREP PKG

MUNI PRICE \$50,985.00, PER UNIT

SINCERELY
EDDIE WILLIAMS
GOVERNMENT SALES
CELL 313-319-3431

2027 POLICE INTERCEPTOR UTILITY POLICE INTERCEPTOR MAJOR PRODUCT CHANGES

PROPRIETARY

To learn more about the features on this vehicle, go to www.fordsourcebook.com

MECHANICAL★ **New/Changed**

- Added 3.3L V6 Direct Injection Engine (99B) (Late Availability)
- Removed 50-State Emissions (425)

EXTERIOR★ **New/Changed**

- Removed Permanently on Daytime Running Lamps (942)

★ **New Colors**

- N/A

★ **Deleted Paint Colors**

- N/A

INTERIOR/COMFORT

- Manual Passenger Seat

FUNCTIONAL

- N/A

SAFETY/SECURITY

- N/A

DRIVER ASSIST TECHNOLOGY

- N/A

PACKAGES

- Removed Ready-For-The Road (67H)
- ★ Added Upfitters Prep Package (67D)
- Interior Upgrade Package (65U) now available with 3.0L V6 EcoBoost (99C) engine (Job 2)

LATEST ORDER GUIDE CHANGES

- ★ Updated Upfitters Prep Package Notes (67D)

Product Changes and Features Availability

Features, options, and package content subject to change. Please check www.fmcdealer.com for the most current information.

★ = New for this model year

2027 POLICE INTERCEPTOR UTILITY EQUIPMENT GROUP

PROPRIETARY

Series	Option Code	Police Interceptor 500A
Police Interceptor Utility AWD		
AWD 3.3L V6 Direct-Injection Hybrid Engine System with 10-Speed Automatic Transmission (136-MPH Top Speed)	K8A	S
AWD 3.3L V6 Direct-Injection with 10-Speed Automatic Transmission (136-MPH Top Speed) Note: Deletes Regenerative Braking and Lithium-Ion Battery Pack; adds 250-Amp Alternator, and replaces 19-gallon tank with 21.4-gallon tank (Late Availability)	99W/44B	S
AWD 3.0L V6 EcoBoost® with 10-Speed Automatic Transmission – (148-MPH Top Speed) Note: Deletes Regenerative Braking and Lithium-Ion Battery Pack; adds 250-Amp Alternator, and replaces 19-gallon tank with 21.4-gallon tank	99B/44U	O
	99C/44U	O
EQUIPMENT GROUP		
Police Upgrade Package 1st and 2nd Row Carpet Floor Covering - Cloth Seats – Rear - Center Floor Console less shifter (Maintains Column Shifter) - Includes Console and Top Plate with 2 cup holders - Floor Mats, front and rear (carpeted) 18" Aluminum Wheel - Selectable Sport Mode - High Series Headlamp with LED Corner Warning Lights - Includes SYNC Phoenix ® Note: Not available with Upfitters Prep Package (67D) Note: Not available with Ultimate Wiring Package (67U) Note: Not Available with Side Marker LED (63B)	65U	O
Front Headlamp Lighting Solution - Includes LED Low beam/High beam headlamp, Wig-wag function and (2) Red/Blue/White LED side warning lights in each headlamp (factory configured: driver's side White/Red / passenger side White/Blue) - Includes pre-wire for grille LED lights, siren and speaker - Wiring, LED lights included (in headlamps only; grille lights not included). Controller "not" included Note: Included with Upfitters Prep Package (67D) Note: Recommend using Ultimate Wiring Package (67U) Note: Included with Police Upgrade Package (65U)	66A ✓	O
Tail Lamp Lighting Solution - Includes LED Tail Lamp Wig-Wag Module (Red/White) – Red Brake Lights and White Reverse Lights - LED lights only. Wiring, controller "not" included Note: Call for Brake Lights or Reverse Lights overrides Wig-Wag Flashing Note: Included with Upfitters Prep Package (67D) Note: Recommend using Ultimate Wiring Package (67U)	66B ✓	O
Rear Lighting Solution - Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / passenger side blue) mounted to inside liftgate glass - Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / Passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open) - LED lights only. Wiring, controller "not" included Note: Included with Upfitters Prep Package (67D) Note: LED lights only – does "not" include wiring or controller Note: Recommend using Ultimate Wiring Package (67U)	66C ✓	O
★ Upfitters Prep Package: Complete Prep Package – Includes Police Interceptor Packages: 66A, 66B, 66C, plus - High current pigtail - Pre-wiring for grille LED lights, siren and speaker - Rear console plate (85R) – contours through 2nd row; channel for wiring - Grille linear LED Lights (Red / Blue) and harness 100-Watt Siren / Speaker - Hidden Door-Lock Plunger w/Rear-door controls inoperable (locks, handles and windows) (52P) Note: Not available with options: 66A, 66B, 66C, 67U	67D	O
Ultimate Wiring Package Includes the following: - Rear console mounting plate (85R) – contours through 2nd row; channel for wiring - Pre-wiring for grille LED lights, siren and speaker - Wiring harness I/P to rear cargo area (overlay) - Two (2) light cables – supports up to six (6) LED lights (engine compartment/grille) - One (1) 10-amp siren/speaker circuit engine compartment - Rear hatch/cargo area wiring – supports up to six (6) rear LED lights - Does "not" include LED lights, side connectors or controller Note: Recommend Police Wire Harness Connector Kit 67V Note: Not available with options: 65U, 67D	67U	O
Police Wire Harness Connector Kit – Front/Rear For connectivity to Ford PI Package solutions includes: Front (2) Male 4-pin connectors for siren (5) Female 4-pin connectors for lighting/siren/speaker (1) 4-pin IP connector for speakers (1) 4-pin IP connector for siren controller connectivity (1) 8-pin sealed connector (1) 14-pin IP connector Rear (2) Male 4-pin connectors for siren (5) Female 4-pin connectors for lighting/siren/speaker (1) 4-pin IP connector for speakers (1) 4-pin IP connector for siren controller connectivity (1) 8-pin sealed connector (1) 14-pin IP connector	67V	O

★ = New for this model year

P = Included in Equipment Group, S = Standard Equipment, O = Optional

- 5 -

Ford Division



Quote: Q-90919
 Contract: Not Applicable
 Date: 6/30/2026, 11:33 AM
 Expires On: 8/30/2026

COBAN Technologies, Inc.
 9411 S. Sam Houston Parkway W. #300
 Missouri City, Texas 77489
 United States

Phone: (281) 925-0488
 Fax: (281) 925-0535
 Email: SFLE-Sales@safefleet.net

Ship To
 Robert Ritsema
 Marshall Police Department (Marshall, MI)
 714 US Highway 27 North
 Marshall Michigan 49068
 United States
 (269) 781-2596
 rritsema@cityofmarshall.com

Bill To
 Marshall Police Department (Marshall, MI)
 714 US Highway 27 North
 Marshall Michigan 49068
 United States

End User
 Marshall Police Department (Marshall, MI)
 714 US Highway 27 North Marshall Michigan

SALESPERSON	EXT	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Pete Lin	x	pete.lin@safefleet.net		Net 30

Focus H2 In-Car System / Command

- Hardware Installation is not Included
- 3-Year Software & Hardware Coverage

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1738715	FOCUS2-51-00	FOCUS H2 IN-CAR SYSTEM - PACKAGE 2 - Dual CAMERAS WITH WIRELESS MICROPHONE	USD 5,220.00	1	USD 5,220.00
QL-1738717	MZZ-01	MOUNTING For secure mounting within the vehicle	USD 128.00	1	USD 128.00
QL-1738718	SCOPT-27	TWO DUAL BAND ANTENNAS (802.11 A/G/N/AC) For wireless upload to Access Point	USD 193.00	1	USD 193.00
QL-1738719	WLIC-26	COBAN COMMAND CENTER SOLUTION • Per Active Device • Software License with First Year Technical Support • Annual Renewal is Required	USD 165.00	1	USD 165.00
QL-1738716	LFEE-050	SHIPPING - IN CAR VIDEO SYSTEMS	USD 50.00	1	USD 50.00
Focus H2 In-Car System / Command TOTAL:					USD 5,756.00

Focus X2 Body Camera - Command

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1738743	FOCUS-11-00	FOCUS X2 BODY WORN CAMERA PACKAGE FOCUS X2 Body Worn Camera, Single Office Dock, Power Supply, USB Cable, and Magnetic Uniform Mount	USD 545.00	1	USD 545.00
QL-1738745	WLIC-26-01	COBAN COMMAND CENTER BWC SOLUTION • Per Active Device • Software License with First Year Technical Support • Annual Renewal is Required	USD 100.00	1	USD 100.00

LINE NO.	PART #	DESCRIPTION	UNIT PRICE	QTY	EXTENDED
QL-1738744	LFEE-054	SHIPPING - Body Worn Camera	USD 15.00	1	USD 15.00
Focus X2 Body Camera - Command TOTAL:					USD 660.00

TOTAL: USD 6,416.00				
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Terms & Conditions

Applicable sales taxes are not reflected on this proposal, and will be included on the invoice. In the event Sales Tax is requested to be listed on the proposal, it will be the responsibility of the Agency to provide the current Tax rate and amount. Any purchases that are exempt from Sales Tax must be accompanied by a tax exemption and/ or re-seller certificate.

This quote is presented to the customer under the condition that it remains a valid quote for only 60 days after the stated Quote Date, after which the quote becomes null and void.

Please email or fax a signed copy of this quotation and other referenced documents to SFLE-Sales@safefleet.net or (281) 925-0535 Safe Fleet Law Enforcement order requests above \$2,500.00 require an Agency issued Purchase Order prior to processing.

COBAN Technologies, Inc.
9411 S Sam Houston Pkwy W. #300 Missouri City, Texas 77489

Applicable Terms. By signing this quote (the "Quote") (or, if this Quote is attached to, referenced in, or otherwise accompanies any other agreement, statement of work, purchase order, or other similar document, by or between the parties and/or their applicable affiliates (any of the foregoing, collectively, the "Accompanying Agreement"), then by signing such Accompanying Agreement), or by issuing a purchase order for, or accepting, any of the goods, services, or other items set forth in this Quote, the Customer agrees to all terms and conditions set forth herein, including without limitation any Additional Terms and Conditions set forth below (if applicable) ("Additional Terms"), and to the Safe Fleet Video & Telematics Products and Services Standard Customer Terms & Conditions, currently available at safefleet.net/v-and-t-general-terms (as may be updated or amended by Safe Fleet from time to time in its discretion, the "Ts&Cs"), together with any and all other terms and conditions incorporated by reference into any of the foregoing; all of which are incorporated herein and will govern all products, services, and other matters set forth herein. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the Ts&Cs.

Conflicts. Customer and Safe Fleet expressly agree that, notwithstanding anything to the contrary in the Accompanying Agreement, including any provision thereof relating to order of precedence, conflicts, or "battle of the forms," in the event of any conflict, ambiguity, or inconsistency (any of the foregoing, a "Conflict") between any term, provision, requirement, request, specification, or other provision (any of the foregoing, a "Provision") of the Accompanying Agreement and any Provision of this Quote (including, for clarity, the Ts&Cs and/or any Additional Terms), this Quote shall prevail and control; Customer and Safe Fleet intend this Quote to be, and this Quote shall be deemed to be, an amendment to any Conflicting Provision of the Accompanying Agreement. In the event of any Conflict between any Provision of any Additional Terms and any Provision of the Ts&Cs, the Additional Terms shall control.

Sole Warranties. The warranties applicable to the products, services, and other matters set forth herein are available at [https:// www.safefleet.net/product-and-service-warranties](https://www.safefleet.net/product-and-service-warranties) (the "Warranty Documentation"). Notwithstanding any other provision in this Agreement, the Warranty Documentation sets forth the sole

warranties with respect to the products, services, and other matters set forth herein, and Safe Fleet hereby expressly disclaims all other representations and warranties, express or implied.

Invoicing and Purchase Orders. This Agreement authorizes Safe Fleet, regardless of whether or not Customer has issued an applicable Purchase Order, to invoice Customer annually in advance for Software Services. Customer agrees to pay all invoices within 30 days of receipt. Customer may issue Purchase Orders hereunder for its own record-keeping purposes, but (a) no Customer Purchase Order will be deemed to modify, alter, supersede, supplement, or amend this Agreement in any respect unless mutually agreed by the Parties in a written amendment executed by both Parties, and (b) for clarity, Customer's issuance of any such Purchase Order, or failure to issue same, shall not affect in any manner Safe Fleet's ability to invoice Customer (or Safe Fleet's right to payment of such invoice) as provided herein.

Agency Responsibilities. Without limiting any provision of the Ts&Cs, Customer is solely responsible for the following: (a) Customer will ensure that Customer owns or has licensed all rights necessary to permit Safe Fleet to use all Customer-Provided Data as contemplated by this Agreement; (b) Customer will ensure that Customer's, and all Customer End Users', configuration and use of the Safe Fleet V&T Offerings, including the Software Services, and all Customer Data (and all use thereof by Customer and/or Customer End Users), complies with all applicable Laws and all rules, regulations, and standards applicable to Customer, and does not infringe, misappropriate, or violate any right, including any intellectual property, proprietary, privacy, contractual, statutory, constitutional, or any other right, of any third party; (c) Customer will maintain all necessary computer equipment and Internet connections for use of the Software Services; (d) If Customer becomes aware of any violation of this Agreement by any Customer End User, Customer will immediately terminate that Customer End User's access to the Software Services and shall promptly notify Safe Fleet of same; (e) Customer will maintain the security of all user credentials, including all Customer End User user names and passwords, and security and access to the Software Services via Customer systems or facilities and/or to all Customer Data. Customer shall promptly notify Safe Fleet if Customer learns or believes that an unauthorized party may be using Customer's account or Customer Data, or that account information may have been lost or stolen.

Customer Data After Termination – Applicable to Software Services Only. Safe Fleet will not delete Customer Data before the 90th day following expiration or earlier termination of the License Term. Safe Fleet will have no obligation to provide any Software Service functionality to Customer during this 90-day period other than the ability to retrieve Customer Data. Customer will not incur additional fees if Customer downloads Customer Data from the Software Services during this time. Safe Fleet has no obligation to maintain or provide Customer Data after this 90-day period and, except to the extent (and in such case only for so long as) prohibited by applicable law, Safe Fleet may thereafter delete any or all Customer Data. Upon written request, Safe Fleet will provide written notice that safe Fleet has successfully deleted and removed Customer Data from the Software Services.

Post-Termination Assistance – Applicable to Software Services Only. Safe Fleet will provide Customer with the same post-termination data retrieval assistance that Safe Fleet generally makes available to all customers. Requests for Safe Fleet to provide additional assistance in downloading or transferring Customer data, including requests for Safe Fleet's data egress service, will result in additional fees, and Safe Fleet does not make any, and hereby disclaims all, express and/or implied representations, warranties, and/or guaranties as to the integrity or readability of Customer Data in any non-Safe Fleet systems.

Customer Sharing of Customer Data – Applicable to Software Services Only. Without limiting any provision of the Ts&Cs: (a) Customer is solely responsible for granting permissions to Customer Data that may be shared via the Software Services, and Safe Fleet will have no responsibility or liability for sharing with, or disclosure to, third parties of Customer Data due to any error, typo, oversight, or other act or omission of Customer

(including, for example, any error by Customer in entering a recipient’s email address); and (b) Customer is solely responsible for complying with all applicable Laws, standards, policies, and guidelines in connection with its use sharing of Customer Data with, or granting of access to Customer Data to, third parties via the Software Services, and Safe Fleet will have no responsibility or liability for any violation or breach of any of the foregoing due to any act or omission of Customer (including, for example, any violation of privacy laws or standards caused by Customer’s sharing of Customer Data with an inappropriate third party or Customer’s inappropriate sharing of protected Customer Data).

The warranties applicable to the products, services, and other matters set forth herein are available at [https://www.safefleet.net/ product-and-service-warranties](https://www.safefleet.net/product-and-service-warranties) (the “Warranty Documentation”). Notwithstanding any other provision in this Agreement, the Warranty Documentation sets forth the sole warranties with respect to the products, services, and other matters set forth herein, and Safe Fleet hereby expressly disclaims all other representations and warranties, express or implied.

IN WITNESS WHEREOF, the Parties have caused this Agreement to Purchase to be executed and delivered by their respective authorized representatives whose signatures appear below.

COBAN Technologies, Inc.

Signature: _____

Printed Name: _____

Title: _____

Dated: _____

Marshall Police Department (Marshall, MI)

Signature: _____

Printed Name: _____

Title: _____

Dated: _____

Purchase Order _____

EMERGENCY VEHICLE PRODUCTS.

Quotation

2975 Interstate Pkwy , Kalamazoo, MI, 49048 Phone: 269-978-1700 Fax: 269-342-8351

Quote Date: 06/30/2026

Quote #: 022528

FOB: Origin

PO #: 27 UTILITY

Ship Via: Customer Pickup

Terms: Upon Receipt

Quoted By: JHiscock

BILL TO:

MARSHALL POLICE DEPT.
323 W MICHIGAN AVE

MARSHALL, MI 49068

Phone #: **Fax #:**

Customer ID: MARSH PD

SHIP TO:

MARSHALL PD
323 W MICHIGAN AVE

MARSHALL, MI 49068

TERRY TRAVIS

Line Item #	Product ID	Product Description	Quantity	Unit Cost	Extended Cost
001	LABOR- JH M235579	LABOR-JH # M235579 STRIP 2022 FORD UTILITY OF ALL EMEGENCY EQUIPMENT. INSTALL IN A 2027 UTILITY AS NEEDED. NOTE AT THE TIME OF THIS QUOTE WE HAVE BEEN ADVISED BY QUIPMENT MANUFACTURES THAT EQUIPMENT SHOULD SWAP OVER INTO 2027 UTILITY.	1 Related Order	\$3,000.00 0000000 #: 000	\$3,000.00
002	IK0574ITU20ND	FRT P/S PRISONER,LEXAN WINDOW /FACTORY SEAT USED	1 Related Order	\$1,253.01 0000000 #: 000	\$1,253.01
003	PK0316ITU252ND	REAR CARGO UTILITY PARTITION WITH POLY	1 Related Order	\$689.00 0000000 #: 000	\$689.00
004	MISC SHOP SUPPLIE	MISC SHOP SUPPLIES	1 Related Order	\$125.00 0000000 #: 000	\$125.00
005	SHIPPING	SHIPPING CHARGES	1 Related Order	\$350.00 0000000 #: 000	\$350.00
006	MISC	MISC DEPT SUPPLY COMPUTER, RADIO'S ANTENNA' RADAR, PRINTERS ETC.	1 Related Order	\$0.00 0000000 #: 000	\$0.00
007	FABRICATION	FABRICATION REAR STORAGE, CONTINGENCY COST	1 Related Order	\$2,000.00 0000000 #: 000	\$2,000.00
Sub Total:					\$7,417.01

TERMS: NET 15; FOB BIRD IN HAND, PA; QUOTE VALID FOR 30 DAYS

Thursday, July 02, 2026

Page 1 of 1

Ph. 269.968.8909 Fax 269.968.4055

P.O. NUMBER _____

Contact Person **Terry Travis** PHONE **719-5470**

RELEASE OF LIABILITY: I hereby acknowledge that I have proofread and approve, or have waived my right to proofread the artwork. If I find any error after the job has been completed, I understand that Signs & Designs is not responsible for any errors after final approval. Changes made after final approval are subject to additional charges. No guarantee on decals applied by customer. No guarantee on windshield and glass decals. Artwork MUST be paid in full at time of order.

CHARGE *Thank You*
 We Appreciate
 Your Business!

Page 77 of 188

Saved As:

ITEM: 7.I

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
William Dopp, Finance Director/ City Treasurer
Tracy Hall, Payroll and Benefits Specialist
DATE: July 20, 2026
SUBJECT: PURCHASE — IT NETWORK SWITCHES

The City's network switches serve as the backbone of our information technology infrastructure, providing connectivity between servers, workstations, phones, wireless access points, security systems, and other network-connected devices throughout City facilities. As with all network hardware, switches have a finite service life and eventually require replacement to maintain a secure, reliable, and high-performing network environment.

Several factors are considered when determining when network switches should be replaced, including manufacturer support and warranty status, hardware age, increasing maintenance requirements, compatibility with current technology, network capacity, security features, and the ability to support newer technologies such as Voice over Internet Protocol (VoIP) phone systems and enhanced cybersecurity standards. As network equipment ages, firmware updates and security patches become limited or unavailable, increasing operational and cybersecurity risks.

Funding for this project was included in last fiscal year's budget. However, staff intentionally deferred the purchase until the current fiscal year to coordinate with the City's upcoming phone system replacement. Delaying the purchase allowed staff to incorporate the switch specifications and recommendations provided by the selected phone system vendor, ensuring compatibility with the new communications infrastructure and avoiding the potential need for additional upgrades after the phone system is installed. Knowing this in advance, this purchase was included in the current fiscal year budget as well.

Both the City and the Calhoun County Information Technology staff utilize CDW Government for many technology purchases because of its access to government contract pricing and competitively sourced cooperative purchasing agreements. This approach allows the City to obtain approved government pricing while ensuring the equipment meets our technical and operational requirements.

The proposed purchase includes the replacement network switches along with all necessary components to fully implement the project, including extended service agreements, software licenses, power supplies, expansion modules, and other required accessories.

The total cost of the proposed purchase is \$71,072.76, which includes all equipment, licensing, warranties, service agreements, and associated hardware necessary for deployment. The

quote is attached for reference.

BUDGET IMPACT:

The total cost of the proposed purchase is \$71,072.76, which includes all equipment, licensing, warranties, service agreements, and associated hardware necessary for deployment. \$67,000 of funding for this purchase was budgeted within the current fiscal year's Information Technology budget. This fund is an internal services fund, meaning, if necessary, any overages near year-end would be covered by all departments within the City on a proportional basis.

RECOMMENDATION:

Authorize the purchase of network switches and associated equipment from CDW Government in the amount of \$71,072.76 and authorize the City Manager to sign the necessary documents.



Thank you for choosing CDW. We have received your quote.

Hardware Software Services IT Solutions Brands Research Hub

QUOTE CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

DAVID HACKETT,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PWSR130	5/20/2026	NETWORKING	11848762	\$71,072.76

IMPORTANT - PLEASE READ

Special Instructions: TAX: MULTIPLE TAX JURISDICTIONS APPLY TAX: CONTACT CDW FOR TAX DETAILS

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Cisco Catalyst 9300 - Network Essentials - switch - 48 ports - managed - ra Mfg. Part#: C9300-48P-E UNSPSC: 43222612 TAX: MARSHALL, MI .0000% \$.00 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	4708816	\$8,942.84	\$8,942.84
Cisco SMARTnet extended service agreement Mfg. Part#: CON-SNT-C93004PE UNSPSC: 81111811 Electronic distribution - NO MEDIA TAX: MARSHALL, MI .0000% \$.00 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	5686291	\$2,570.00	\$2,570.00
Cisco Digital Network Architecture Essentials - Term License (3 years) - 48 Mfg. Part#: C9300-DNA-E-48-3Y UNSPSC: 43233204 Electronic distribution - NO MEDIA TAX: MARSHALL, MI .0000% \$.00 Contract: OMNIA Mesa 2024056-01 (2024056-01)	1	4728329	\$852.25	\$852.25

ITEM: 7.J

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Joshua Lankerd, Chief of Police
DATE: July 20, 2026
SUBJECT: **TRAFFIC CONTROL ORDERS #139, #140, #141**

Background

Over the past several years, the City of Marshall has made traffic safety and enforcement a strategic priority. As part of this effort, the Marshall Police Department conducts quarterly traffic safety meetings with City Engineer Marguerite Davenport and Superintendent Phil Smith to review traffic-related citizen complaints, traffic concerns, crash data, roadway conditions, traffic signage and overall opportunities for traffic control improvements throughout the city.

Based on these reviews, staff developed the following Traffic Control Orders (TCOs) for City Council consideration.

Traffic Control Order No. 139

High Street and Forest Street Intersection Improvements

Following a citizen complaint regarding traffic control at the intersection of High Street and Forest Street, staff evaluated the existing traffic control devices and reviewed available crash information. Based on that evaluation, the following improvements are recommended to enhance driver awareness and intersection safety:

- Replace the existing Yield sign with a Stop sign.
- Install a Double Arrow (W1-7) sign at the end of High Street to better indicate the roadway terminus.
- Relocate the High Street street name sign from the north side to the south side of the intersection to improve visibility for approaching motorists.

Traffic Control Order No. 140

North Drive and East Drive No Parking Designation

Staff reviewed the existing parking restrictions and signage along North Drive and East Drive to improve traffic flow, roadway maintenance, and consistency in sign placement. The proposed changes also align parking restrictions with existing fire hydrant locations.

The proposed improvements include:

- Establish **No Parking** restrictions and signage along the east side of **East Drive** from Michigan Avenue to North Drive.
- Establish **No Parking** restrictions and signage along the north side of **North Drive** from East Drive to Brewer Street.

- It should be noted that the install of signage will be on the same side of the roadway as the fire hydrants to provide consistent and easily recognizable parking restrictions.

Traffic Control Order No. 141

Pedestrian Crossing Safety Improvements

Improving pedestrian safety remains a key objective of the City's Traffic Safety Program. Staff has identified high-visibility continental crosswalks throughout the community where additional pedestrian crossing signage will improve driver awareness.

This Traffic Control Order authorizes the installation of the following Proposed Pedestrian Crossing Signage at the following locations:

School Crossings

- **Green Street & Jefferson Street (East, South, North, and West)** Quantity: 4
- **Green Street near Madison (East and West)** Quantity: 2
- **N. Gordon Street & Schuyler Avenue (North Side)** Quantity: 1
- **N. Marshall Avenue & Schuyler Avenue (North Side)** Quantity: 1
- **Schuyler Avenue & N. Marshall Avenue** Quantity: 1
- **Jefferson Street & Michigan Avenue (South Side)** Quantity: 2

Total School Crossing Signs: 11 R1-6 Signs

Farmers Market

- **W. Green Street (Farmers Market)** 1

Total Farmers Market Signs: 1 R1-6 Sign

Oaklawn Crossings

- **Mansion Street near Hamilton (Both Sides of Divided Roadway)** Quantity: 4
- **Madison Street between Mansion Street and Prospect Street** Quantity: 1

Total Oaklawn Crossing Signs: 5 R1-6 Signs

Traffic Circle Additions

- **Michigan Avenue & Kalamazoo Avenue Traffic Circle Additions** (2 on each side of the crossing) Quantity: 4
- **Michigan Avenue West Pedestrian Island** Quantity: 4
- **Michigan Avenue South Pedestrian Island** Quantity: 4
- **Michigan Avenue North Pedestrian Island** Quantity: 4

Total Traffic Circle Signs: 16 R1-6 Signs

MDOT Crossings

- **Michigan Avenue & High Street** Quantity: 2
- **Michigan Avenue & Gordon Street** Quantity: 2 R1-6 Signs Quantity: 2 S1-1 Pedestrian Crossing Signs

Total MDOT Crossing Signs: 4 R1-6 Signs and 2 S1-1 Signs

***Note All MDOT related changes will require a MDOT contract.**

Community Crossings

- **Brewer Street & North Drive** Quantity: 2
- **Brewer Street & Kalamazoo Avenue** Quantity: 1
- **Hanover Street at Fountain (North and West Sides)** Quantity: 2
- **Marshall Avenue (Riverwalk)** Quantity: 1
- **Arms Street** Quantity: 1
- **North Drive between Madison Street and Pierce Street (East and West Sides)** Quantity: 2

Total Community Crossing Signs: 9 R1-6 Signs

Overall Totals

- **R1-6 In-Street Crosswalk Signs: 46**
- **S1-1 Pedestrian Crossing Signs: 2**
- **Total Signs: 48**

These improvements are intended to increase driver awareness at marked pedestrian crossings and further support safe pedestrian travel throughout the community.

BUDGET IMPACT:

The traffic control improvements identified in these Traffic Control Orders will be implemented incrementally as funding and staff resources allow. Based on previous purchases, the estimated cost of the R1-6 In-Street Crosswalk signs is approximately \$645 per sign, for an estimated total project cost of \$30,960.

The signs will be purchased using the approved Department of Public Works operational budget designated for traffic signage. Should project costs exceed the available budgeted funds, any remaining expenses will be paid from the Special Projects Fund.

RECOMMENDATION:

Move to approve Permanent Traffic Control Orders No. 139, 140, and 141, authorize the execution of any related agreements or contracts with the Michigan Department of Transportation (MDOT) necessary to implement the approved traffic control changes, and authorize the use of Special Project Funding to complete the project.

City of Marshall, Michigan Traffic Control Order

Order No. 139

Effective Date: _____

In accordance with the Uniform Traffic Code, as amended, adopted by the Marshall City Council June 17, 2013, as set forth in Section R 28.1153 thereof, it is hereby directed as follows:

Traffic Improvements have been requested and found to be needed at the intersection of High St and Forest. The installation of additional traffic control devices will provide improved guidance to motorists, require vehicles approaching High Street to come to a complete stop before entering Forest Street, and enhance the visibility of the roadway termination and street identification.

Effective upon installation of the appropriate traffic control devices, the following changes are hereby ordered:

1. Replace the existing Yield (R1-2) sign for northbound High Street traffic approaching Forest Street with a Stop (R1-1) sign.
2. Install a Double Arrow (W1-7) warning sign on the north side of Forest Street directly opposite the end of High Street to indicate the termination of High Street at the "T" intersection.
3. Relocate the High Street street name sign from the north side to the south side of the intersection to improve visibility and roadway identification for motorists traveling on Forest Street.

The Department of Public Services is authorized to install and maintain the traffic control devices in accordance with the current Michigan Manual on Uniform Traffic Control Devices (MMUTCD). This order shall become effective immediately upon installation of the authorized traffic control devices.

Permanent Order

City Traffic Engineer

Date: _____

Date: _____

Adopted by Marshall City Council

Cc: Street Superintendent
City Manager's Office
Marshall Police Department

Temporary Order

City Traffic Engineer

Date: _____

City of Marshall, Michigan Traffic Control Order

Order No. 140

Effective Date: _____

In accordance with the Uniform Traffic Code, as amended, adopted by the Marshall City Council June 17, 2013, as set forth in Section R 28.1153 thereof, it is hereby directed as follows:

Upon review of the existing parking restrictions and signage along North Drive and East Drive the following changes are being made to improve traffic flow, roadway maintenance, and consistency in sign placement.

Effective upon installation of the appropriate traffic control devices, the following changes are hereby ordered:

1. Establish **No Parking** restrictions and signage along the east side of **East Drive** from Michigan Avenue to North Drive.
2. Establish **No Parking** restrictions and signage along the north side of **North Drive** from East Drive to Brewer Street.
3. It should be noted that the install of signage will be on the same side of the roadway as the fire hydrants to provide consistent and easily recognizable parking restrictions.

The Department of Public Services is authorized to install and maintain the traffic control devices in accordance with the current Michigan Manual on Uniform Traffic Control Devices (MMUTCD).

This order shall become effective immediately upon installation of the authorized traffic control devices.

Permanent Order

City Traffic Engineer

Date: _____

Date: _____

Adopted by Marshall City Council

Cc: Street Superintendent
City Manager's Office
Marshall Police Department

Temporary Order

City Traffic Engineer

Date: _____

City of Marshall, Michigan Traffic Control Order

Order No. 141

Effective Date: _____

In accordance with the Uniform Traffic Code, as amended, adopted by the Marshall City Council June 17, 2013, as set forth in Section R 28.1153 thereof, it is hereby directed as follows:

Staff reviewed the pedestrian crossings throughout the city of Marshall and found additional crossing signage at high-visibility continental crosswalks will improve driver awareness and increase pedestrian safety.

Effective upon installation of the appropriate traffic control devices, the following changes and installations are hereby ordered:

Intersections Location of Additional Signage	Sign Type	Placement/Install	Signs
Green and Jefferson St, East, South, North, West	R1-06 Crosswalk	Center Line Placement	4
Green St near Madison. East and West side	R1-06 Crosswalk	Center Line Placement	2
N. Gordon and Schuyler Northside	R1-06 Crosswalk	Center Line Placement	1
N. Marshall Ave and Schuyler North Side	R1-06 Crosswalk	Center Line Placement	1
Schuyler and N. Marshall Ave	R1-06 Crosswalk	Center Line Placement	1
Jefferson St and Michigan- Southside	R1-06 Crosswalk	Gutter Pan Placement	2
W. Green St (Farmers Market)	R1-06 Crosswalk	Center Line Placement	1
Mansion St near Hamilton (both sides of divided roadway)	R1-06 Crosswalk	Gutter Pan Placement	4
Madison between Mansion and Prospect	R1-06 Crosswalk	Center Line Placement	1
Michigan and Kalamazoo Traffic Circle, 4 additional for both sides.	R1-06 Crosswalk	Gutter Pan Placement	4
Michigan Ave west pedestrian island	R1-06 Crosswalk	Gutter Pan Placement	4
Michigan Ave South pedestrian island	R1-06 Crosswalk	Gutter Pan Placement	4
Michigan Ave North pedestrian island	R1-06 Crosswalk	Gutter Pan Placement	4
Michigan and High	R1-06 Crosswalk	Turn Lane Placement	2

Michigan and Gordon St	R1-06 Crosswalk	Turn lane placement	2
Michigan and Gordon St (both sides of crosswalk)	S-1 Pedestrian Crossing	Installation	2
Brewer and North	R1-06 Crosswalk	Turn Lane Placement	2
Brewer and Kalamazoo	R1-06 Crosswalk	Center Line Placement	1
Hanover St at Fountain (North,West)	R1-06 Crosswalk	Center Line Placement	2
Marshall Ave (Riverwalk)	R1-06 Crosswalk	Center Line Placement	1
Arms St	R1-06 Crosswalk	Center Line Placement	1
North Drive between Madison St and Pierce East and West	R1-06 Crosswalk	Center Line Placement	2

The Department of Public Services is authorized to install and maintain the traffic control devices in accordance with the current Michigan Manual on Uniform Traffic Control Devices (MMUTCD).

This order shall become effective immediately upon installation of the authorized traffic control devices.

Permanent Order

City Traffic Engineer

Date: _____

Date: _____

Adopted by Marshall City Council

Cc: Street Superintendent
City Manager's Office
Marshall Police Department

Temporary Order

City Traffic Engineer

Date: _____

ITEM: 7.K

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marguerite Davenport, Director of Public Services
DATE: July 20, 2026
SUBJECT: SPECIAL EVENT REQUEST - HOME TOUR

The City received a Special Event request from the Historical Society for the 2026 Home Tour on September 12th and 13th. The base of the event is located at the Honolulu House and with several homes in the city on the tour. The event sponsor is requesting a street closure of N Kalamazoo Avenue from Michigan Avenue to Mansion Street, the closure of N Park St from the KCCU drive to Michigan Ave, (10) curbside trash carts, the use of the Veterans Memorial grounds, and the placement of no parking signs near homes on the tour. Event organizers were given a map showing where on the grounds of the Veterans Memorial they could not have merchants.

This year they are requesting the closure of N Kalamazoo on Saturday from 8 am until approx. 11 pm, and 9 am to 6 pm on Sunday.

BUDGET IMPACT:

The Historical Society is a non-profit and will receive a \$500 non-profit waiver on their final bill. Any amount over the \$500 threshold will be charged appropriately.

RECOMMENDATION:

Approve the Home Tour Special Event application subject to staff recommendations, for September 12 and 13, 2026.



City of Marshall
Special Event Application
for the
61st Annual Marshall
Historic Home Tour
September 12 & 13, 2026



Date Submitted: June 19, 2026

Main Contact:

Alena Guenther

269-578-3384

director@marshallhistoricalsociety.com

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY



RECEIVED
2-13-20

Date: JAN 30 2020

MARSHALL HISTORICAL SOCIETY INC
107 NORTH KALAMAZOO AVENUE
MARSHALL, MI 49068-1526

Employer Identification Number:
38-6092179
DLN:
29053350364009
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-M Required:
Yes
Effective Date of Exemption:
December 6, 2019
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

Based on the information you submitted in your application, we approved your request for reinstatement under Revenue Procedure 2014-11. Your effective date of exemption, as listed at the top of this letter, is the submission date of your application.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-M, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-M, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar

Letter 947

Schedule of Events

Saturday, September 12

7am-8am: Art at the Museum and Vintage Market vendors set up

8am - N Kalamazoo Ave and N Park Ave CLOSED in front of Honolulu House and KCCU

9am- Home Tour Begins

5pm- Home Tour Ends

6pm- Honolulu House Ball Begins

11pm- Honolulu House Ball Ends & N Kalamazoo Ave OPEN

Sunday, September 13

9am - N Kalamazoo Ave and N Park Ave CLOSED in front of Honolulu House and KCCU

10am- Home Tour Begins

5pm- Home Tour Ends

6pm - N Kalamazoo Ave OPEN

Homes on Tour:

520 W Michigan Ave

751 E Mansion St

509 Homer Rd

323 N Marshall Ave

784 N Kalamazoo Ave

120 S Parkview

Museums on Tour

Honolulu House (107 N Kalamazoo)

Marshall Historical Museum (402 E Michigan)

Capitol Hill School (606 Washington)

US Postal Service Museum (202 E Michigan)

Governor's Mansion Museum (612 S Marshall)

American Museum of Magic (107 E Michigan)

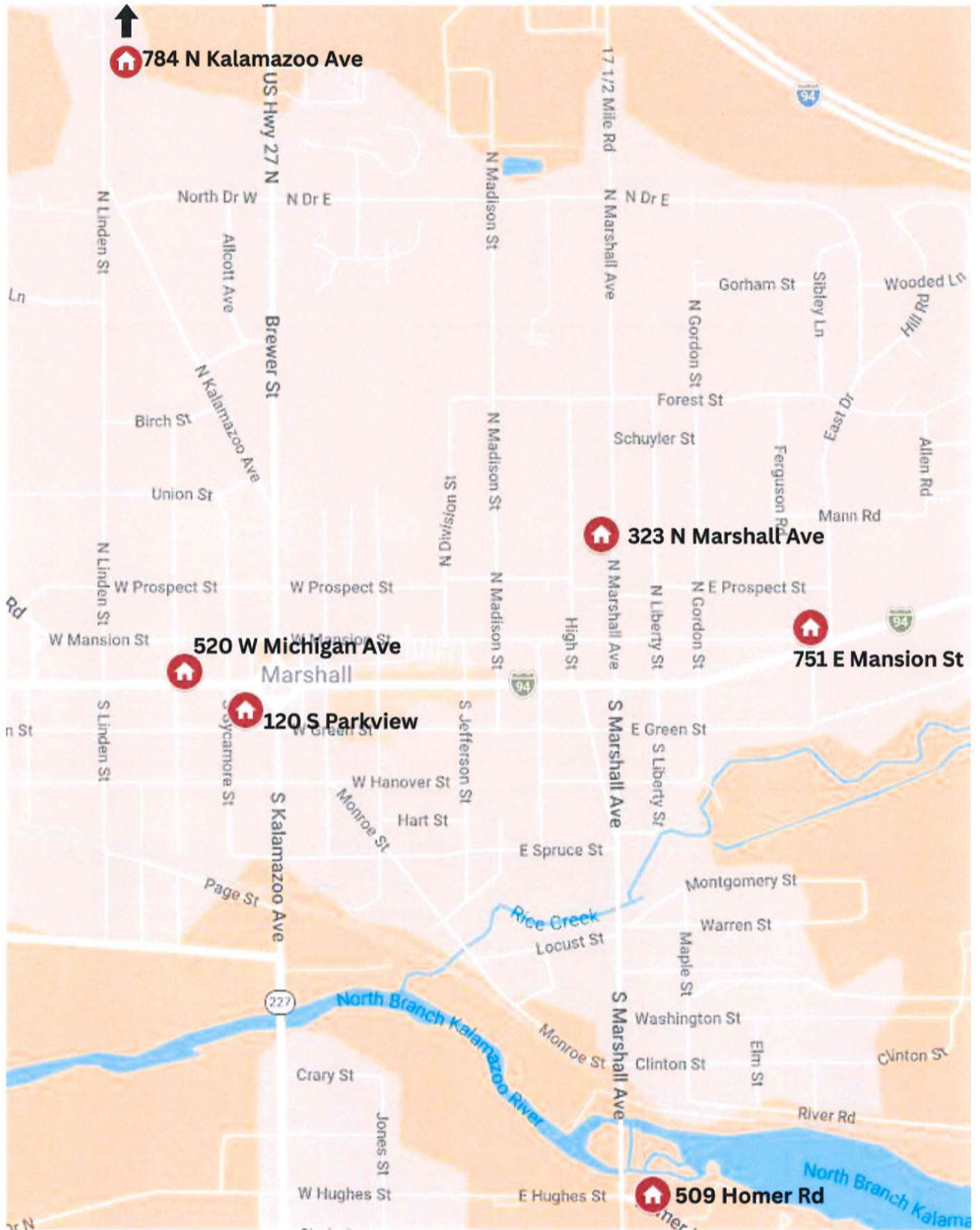
Walter's Gasoline Museum (220 W Michigan)

Other Attractions on Tour

First Presbyterian Church - 200 W Mansion

Eastend Arts Center - 143 W Michigan Ave

Map of Homes



Map of Markets and Ticket Area



= Possible food truck location

FOOD TRUCKS PLANNING TO ATTEND:

- Cookin' with Beans
- Farm to Fork
- Farmer's Daughter

No city electric hookups needed.



City Of Marshall
323 West Michigan Ave
Marshall, MI 49068
Phone: 269.781.5183
Fax: 269.781.2878

Special Events Application

Important: Please fill out each item as completely so that the application can be processed as quickly as possible, without unnecessary delays. Please return the completed, signed application, with any necessary attachments, to the City Clerk's Office, at the address shown above. Special Events must be approved by the City Council, which typically meets twice per month. We recommend submitting your application at least 90 days before your organization wishes to receive approval, to allow time to work through issues with the staff, and to allow for the possibility that the City Council may still see issues that should be addressed before approval.

Applicant Information

Name of Special Event: 61st Annual Marshall Historic Home Tour

Is the sponsoring organization: ☒ Non-Profit, please provide status letter* ☐ For Profit

Mailing/Billing Address: [REDACTED] Kalamazoo Ave

City/State/ZIP Code: Marshall, MI 49068

Business Phone: [REDACTED] Cell Phone: [REDACTED]

Email Address(es): [REDACTED]

Event Information

*A separate event schedule and/or description may be attached in response to questions 1 through 5.

**For any question, if there is not room to include a complete response, please include the response on a separate attachment and note "see attached". When providing information in an attachment, please refer to the appropriate question number(s) to help the City staff review the application.

1. Requested day(s), date(s), and time(s) of the Special Event: 9/12/26 (9am - 5pm)
9/13/26 (10am - 5pm) (event times, not road closure times)
2. Is there a requested alternative date(s)? ☐ Yes ☒ No
If yes, please provide the alternative date(s): _____
3. Please describe the event(s): Tour of 6 private homes, 7 museums,
and two other attractions (see form attached) MHS fundraiser.
4. What is the requested location(s) of the event(s): Honolulu House area + KCCU
lawn
5. Does this event require a street closure? ☒ Yes ☐ No Street Name: N Kalamazoo Ave +
N Park Ave
Start and End Locations: see map

Please complete the following check list regarding your event and special needs: More detailed instructions are included on the following pages. Please use additional sheets where appropriate for more detailed responses.

General

6. Is this event expected to occur again in a future calendar year? Yes ☒ No ☐
 Normal Annual Date? Weekend after Labor Day
7. Have you included a map indicating the location of your event? Yes ☒ No ☐
8. Is your event located within the Downtown Development Authority? Yes ☐ No ☒
9. Does the applicant wish to prohibit vending within the event area? Yes ☐ No ☒
10. Does the applicant plan to include vending as part of this event? Yes ☒ No ☐
11. Will this event include the use of signs? Yes ☒ No ☐
12. Will the event require the hanging of a banner? Yes ☐ No ☒
13. Is the applicant requesting special parking arrangements, such as reserved parking? Yes ☐ No ☒

Public Services

14. Is the applicant requiring utility connections, such as electric or water services? Yes ☐ No ☒
15. Does the applicant require other public services?
- a. Barricades Yes ☒ No ☐
 - b. Fencing Yes ☐ No ☒
 - c. Street Sweeping Yes ☐ No ☒
 - d. Mowing Yes ☐ No ☒
 - e. Rubbish Containers Quantity: _____ Yes ☒ No ☐
 - f. Picnic Tables Yes ☐ No ☒
 - g. Cessation of Lawn Sprinklings Yes ☐ No ☒
 - h. Other _____ Yes ☐ No ☒
 - i. Map including indicating location of these services? Yes ☒ No ☐
16. Do you plan to utilize volunteers to help run the event? Yes ☒ No ☐
17. Do you plan to rent a park facility for the event? Yes ☐ No ☒

Public Safety

18. Does the applicant have any special security or safety concerns? Yes ☐ No ☒
19. Are you requesting assistance from the Police/Fire Departments? Yes ☐ No ☒
20. Will the event include loud or unusual sounds?
- a. Musicians Yes ☒ No ☐
 - b. Singers Yes ☒ No ☐
 - c. Amplified Announcers Yes ☒ No ☐
 - d. Carnival Rides Yes ☐ No ☒
 - e. Motor Vehicle Noises Yes ☐ No ☒
 - f. Other _____ Yes ☐ No ☒
21. What are the planned hours for loud or unusual sounds? 9am - 5pm
22. Will the event include unusual lighting beyond what is normal at that location? Yes ☐ No ☒

Alcohol Consumption

23. Are alcoholic beverages proposed to be served as part of the event? Yes ☐ No ☒
24. Will you be utilizing a LLC regulated boundary? Yes ☐ No ☒
25. Are you using the Social District for outdoor alcohol consumption? Yes ☐ No ☒
26. Have all necessary liquor licenses been obtain at the time of this application? Yes ☐ No ☒ N/A
27. Does the applicant have any other requests that are not listed in this form? Yes ☐ No ☒
28. The applicant is require to provide \$1,000,000 of liability insurance coverage with respect to the event; have you attached a Certificate of Insurance listing the City of Marshall as an additionally insured? Yes ☒ No ☐

Questionnaire Explanations

6. **Is this event expected to occur again in a future calendar year?** You may ask to reserve a date for a future calendar year with this application. To reserve an event date for a future calendar year, please provide the normal annual event date. *Note:* Granting such a reservation does not constitute final approval of the event, but will reserve the same area as granted for the current year, until three months before the reserved date.
7. **An Event Map**—if your event will use streets or sidewalks or will use multiple locations, please attach one or more maps showing the locations requested. Please show any streets or parking lots that you are asking be blocked off or reserved for specific purposes, locations of specific events or objects (carnival rides, bleachers, medical care, exhibits, special parking, pick-up/drop-off areas, etc.), remote parking lots, the actual route of a parade or race, and similar information appropriate to clarify the exact request.
8. **Is your event located within the Downtown Development Authority?** The DDA will be asked to formally support the Special Event prior to the event approval going to City Council. The City believes support and coordination with downtown business is critical to the success of the downtown area. The DDA meets once a month so timing of the application should be adjusted accordingly to allow for both DDA and City Council approval.
- 9/10. **Does the applicant wish to have control of vending within the festival area?** In some instances, the applicant may be granted control of vending, the applicant is solely responsible for ensuring that all vendors are properly licensed with any appropriate agencies (Health Department). The City of Marshall Fire Department will hold vendors responsible for the National Fire Prevention Association's (NFPA) standards relating to general safety, fuel and power sources, clearances, and operational safety.
11. **Will this event include the use of signs?** If yes, please attach information on the size, content, and location of any requested signs; signs may be shown on the event map or on a separate map, if appropriate. Small directional signs that do not obstruct pedestrian or vehicular traffic may be placed in the event area, during the event, without being included in this application.
12. **Will the event require the hanging of a banner?** Event sponsors can purchase banners to be hung across North Kalamazoo Avenue or Michigan Avenue. The fee to hang a banner is \$400. The banner must be 3 or 4-foot by 20-foot in size for North Kalamazoo or 25 to 35-foot in length for Michigan Avenue. For proper hanging the banner must have grommets in each corner as well as along the top of the banner and wind slits throughout the banner. The city will supply the rope for hanging of the banner.
13. **Is the applicant requesting special parking arrangements—such as limiting parking areas to certain groups of users?** If yes, you must coordinate with the Police Chief.
14. **Is the applicant requiring utility connections, such as electric service or water?** If yes, you must coordinate with the Director of Public Services to review what utilities are available in the requested area, and provide a detailed map showing the utilities requested. Requests for electricity will require an *Electric Drop* form to be completed and submitted with the application.
15. **Does the applicant have any other requests for public services, such as street sweeping, mowing, rubbish containers or removal, placement or removal of picnic tables or other fixtures, or cessation of lawn sprinkling?** If yes, you must coordinate with the Director of Public Services to determine if assistance from Public Services is appropriate and available, and provide a description of the services Public Services has indicated it could provide. The applicant will be charged for these services. Any
16. **Do you plan to utilize volunteers to help run the event?** Depending on the scope of the event, volunteers can help reduce the cost of special events for the applicant. The City has limited staff to help with special events and encourages organizers to utilize volunteers as much as possible.
17. **Is your event located at Stuarts Landing Band Shell or Ketchum Park's Cronin Millrace Pavilion?** These two facilities are available for rent. A separate *Park Rental Agreement* for park facilities is required as part of the special event application.

18. **Does the applicant have any special security or safety concerns? Is the applicant requesting assistance from the Police Department in addressing these concerns?** If yes, you must contact the Chief of Police to determine what assistance from the Police Department is appropriate and available, and provide a description of the services the Police Department has indicated it could provide. The applicant will be charged for these services.
19. **Is the applicant requesting assistance from the Police or Fire Departments in addressing these concerns?**
If yes, you must contact both the Police and Fire Chief to determine what assistance from the Departments is appropriate and available, and provide a description of the services the Departments have indicated they could provide. The applicant will be charged for these services.
20. **Will the event include loud or unusual sounds, such as a musicians, singers, amplified announcers, carnival rides, motor vehicle noises beyond those regularly present in the location, etc.?**
If yes, you must please attach information indicating all of these on this application.
20. **Will the event include unusual lighting beyond that regularly present in the location that could have an impact upon occupants of neighboring properties?**
If yes, you must please attach information indicating all of the types of lighting, the location, the beginning and end times, and whether the lighting is constant or intermittent during those times.
21. **Are alcoholic beverages proposed to be served as part of the event?**
If yes, you must advise the Police Department of your intention to serve alcoholic beverages. Approval of the special event does not constitute final approval of service of alcoholic beverages; any necessary approval of a liquor license is a separate process.
25. Please **attach a separate sheet detailing** any aspects of the event that are not specifically addressed in this form but of which the City Council should be aware to make a fully informed decision with regard to approval of the proposed event.
26. The applicant is required to provide \$1,000,000 of liability insurance coverage with respect to the event. A Certificate of Insurance, with the City listed as an additional named insured, must be provided to the City Clerk's Office at least one calendar month before the event. **Is the insurance certificate attached?**

The City of Marshall PROHIBITS any and all painting of any city property, including sidewalk and streets. Events of those persons violating this policy will be canceled and not future event will be allowed.

Continue to next page...

Applicant Signature

I hereby affirm that the information is true to the best of my knowledge and belief, and agree that the applicant will be responsible for making certain that the event follows the ordinances, rules, and regulations of the City of Marshall and that the event takes place in accordance with the application as approved by the Marshall City Council, including any conditions placed thereon.

Applicant Signature: Alena Guenther

Printed Name: Alena Guenther Date: 6/19/26

The APPLICANT does hereby agree to indemnify, hold harmless and defend the CITY and each of its officers, officials, employees, agents and authorized volunteers from any and all loss, liability, fines, penalties, forfeitures, costs and damages (whether in contract, tort or strict liability, including but not limited to personal injury, death at any time and property damage) incurred by CITY, OWNER, PERMITTEE (Renter) or any other person, and from any and all claims, demands and actions in law or equity (including attorney's fee and litigation expenses), arising or alleged to have arisen directly or indirectly out of the operation and use of CITY property and public right of way. APPLICANT'S obligations under the preceding sentence shall apply regardless of whether City or any of its officers, officials, employees, agents or authorized volunteers are negligent, but shall not apply to any loss, liability, fines, penalties, forfeitures, costs or damages caused solely by the gross negligence, or caused by the willful misconduct, of CITY or any of its officers, officials, employees, agents or authorized volunteers.

ITEM: 8.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Joshua Lankerd, Chief of Police
DATE: July 20, 2026
SUBJECT: **POLICE DEPARTMENT REACCREDITATION REPORT AND RECOGNITION**

The Marshall Police Department is proud to announce that it has received reaccreditation from the Michigan Law Enforcement Accreditation Commission (MLEAC) during the Michigan Association of Chiefs of Police (MACP) Summer Professional Development Conference held in July.

This achievement renews the Department's accredited status for an additional three years, through 2029, following previous accreditations in 2019 and 2023.

The Marshall Police Department is among an elite group of law enforcement agencies in Michigan to earn and maintain this distinction. Of nearly 600 law enforcement agencies across the state, just over 100 have achieved accredited status.

Accreditation is a voluntary process that demonstrates a law enforcement agency's commitment to professional excellence, accountability, transparency, and continuous improvement. The reaccreditation process included a comprehensive assessment of the Department's policies, procedures, operations, training, use-of-force practices, evidence management, leadership, and community engagement to ensure compliance with nationally recognized professional standards.

This accomplishment reflects the hard work and dedication of every member of the Marshall Police Department. Special recognition is extended to Administrative Sergeant Robert Ritsema, who served as the Department's Accreditation Manager, and Deputy Chief Ambrose, who provided leadership and oversight throughout the reaccreditation process. Their commitment, professionalism, and countless hours of work were instrumental in achieving this important milestone.

Maintaining accreditation provides significant benefits to both the Department and the community by enhancing accountability, improving operational effectiveness, reducing organizational liability, and reinforcing public trust and confidence in the services provided by the Marshall Police Department.

The Marshall Police Department remains committed to delivering professional, ethical, and community-focused policing while continually striving to meet the highest standards of law enforcement excellence.

BUDGET IMPACT:

N/A

RECOMMENDATION:

Receive report.

ITEM: 12.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Joshua Lanker, Chief of Police
Michelle Eubank, City Clerk
DATE: July 20, 2026
SUBJECT: **RESOLUTION 2026-20- LIQUOR LICENSE REQUEST FOR THE CRONIN AND THE 101 CLUB**

An application for a Downtown Development Liquor License has been submitted for The Cronin and 101 Club which will be located at 101 E Michigan Ave. Mike Johnson and Brandon Scott are looking to open the new business late this fall. Downtown Development Authority Liquor Licenses are licenses available to businesses within the Downtown Development District. Through the provisions of Public Act 501 of 2006, the Liquor Control Commission (LCC) may issue new public on-premises liquor licenses to enhance the quality of life for their residents and visitors to their communities.

City Staff has seen an increase in DDA license inquiries. In response, staff created an application process. Which requires the following items which are consistent with the LCC requirements:

- Applicants must contact and follow LCC MLCC guidance regarding the best LCC options for licensure.
- Business location/building must be located within the Marshall DDA boundary.
- The venue must be open to the public.
- Seating capacity must be more than 25.
- Must show \$75,000 in rehabilitation or restoration of the building in the preceding 5 years (new buildings are not eligible), or a commitment to expend this amount as capital investment in the building before the license is issued.
- Applicants and associated business partners must have no outstanding taxes.
- Applicants are aware of the licensing stipulations; a \$20,000 DDA Liquor License State Fee, the license can't be relocated from the original location, and should the applicant's business operation cease, the license must be surrendered to the MLCC.
- The amount of public private investment in real and personal property within the DDA has been at least \$200,000 in the preceding 5 years, as verified by the City Assessor in an affidavit.

Staff have reviewed the application and the attached documents.

BUDGET IMPACT:

There is a \$425 application fee which covers the administrative cost for staff review and processing of the application.

RECOMMENDATION:

Approve Resolution 2026-20, A Resolution of Recommendation for a DDA Class C Economic Development Liquor License for The Cronin and The 101 Club at 101 West Michigan Avenue and authorize the City Manager and City Clerk to sign the necessary documents.

EST. 1873 · 101 W. MICHIGAN AVENUE · MARSHALL, MICHIGAN



COMPLETE BUSINESS PLAN & PLANNING DOSSIER

A two-in-one restaurant & cocktail concept in the historic Cronin Block

1 • Executive Summary

The Cronin is a two-in-one restaurant and cocktail concept in the historic 1873 Cronin Block in downtown Marshall, Michigan — a casual fine-dining room built on Michigan meats, beer, and whiskey, paired with **The 101 Club**, an intimate mixology room inside it.

Category: casual fine dining — not a tavern, not a steakhouse, and not the stiff, white-tablecloth kind. Meat-forward (beef-centric, plus chicken, duck, pork, and a Great Lakes fish program), with warm, consistent hospitality in a one-of-a-kind historic space.

Metric	Year 1	Year 5
Revenue (target)	\$3.5M	\$5.0M
EBITDA	\$560K	~\$1.15M
EBITDA margin	16%	~23%
Initial build	\$200K	—

2 • The Concept

One building, two connected but distinct experiences. Guests enter through a shared host stand and can book dinner then cocktails, cocktails then dinner, or one side only.

	The Cronin	The 101 Club
Role	Public-facing dining room	Intimate mixology room
Energy	Energetic; TVs	Quiet, premium; no TVs
Food	Full menu, hot & cold	Cold boards only
Drinks	Beer & whiskey forward	Advanced cocktails
Taps	16 of 24	8 of 24

The name

“The Cronin” draws on the building’s real historic name — the Cronin Block, Jeremiah Cronin’s 1873 commercial building, once a department store, grocery, and bakery. “The 101 Club” takes its name from the street address. Together they read as one house: The Cronin, and the 101 Club inside it.

Atmosphere & design

The 101 Club leans dark and intimate: candlelit, with dark brown leather benches and lounge seating, and an interior built around Marshall’s own Prohibition-era past and the wider Prohibition history of Michigan.

The Cronin side plays the opposite register — brighter, more uptempo, and themed around the history of the Cronin building, the city of Marshall, and the state of Michigan, told in a modern, fun way rather than a museum piece. One kitchen serves both rooms, and the two sides share a throughline — Marshall and Michigan history, a shared whiskey program, ingredients cross-utilized across both menus — even as each is designed to feel like its own distinct room rather than two versions of the same one.

3 • Target Market & Competition

Target market

The Cronin & The 101 Club are built for two overlapping audiences: the Marshall area itself, and the regional and seasonal traffic that already passes through it.

The Cronin: Built to capture a wider day-to-day mix than a single-occasion restaurant — a casual lunch crowd, business meetings and client lunches, family dinners, and large groups, supported by ample seating and a private back room for reserved large parties.

The 101 Club: Aimed squarely at the modern cocktail audience — guests 21 and up drawn specifically to the advanced mixology program and the room’s intimate, theatrical atmosphere, rather than incidental walk-in traffic.

Local & regional base: Marshall’s roughly 6,800 residents skew slightly older (median age 46) with a median household income near \$76,000 — well above the Calhoun County and state averages. The wider trade area, including Battle Creek and Calhoun County’s roughly 134,000 residents, gives a deeper pool of repeat local diners than Marshall’s population alone suggests.

A growing workforce: Ford’s BlueOval Battery Park, opening on the edge of Marshall in 2026, is expected to bring roughly 1,700 new manufacturing jobs to the area — replacing decades of jobs lost to earlier plant closures. That means a wave of new, well-paid households arriving right as The Cronin opens, with disposable income and an appetite for a credible night out close to home.

Destination & drive-through traffic: Marshall sits at the junction of I-94 and I-69, and its 19th-century historic district — one of the largest National Historic Landmark districts in the country — already draws day-trip and weekend visitors for architecture, antiques, and seasonal events. FireKeepers Casino Hotel, a major regional entertainment draw about ten minutes away in Battle Creek, adds a steady stream of visitors looking for dining beyond the casino floor.

Whiskey & cocktail enthusiasts: The shared whiskey program and The 101 Club’s advanced mixology give the concept pull beyond Marshall’s borders — the kind of guest currently driving to Kalamazoo, Jackson, or Ann Arbor for a serious cocktail list.

Across both rooms: The core guest skews older with more disposable income, but approachable pricing on select items keeps the door open to cost-conscious younger diners looking for a fine-dining experience without a fine-dining price tag.

Competition

Marshall’s dining scene includes a number of well-established names — Schuler’s, Pasta Bella, Nibi at FireKeepers Casino, Kitchen Proper, and Lucky Rooster — each with its own loyal following. The Cronin is designed to add something new to that mix: a modern, energetic two-in-one restaurant and cocktail concept inside the historic Cronin Block, built around a meat-forward menu, a dedicated advanced cocktail program in The 101 Club, and warm, consistent hospitality.

The Stagecoach Inn (same ownership) is intentionally being toned back a half-step from its current positioning, so the two venues serve distinct experiences rather than competing audiences — a coordinated two-venue strategy within the group’s portfolio.

4 • Food & Beverage

Restaurant menu

Separate Lunch and Dinner menus off one tight, cross-utilized ingredient list. Lunch keeps it light — starters, flatbreads, salads, burgers & sandwiches, and a few midday plates (two steaks, half chicken, fried perch). Dinner adds appetizers, pastas, a “Woods & Water” fish-and-game section, and a “Butcher Block” steak section — a play on the Cronin Block name — with five cuts topped by a 40oz Block Tomahawk, plus seafood add-ons (Steak Oscar, grilled shrimp) and finishing-butter upsells.

Protein mix: Beef anchors the menu (the Butcher Block steaks and a shared steak-blend burger patty), with chicken, duck, pork, and a Great Lakes fish program (perch and lake trout). Whiskey appears in the food too — whiskey-peppercorn butter, whiskey-cherry gastrique.

The 101 Club

Cold boards and charcuterie only — cured meats, aged beef, cheeses, smoked trout, preserves, pickles — served all evening, including after the kitchen closes. Advanced, theatrical mixology.

The whiskey program is shared across both sides, along with a considered wine list offered on each side. The Cronin will also feature mixology, but built around cocktails on tap, more affordable price points, and faster production times to keep pace with its higher-volume, faster-paced service.

Beverage program — Cronin vs. 101 Club

	The Cronin	The 101 Club
Price range	\$3–12	\$5–20+
Focus	Beer / whiskey	Mixology
Draft taps	16	8

5 • Concept Inspiration

Two proven Grand Rapids concepts inform our two sides — adapted, not copied.

Butcher’s Union — restaurant inspiration

A modern meat-and-whiskey gastropub (100–200+ whiskeys) that pairs upscale design with Midwestern warmth and made Yelp’s national Top 100. Lessons: meat-and-whiskey clarity, approachability, systems-driven service consistency, local sourcing as story. We differ via our historic Marshall setting, Great Lakes fish program, and the two-in-one format.

Drip Drop Cocktail Room — 101 Club inspiration

An intimate, theatrical craft-cocktail lounge with menu-grade flavors and a tight cold small-plates list. Notable: owner Nick Adams is the son of Jeff Adams, former owner of the Stagecoach Inn in Marshall — a genuine local lineage. We differ by living inside the restaurant, with a historic (not mid-century) look and a reservation structure.

6 • Operations

Hours

Open to the public Wednesday–Sunday. Closed Mondays (cleaning, maintenance, training, menu development) and Tuesdays (private events & large groups). Saturday & Sunday restaurant brunch is a planned future phase.

Day	The Cronin	The 101 Club
Wed–Thu	11a–10p	4p–12a
Fri–Sat	11a–12a	4p–2a
Sunday	11a–10p	11a–8p

7 • Brand & Identity

The brand is built around a primary 2-in-1 seal — “101” set in a navy medallion with THE CRONIN arched above and THE 101 CLUB below — paired with a CRONIN wordmark in Libre Caslon. The system is historic, warm, and confident: a navy-and-cream palette with an oak accent, a classic display serif, and a clean tracked sans for utility.



Primary 2-in-1 seal and CRONIN wordmark

Primary marks



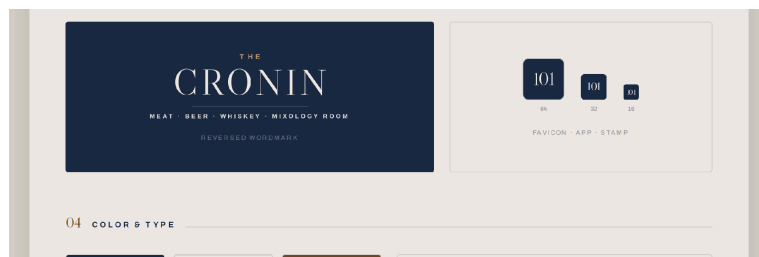
Combined seal · combined lockup · primary wordmark · horizontal signage lockup

The 101 Club — secondary marks



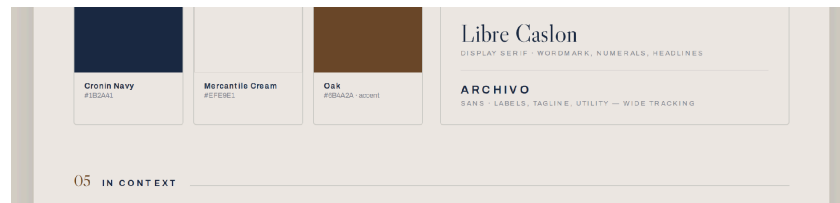
Stacked 101 Club wordmark and door / coaster seal

Reversed & submarks



Reversed wordmark · favicon / app / stamp submarks

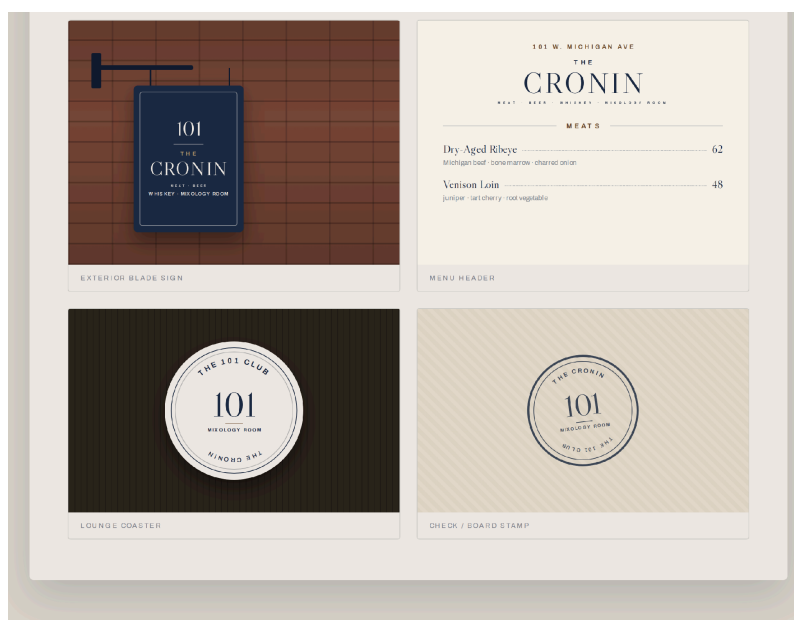
Colour & type



Colour	Hex	Use
Cronin Navy	#1B2A41	Anchor — backgrounds, display type, signage
Mercantile Cream	#EFE9E1	Ground — paper, light fields, reversed type
Oak	#6B4A2A	Accent only — warmth, rules, packaging

Type: Libre Caslon Display for the wordmark and headlines; Archivo (clean tracked sans) for labels, tagline, and utility text.

In context



Exterior blade sign · menu header · lounge coaster · check / board stamp

8 • Financial Plan

Initial build investment — \$200,000

Build budget line item	Approx. cost
Furniture	\$50K
Equipment (broiler, ice machine, flatbread oven, freezers)	\$30K
Liquor license	\$20K
Bar build, decor & bathroom	\$25K
Contracting	\$10K
Cleaning	\$10K
Consulting	\$10K
Toast / POS tech	\$10K
UniFi network	\$10K
Draft system upgrades	\$5K
Lighting & interior design	\$10K
Prep room upgrade (basement)	\$6K
Architect & engineer	\$4K
Total initial build	\$200K

A light buildout reusing the existing kitchen.

Funded separately: real estate / lease, opening inventory, working capital, and pre-opening payroll — to be added for a full total-to-open figure before financing closes.

Space, build & technology

- 40 barstools (25 restaurant / 15 club); 4 U-shaped leather booths + 4 square booths; club banquette & lounge seating; two bars separated by a dividing wall.
- Toast POS (6 terminals, 10 handhelds, 4 KDS, 6 printers), UniFi network, 20 cameras — separate reporting per concept, paired reservations, shared inventory.

5-year revenue & EBITDA (target case)

Line	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
Revenue	\$3.5M	\$3.95M	\$4.4M	\$4.75M	\$5.0M
EBITDA	\$350K	\$474K	\$572K	\$617M	\$700K
Margin	10%	12%	13%	13%	14%

Reality check: the \$3.5M Year-1 target implies roughly \$14,000 in sales per service day and ~350 guests/day at a \$40 check across ~165 seats — an ambitious but achievable volume for a destination concept in a historic-district town. A conservative downside should be modeled alongside it. EBITDA is before debt service, owner compensation, and taxes.

9 • Jobs Created

Beyond the investment in restoring and reactivating the historic Cronin Block, The Cronin & The 101 Club will create immediate local employment across both front-of-house and kitchen operations. Anticipated staffing at full operation:

Front of house, bar & management

Role	Positions	Pay type
General Manager	1	Salaried, full-time
Managers (1 primary per side)	2	Salaried, full-time
Bartenders (some doubling as Shift Managers)	10	Hourly
Mixologists	6	Hourly
Servers	20	Hourly
Bus Boys	5	Hourly, part-time
Subtotal	44	—

An estimated 20 of these 44 positions are full-time and 24 part-time, including the 5 part-time bus boys.

Kitchen

Role	Positions	Pay type
Executive Chef	1	Salaried, full-time
Executive Sous Chef	1	Salaried, full-time
Shift Managers	2	Hourly, full-time
Line Cooks / Prep Cooks	8	Hourly, full-time
Prep Cooks (part-time)	2	Hourly, part-time
Dishwashers	4	Hourly, part-time
Subtotal	18	—

All kitchen positions are full-time except the dishwashers and two part-time prep cooks.

Total: 62 positions created — an estimated 32 full-time and 30 part-time — across front-of-house, bar, and kitchen operations.

10 • The Menu Approach

The menu is built on a tight, cross-utilized ingredient list — the same proteins, sauces, and accompaniments reappear across dishes in different forms, which keeps execution consistent and lets the kitchen run lean without feeling repetitive on the page. Beef anchors the menu, balanced by chicken, duck, pork, and a dedicated Great Lakes fish program.

Lunch vs. dinner: Lunch stays lighter and faster — built for a satisfying midday visit without a heavy lift in the kitchen. Dinner expands into a fuller, more composed experience, with additional courses and more involved preparations geared toward a slower, occasion-driven visit.

Kitchen and bar, together: Whiskey shows up in the food as much as in the glass — worked into butters, glazes, and finishing touches rather than treated as a separate program. Seafood add-ons let the steak program flex toward a more elevated register without requiring a separate menu.

Sourcing and technique: Scratch-made throughout, from house-cured proteins to finishing sauces. The fish program draws on the Great Lakes rather than committing to strict Michigan-only sourcing, which keeps quality and availability consistent year-round.

Menu mockup

The full designed Lunch, Dinner, and 101 Club menus are shown on the following landscape pages.

11 • DDA Liquor License Application

Before pursuing a new license through the Downtown Development Authority allotment, Michigan law requires demonstrating that no existing escrowed license in the county is reasonably available for purchase. The ownership group completed this outreach as follows:

Certified mail: Sent to every existing escrowed liquor license holder in Calhoun County, using the addresses listed on the State of Michigan's licensing database.

Responses: Almost all holders either did not respond or had mail returned as undeliverable due to outdated addresses on file with the state; the remainder declined or were not willing to sell at a reasonable price.

With no existing license available at a reasonable cost, the application proceeds on the basis that a new DDA-allotted license is warranted.

12 • Path to Opening

The Michigan liquor license is the long-lead item that sets the pace for everything else. Here is the sequence we're planning around:

Target window	Milestone
Next 6–8 weeks	Obtain the Michigan liquor license
Early August	License in hand — lease is signed
30 days — August	Construction & buildout window
30 days — September	Hiring, training, and systems implementation
October	Target opening
November	Contingency opening (worst case)

Either scenario puts The Cronin in operation ahead of the holiday season.

Missing the Holiday Season would set us behind projections and increase the difficulty of the project.

The Cronin & The 101 Club · complete planning dossier · 101 W. Michigan Ave, Marshall, MI · working document; figures are planning estimates subject to final quotes, lease terms, and costing.

THE CRONIN — LUNCH

THE CRONIN

Meat · Beer · Whiskey

LUNCH

101 W. Michigan Avenue · Marshall

STARTERS

Smoked Trout Dip *Horseradish cream, grilled bread, house pickles*

Whipped Ricotta *Herbs, lemon, olive oil, grilled bread*

Crab Toast *Lump crab, lemon aioli, grilled bread, chives*

Wild Mushroom & Chèvre *Garlic cream, thyme, grilled crostini crackers*

Deviled Eggs *Smoked paprika, house pickles, crispy onion*

FLATBREADS

Wild Mushroom *Thyme, garlic cream, chèvre*

Smoked Duck *Cherry preserves, red onion, melted cheddar*

Bacon & Onion *Caramelized onion, smoked bacon, rosemary*

Margherita *Crushed tomato, fresh mozzarella, basil*

SALADS

Butcher's Salad *Sliced flat iron, greens, aged cheddar, cherry tomato, pickled onion, horseradish-buttermilk*

Cronin Chopped *Greens, smoked trout, egg, house pickles, buttermilk ranch*

Wedge *Iceberg, blue cheese, bacon, crispy onion, buttermilk ranch*

Caesar *Little gem, white anchovy, grilled-bread crouton, parm*

Add grilled chicken or steak to any salad

THE CRONIN — LUNCH (cont.)

THE CRONIN

Meat · Beer · Whiskey

LUNCH

101 W. Michigan Avenue · Marshall

BURGERS & SANDWICHES

Served with fries

The Block Burger *Steak-blend patty, aged cheddar, house pickle, special sauce*

The Marrow Burger *Steak-blend patty, bone marrow butter, whiskey-peppercorn, aged cheddar, caramelized onion*

Mushroom Veggie Burger *Wild mushroom & grain patty, chèvre, caramelized onion*

Shrimp Po'Boy *Fried shrimp, slaw, remoulade, griddled roll*

Steak Sandwich *Shaved sirloin, caramelized onion, aged cheddar, horseradish, grilled rye*

Blackened Perch *Blackened perch, remoulade, pickled onion, slaw, brioche*

LUNCH PLATES

A few midday mains

Flat Iron Steak · 6oz *The everyday cut — chimichurri, fries · value*

Sirloin · 10oz *Center-cut, peppercorn crust, seasonal vegetable · mid*

Half Chicken *Roasted, pan jus, seasonal vegetable · value*

Fried Perch · Half Basket *Beer-battered, house tartar, lemon, fries · make it a full basket +X*

THE CRONIN — DINNER

THE CRONIN

Meat · Beer · Whiskey

DINNER

101 W. Michigan Avenue · Marshall

APPETIZERS

Smoked Trout Dip *Horseradish cream, grilled bread, house pickles*

Whipped Ricotta *Herbs, lemon, olive oil, grilled bread*

Braised Beef Meatballs *Cherry-juniper sauce, whipped ricotta*

Roasted Bone Marrow *Cherry-onion jam, grilled bread, flaked salt*

Chilled Shrimp *Lemon, horseradish cocktail, herbs*

Crab Toast *Lump crab, lemon aioli, grilled bread, chives*

Wild Mushroom & Chèvre *Garlic cream, thyme, grilled crostini crackers*

Deviled Eggs *Smoked paprika, house pickles, crispy onion*

SALADS

Butcher's Salad *Sliced flat iron, greens, aged cheddar, cherry tomato, pickled onion, horseradish-buttermilk*

Cronin Chopped *Greens, smoked trout, egg, house pickles, buttermilk ranch*

Wedge *Iceberg, blue cheese, bacon, crispy onion, buttermilk ranch*

Caesar *Little gem, white anchovy, grilled-bread crouton, parm*

Add grilled chicken or steak to any salad

THE CRONIN — DINNER (cont.)

THE CRONIN

Meat · Beer · Whiskey

DINNER

101 W. Michigan Avenue · Marshall

PASTAS

Wild Mushroom Tagliatelle *Cream, thyme, parm*

Cavatelli & Sausage *Pork sausage, broccolini, chili, pecorino*

Shrimp Scampi Linguine *Garlic, white wine, chili, lemon, herbs*

WOODS & WATER

Fish & game

Fried Perch · Full Basket *Beer-battered, house tartar, lemon, fries*

Cedar Lake Trout *Herb butter, charred lemon, wild rice*

Roasted Half Chicken *Pan jus, whipped potato, seasonal vegetable*

Seared Duck Breast *Cherry preserves, wild rice, bitter greens*

Roasted Squash & Wild Rice *Dried cherries, chèvre, seasonal vegetable, herb vinaigrette · vegetarian*

BUTCHER BLOCK

Beef · served with one side

Sides: potato gratin · whipped potato · seasonal vegetable · wild rice · grilled asparagus

Flat Iron · 8oz *The everyday cut — chimichurri*

Sirloin · 12oz *Center-cut, peppercorn crust*

Ribeye · 16oz *Marbled and dry-aged, bone marrow butter*

Butcher's Feature *Rotating premium cut — ask your server*

The Block Tomahawk · 40oz *Dry-aged, bone-in — built to share*

Add one: Steak Oscar (lump crab, asparagus, béarnaise) · grilled shrimp

Finishing sauces & butters: béarnaise · bone marrow · whiskey-peppercorn · garlic-herb · blue cheese

BURGERS & SANDWICH

Served with fries

The Block Burger *Steak-blend patty, aged cheddar, house pickle, special sauce*

The Marrow Burger *Steak-blend patty, bone marrow butter, whiskey-peppercorn, aged cheddar, caramelized onion*

Steak Sandwich *Shaved sirloin, caramelized onion, aged cheddar, horseradish, grilled rye*

THE 101 CLUB

THE 101 CLUB

Mixology Room · inside The Cronin

BOARDS & CHARCUTERIE

Cold only · available all evening, including after the kitchen closes · no substitutions

The Cronin Board *Cured meats, aged beef, cheeses, cherry preserves, house pickles, crackers*

Charcuterie *Chef's selection of cured meats, grain mustard, cornichon, grilled bread*

Cheese *Three cheeses, dried cherries, walnuts, honeycomb*

Smoked Trout *House-smoked trout, horseradish cream, rye, pickled onion*

Chilled Shrimp *Lemon, horseradish cocktail, herbs*

Seasonal Fruit & Nuts *Fresh fruit, dried cherries, marcona almonds, walnuts*

SNACKS

Cold bites to share

Marinated Olives & Almonds *Citrus, herb, chili*

Cheese & Preserves *Aged cheddar, cherry preserves, crackers*

Pickle Plate *House pickles, grain mustard, grilled bread*

*The Cronin · The 101 Club · 101 W. Michigan Avenue, Marshall, Michigan
Draft menu for concept illustration — dishes and pricing to be finalized in costing.*

ITEM: 12.B

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Joshua Lanker, Chief of Police
Kristopher Ambrose, Deputy Chief
DATE: July 20, 2026
SUBJECT: **PURCHASE - TRAFFIC SAFETY EQUIPMENT**

Statement of Need:

Traffic safety remains one of the highest priorities for both the residents of City of Marshall and the Marshall Police Department. During the City's 2024 Strategic Planning process, residents and department personnel identified traffic safety as the community's number one public safety concern. Speeding continues to be one of the leading causes of serious traffic crashes nationwide, and the Police Department regularly receives complaints regarding excessive speeds in residential neighborhoods, school zones, and the downtown business district.

Marshall encompasses approximately six square miles and serves a growing population through residential neighborhoods, five schools, parks, healthcare facilities, major manufacturing employers, and a vibrant downtown. As the City continues to experience residential, commercial, and industrial growth, traffic volumes have significantly increased, resulting in increased safety concerns for motorists, pedestrians, bicyclists, and school-aged children.

The Marshall Police Department is committed to reducing crashes and improving roadway safety through engineering, education, and enforcement. While directed traffic enforcement has proven effective, staffing limitations prevent officers from maintaining a continuous enforcement presence at every location where speeding concerns exist. In addition, the Department's existing portable radar trailers and handheld speed measurement equipment have reached the end of their useful life, limiting their reliability and effectiveness.

To address these challenges, the Department requires a sustainable, technology-driven solution that enhances traffic enforcement, provides objective traffic data, educates motorists, and allows officers to deploy enforcement resources more strategically. Replacing outdated equipment will improve operational efficiency, increase the Department's ability to respond to citizen concerns, and support long-term efforts to reduce speeding and improve traffic safety throughout the community.

The proposed project includes the purchase of:

- **Two (2) All Traffic Solutions ATS-3 SpeedAlert 18 Radar Speed Display Trailers** equipped with solar charging, real-time speed display, traffic data collection, cloud-based reporting, Bluetooth connectivity, violator alert capability, and integrated traffic analytics.

- **One (1) Stalker LidarCam 2 Handheld Laser Speed Enforcement Device** featuring integrated video recording, high-resolution photographic evidence capture, and digital evidence management capabilities.

The ATS-3 radar trailers will be strategically deployed throughout the City in response to citizen speeding complaints, school zones, residential neighborhoods, construction areas, high-crash corridors, and other targeted traffic enforcement initiatives. In addition to providing immediate visual feedback that encourages voluntary speed compliance, the trailers collect comprehensive traffic volume and speed data. This information enables the Department to identify speeding trends, prioritize enforcement efforts, evaluate the effectiveness of traffic safety initiatives, and make data-driven decisions regarding future engineering and enforcement strategies.

The Stalker LidarCam 2 will replace the Department's aging handheld laser speed measurement device, providing officers with enhanced speed measurement accuracy and significantly improved evidentiary capabilities. The integrated camera system automatically records video and captures photographic evidence of speed violations, strengthening court presentations, increasing enforcement efficiency, and improving overall accountability. Combined with the radar trailers, this technology will provide the Marshall Police Department with a modern, data-driven approach to traffic enforcement that improves roadway safety while maximizing limited enforcement resources.

The equipment will be purchased through:

1. All Traffic Solutions utilizing the Sourcewell Cooperative Purchasing Contract (090122-ATS) for the radar trailers.
 2. Stalker Radar utilizing the State of Michigan Contract No. 260000000070 (MiDeal) for the LidarCam 2.
- Two ATS-3 SpeedAlert 18 Radar Trailers: \$22,218.45
 - One Stalker LidarCam 2: \$7,387.00
 - Estimated Total of: \$29,605.45

BUDGET IMPACT:

The total cost is \$29,605.45 and it is requested to use the special projects fund for the purchase.

RECOMMENDATION:

Approve the purchase of two (2) All Traffic Solutions ATS-3 SpeedAlert 18 Radar Speed Display Trailers and one (1) Stalker LidarCam 2 handheld laser in the total amount of \$29,605.45, utilizing the Marshall Special Projects Fund and authorize the City Manager to sign the necessary documents.

855 E. Collins Blvd.
Richardson, TX75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Kelly Payne
kelly@stalkerradar.com

Page 1 of 1
Date: 07/13/2026

Reg Sales Mgr: Dewey Gatts
+1-972-398-3780
dewey@stalkerradar.com

Effective From:05/28/2026 Valid Through: 08/26/2026 **Lead Time: 65 working days**

Bill To:	Customer ID: 490681	Ship To:	<i>FedEx Ground</i>
Marshall Police Dept 323 W Michigan Ave Marshall, MI 49068-1547	Accounts Payable	Marshall Police Dept 714 Old US 27 N Marshall, MI 49068-1547	Officer Jacob Patterson

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1	824-0020-00	Lidar Cam 2 64 GB with HUD	24	\$6,760.00	\$6,760.00
Ln	Qty	Part Number	Description		Price	Ext Price
1	1	200-1323-03	LidarCam 2, US, 64GB w/HUD, ANPR Capable			\$0.00
2	1	200-1406-02	Battery, 2-Cell, LidarCam 2			\$0.00
3	1	200-1406-04	Battery, 4-Cell, LidarCam 2			\$0.00
4	1	200-1413-00	Handstrap, LidarCam 2			\$0.00
5	1	200-1460-00	Desktop Battery Charger, LidarCam 2			\$0.00
6	2	015-0699-00	STYLUS/PEN/LIGHT, STALKER RADAR			\$0.00
7	1	015-0502-01	USB-C to USB 3.0 Adapter Cable, 5"			\$0.00
8	1	015-0502-02	USB-C to Gigabit Ethernet Adapter, 3 USB 3.0 Slots			\$0.00
9	1	035-0010-10*	Hard Case and Foam, LidarCam 2			\$0.00
10	1	011-0316-00	LidarCam 2 Operator Manual			\$0.00
11	1	011-0002-00	Lidar Certificate of Accuracy			\$0.00
12	1	200-1613-00	Documentation Kit, LidarCam 2			\$0.00
13	1	060-1000-24	24-Month Warranty			\$0.00
Group Total						\$6,760.00

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
2	1		Accessories	0	\$0.00	\$0.00
Ln	Qty	Part Number	Description		Price	Ext Price
14	1	200-1625-01	ASSY, SHOULDER STOCK, BLE TRIGGER, LIDARCAM 2		\$627.00	\$627.00
Group Total						\$627.00

Product	\$7,387.00	Sub-Total:	\$7,387.00
Discount	\$0.00	Sales Tax 0%	\$0.00
		Shipping & Handling:	\$0.00
Payment Terms: Net 30 days		Total: USD	\$7,387.00

2026 2029 MI Contract 260000000071

This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these terms and Conditions carefully before proceeding.



All Traffic Solutions, LLC
5100 W Brown Deer Rd
Brown Deer, WI 53223
Phone: 814-237-9005
Fax: 814-237-9006
DUNS #: 02-344-3864
Tax ID: 39-0983658
CAGE Code: 0GWV8

QUOTE Q-109754

DATE: 07/06/2026

PAGE
NO: 1

**Mail Purchase
Orders to:**

5100 W Brown Deer
Rd
Brown Deer, WI
53223

Contract:
Sourcewell 090122-ATS
Sourcewell Account #:
34502

**Questions contact:
MANUFACTURER:
All Traffic Solutions**

Julie Styskin
(866) 366-6602
x 250
jstyskin@alltrafficsolutions.com

Independent Sales Rep:

BILL TO:

Marshall Police Department
714 Old 27 North
Marshall, MI 49068

SHIP TO:

Marshall Police Department
714 Old 27 North
Marshall, MI 49068
Attn: Jacob Patterson

Billing Contact:

**PAYMENT
TERMS:**
Net 30

CUSTOMER: Marshall
Police Department

CONTACT:(269) 781-2596

ITEM NO:	DESCRIPTION:	QTY:	EACH:	EXT. PRICE:
4001825	ATS-3 trailer for iA/SA18 includes 33Ah integrated solar and 100W panel	2	\$5,133.66	\$10,267.32
4000741	SpeedAlert 18 Radar Message Sign (RMS); base unit w/ mounting bracket	2	\$3,892.32	\$7,784.64
4001769	Trailer Speed Limit Sign Kit, ATS-3, 18" x 24" MUTCD sign, digits, hardware	2	\$322.32	\$644.64
4001770	Spare tire & wheel 12" for ATS-3 trailer incl. mounting hardware	2	\$150.00	\$300.00
4000647	App, Traffic Suite (12mo); Equip Mgmt, Reporting, Image Mgmt, Alerts, Mapping and PremierCare	2	\$1,500.00	\$3,000.00
4000874	All Options Activation: Bluetooth, Traffic Data, Violator Alert, Camera/Pictures, (\$3000 Value, requires Traffic or Message Suite)	2	\$0.00	\$0.00
4000793	Violator Strobe, Dual; Hardware for SpeedAlert 18, flash helps draw attention to the driver's speed. Requires color assignment PN.	2	\$420.24	\$840.48
4000826	Strobe Color: Red and Blue (Requires 4000793 Dual Violator Strobe)	2	\$0.00	\$0.00
4001626	VZW communications prep	2	\$0.00	\$0.00
4000750	App, Mobile User Interface perpetual license (only 1 required per account—Bluetooth required, enabled separately)	1	\$100.00	\$100.00
4000740	Trailer Certificate of Origin	2	\$0.00	\$0.00
4001889	Shipping and Handling	1	\$1,888.00	\$1,888.00

4001190

Discount - New Purchase

1

(\$2,606.63)

(\$2,606.63)

Special Notes:

**SALES
AMOUNT:**

\$22,218.45

**TOTAL
USD:**

\$22,218.45

Duration: This quote is good for 60 days from date of issue.**Shipping Notes:** All shipments shall be FOB shipper. Shipping charges shall be additional unless listed on quote.**Taxes:** Taxes are not included in quote. Please provide a tax-exempt certificate or sales tax will be applied.**Warranty:** Unless otherwise indicated, all products have a one year warranty from date of sale. Warranty extensions are a component of some applications that are available at time of purchase. A Finance Charge of 1.5% per month will be applied to overdue balances. GSA GS-07F-6092R

I am authorized to commit my organization to this order. If your organization will be creating a purchase order for this order, please submit purchase order to either of the following: Email: sales@alltrafficsolutions.com or Physical Address: Listed at top of quote.

Signature: _____ Date: _____

Print Name: _____ Title: _____

ITEM: 12.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marcia Strange, Director of Community Development
DATE: July 20, 2026
SUBJECT: SET PUBLIC HEARING FOR MILLBROOK DEVELOPMENT -
BROWNFIELD HOUSING TIF PLAN

Millbrook of Marshall, the proposed Marshall residential project that received site plan approval earlier this year, has submitted a Brownfield (Housing TIF) Plan for the Marshall River Development ("Millbrook of Marshall, GCC 550 Hughes, LLC) for consideration and approval. The Brownfield Redevelopment Authority (BRA) is holding a public hearing on July 23 and will consider at that time recommending approval to City Council. Tonight we are requesting City Council schedule a public hearing for August 3, 2026, after which final approval of the proposed Brownfield Plan can be considered by City Council.

The City received the plan on June 9th and the plan has been reviewed by our consultant, Ryan Kilpatrick (Flywheel). He has provided his analysis as was reviewed at the July 6, 2026 City Council Worksession. Highlights of the Plan include:

1. Investment and housing need: The project would produce an estimated \$219 million in new investment and 994 new homes serving middle-income households in Marshall. The development team has committed to maintaining affordability for at least 26% of all the units in the development and these units will be mixed throughout the development.

2. Regional economic impact: Construction of the project is anticipated to generate roughly \$120 million in additional economic activity across Marshall and the region over the 8-10 year construction timeline. Once complete, more than 1,000 new residents are likely to support at least \$25 million in annual local business income and roughly 300 new full-time and recurring jobs.

3. Support for local and school debt millage: The project is estimated to generate approximately \$4.6 million towards Marshall road debt and \$9.3 million toward Marshall Public School debt. (These are non-capturable)

4. New pass-through revenue versus the status quo: The plan directs an estimated \$19,613,115 in pass-through revenue to local taxing jurisdictions - including the City, the Library, TACC, County Veterans, County Parks, among others. By contrast, the property in its current use generates just about \$29,000 per year across all local and state taxing jurisdictions combined.

5. State tax capture without harm to local schools: The plan captures State taxes to support the development that would otherwise go to other communities across the state. Because

schools receive State funding on a per-pupil basis, this capture does not reduce funding for local schools.

6. Public amenities: The Developer has committed to riverfront easements for a public riverwalk to be developed by the City and a public dog park. There is water and sewer infrastructure that this project includes that benefit the broader community.

The applicants are also in attendance to answer preliminary questions. The current request is to schedule a public hearing for next month. Following the public hearing, the Plan can be considered for approval.

BUDGET IMPACT:

No budget impact to set the public hearing.

RECOMMENDATION:

Schedule a Public Hearing for the Millbrook Development Brownfield Housing TIF Plan for August 3, 2026, at the regularly scheduled City Council meeting.

MEMORANDUM

TO: City of Marshall Brownfield Redevelopment Authority
FROM: Ryan Kilpatrick, AICP, EDFP — Flywheel Community Development Services
DATE: June 17, 2026
RE: Review of the Proposed Brownfield Plan for the Marshall River Development
("Millbrook of Marshall," GCC 550 Hughes, LLC) — dated June 5, 2026

1. Purpose of This Memo

This memo provides the Brownfield Redevelopment Authority (the "Authority" or "BRA") with an independent summary of the proposed Brownfield Plan for the Marshall River Development, marketed as Millbrook of Marshall. Its purpose is to explain, in plain terms, how the financing tool being requested works, what the developer is proposing to build, what public benefits the project would deliver, and what specific actions the Authority is being asked to consider.

This memo does not recommend approval or denial at this stage. It is intended to equip Authority members with the background needed to ask informed questions and, if the Authority is satisfied that the plan is complete and worth advancing, to schedule a public hearing where the proposal can be examined in full and the community can comment.

2. How Tax Increment Financing Works

Tax increment financing (TIF) is frequently misunderstood, so it is worth stating the core mechanic clearly. TIF does not take any existing tax dollars away from the City, the County, the schools, or any other taxing jurisdiction. It does not redirect revenue that those jurisdictions collect today, and it does not raise anyone's tax rate.

Instead, TIF works only on *new* tax value — the "increment" — that is created when raw or underused land is developed. The taxable value of the property on the day the plan is adopted is the **base**. Every jurisdiction continues to collect on that base, exactly as it does now, for the entire life of the plan. Only the taxes generated by the **increase** in value above that base — value that exists only because the project gets built — are captured and used to reimburse eligible project costs.

The practical consequence is that the financing is self-funding and contingent. If the project is never built, there is no increment, nothing is captured, and no jurisdiction is worse off. The site today generates roughly **\$29,000 per year** in total property tax — about \$870,000 over thirty years if it stays as it is. The proposed development plan estimates that, once built, the new project would generate approximately **\$167 million** in total tax revenue over the plan term. None of that revenue exists unless the development proceeds.

Three features of this particular plan reinforce the point: capture begins only after value is created (estimated first capture in **2028**); **no public bonds or debts will be issued**, so the City takes on no debt; and the developer fronts the eligible costs and is repaid only out of the new tax increment the project itself produces.

3. Eligible Activities Under the Michigan Brownfield Act

The plan is authorized under the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended. Understanding what may be reimbursed requires distinguishing the traditional brownfield framework from the recent housing amendments, because this project relies primarily on the latter.

Traditional brownfield eligible activities

Historically, Act 381 focused on environmentally or functionally compromised property. On a traditional brownfield, eligible activities have included environmental response activities and due-care work, demolition of structures, lead, asbestos, and mold abatement, the reasonable cost of environmental insurance, relocation of public buildings or operations for economic development, and the cost of preparing and implementing the brownfield and work plans themselves. The unifying idea is that these are costs a developer must absorb to overcome a site condition that the market, left alone, would route around.

The housing amendments — a newer category of eligible activity

Michigan amended Act 381 to recognize that a community can face a housing shortage that functions as its own barrier to redevelopment, even where there is no contamination. In a qualified local governmental unit — which the plan states the City of Marshall is — where a project includes *housing property* and the community has identified a specific housing need supported by absorption or job-growth data, the Act now allows three additional categories of eligible activity: **(1) housing development activities**, **(2) infrastructure improvements** necessary for and supporting housing development, and **(3) site preparation** that is not environmental response work but that supports housing development.

This is the basis for the Millbrook plan. The property qualifies as “housing property” under the Act rather than as a contaminated site, and the plan documents the required housing need using the April 2025 Tracy Cross & Associates market study and the Plante Moran residential market report. The amendments also expressly permit eligible-activity costs to be reimbursed **with interest**, which is central to how this deal is structured.

4. Self-Financing Up Front, Reimbursement Over Time, and the Time Value of Money

A point the Authority should keep front of mind is that this is a pay-as-you-go, reimbursement-based structure, not a grant. The developer must pay for all eligible activities up front, out of its own capital and financing, before any reimbursement occurs. The City advances nothing. Reimbursement then arrives slowly, year by year, only as increment is collected — over a plan term the developer estimates at roughly 32 years, with build-out itself spanning about eight years across four phases.

Because the developer carries those costs for years — in some cases decades — before being made whole, the plan reimburses the infrastructure, site preparation, and brownfield-plan preparation costs **with 6% simple interest**, accrued and paid at the end of the term. That interest is not a windfall; it is compensation for the cost of carrying money that is tied up in public-purpose infrastructure long before it is returned. The proposed 6% interest reimbursement rate is also less than the current typical commercial borrowing rate of 6.5% - 7%. The estimated interest accrual on those fronted costs is on the order of **\$29 million** over the life of the plan.

This is also why the headline numbers should be read carefully. A dollar reimbursed in 2050 is worth far less than a dollar spent in 2027, because money has a time value — inflation and the opportunity

cost of capital steadily erode what a future dollar can buy. Economists capture this by applying a **discount rate** to convert future dollars into present-day equivalents. Applied over a 30-plus-year horizon, that discounting is dramatic: the plan estimates that the entire stream of public reimbursement and infrastructure investment is equivalent to roughly **\$31 million in today's dollars (net present value)**, even though the nominal reimbursement and interest figures are far larger. When the Authority weighs the size of the request, the present-value figure is the more meaningful measure of what the public is actually committing.

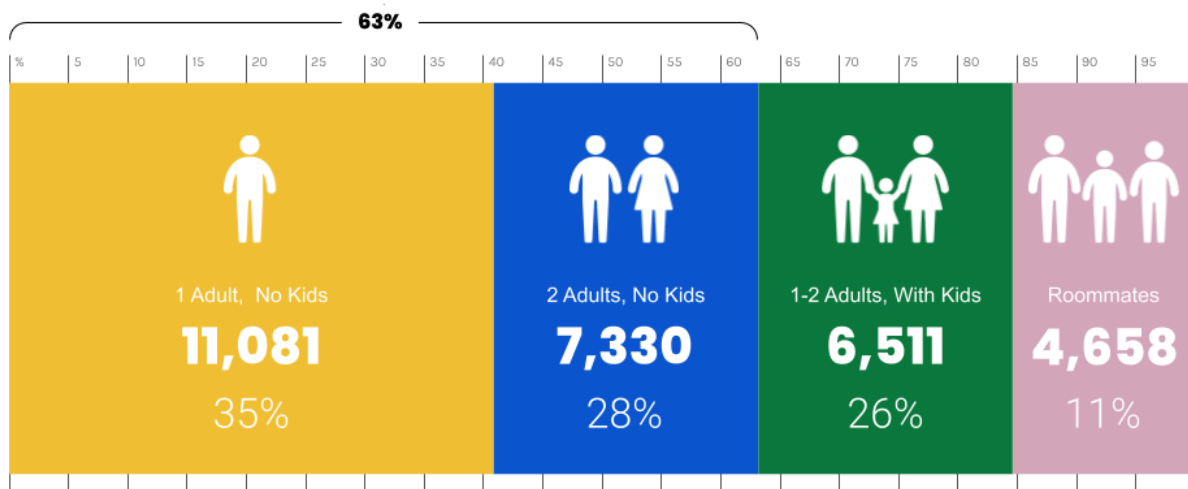
5. What the Developer Is Proposing to Build

Millbrook of Marshall is a four-phase residential development on approximately **125 acres** near the corner of West Hughes Street and South Kalamazoo Avenue, along the North Branch of the Kalamazoo River. At full build-out it would deliver **994 new for-rent homes** and represents an estimated **\$219 million** in total capital investment — roughly \$220,000 of investment per home. The site is today largely vacant and underused land and the City of Marshall has seen no significant housing development in more than 35 years.

The unit mix is deliberately diverse rather than a single product type:

Housing type	Units
Junior one-bedroom apartments	112
One-bedroom apartments	352
Two-bedroom apartments	268
Three-bedroom apartments	112
Two-bedroom modular single-family homes	50
Three-bedroom townhomes	100
Total	994

City of Marshall Household Demographics



The proposed unit mix and housing types reflect the current demographics of the City of Marshall.

Construction is phased so that it tracks real absorption rather than betting on an all-at-once build-out: Phase I (322 units) starting late 2026 / early 2027; Phase II (300 units) in late 2028; Phase III (272 units) in early 2031; and Phase IV (100 townhomes) in early 2033, with each phase generally contingent on absorption of the one before it. On-site amenities include a clubhouse, dog park, pickleball and basketball courts, and riverwalk access.

6. How the Housing Mix Serves Marshall's Growing Workforce

The range of unit types matters because the demand Marshall faces is broad and is being driven by employment growth. The Ford BlueOval Battery Park project is projected to create **1,700 to 2,200 jobs** and to drive demand for **650 to 800 new housing units within the City**, with about 20% of that demand coming from households earning no more than 120% of area median income. Additional pressure comes from supplier expansion on the MAJOR campus, the Consumers Energy training facility, Oaklawn Hospital, and other manufacturers.

The market study reinforces that this is largely a workforce-rental market. Roughly three-quarters of market-area households — and 80% of Marshall households — do not have children under 18, a profile well suited to apartments and other maintenance-free formats, while the townhomes and modular single-family homes serve small families who want more space. By offering everything from junior one-bedrooms to three-bedroom townhomes, the project can house early-career workers, couples, empty-nesters, hospital staff, contract workers, and new BlueOval and supplier employees *without relying on a single narrow tenant type*. The plan is positioned to meet demand that already exists and is expected to deepen.

7. Public Benefits of the Project

Beyond simply adding housing supply, the proposal carries several distinct public benefits the Authority will want to weigh:

- **Attainable housing at scale.** The developer commits to pricing approximately 25.6% of the units — 255 homes — for households earning between 90% and 120% of area median income or less, distributed across phases and unit types rather than concentrated in one corner of the site. In Calhoun County, where the 2025 median household income is \$58,477, this dedicates more than a quarter of the development to households at or below the broader market's reach.
- **Hundreds of homes for middle-income households.** The balance of the project supplies market-rate but moderately priced housing for the skilled, middle-income workforce the region is actively recruiting — the “missing” supply the market study says has been absent for decades.
- **New public-facing riverfront access and amenities.** The plan contemplates newly dedicated riverwalk access along the North Branch Kalamazoo River, plus a dog park and recreational courts, in a part of the city that is presently inaccessible vacant land.
- **Hundreds of new ratepayers for City systems.** Marshall's municipally owned water, sewer, electric, and fiber/broadband systems would gain hundreds of new customers, producing recurring utility revenue that helps support reinvestment in those systems and personnel.
- **City-shaping infrastructure.** The plan funds improvements that extend beyond the project itself — including water-distribution upgrades on the south side of the river and a new utility

crossing of the river — creating service capacity that can support additional growth south of the river over time.

8. The Proposed 20% Pass-Through to Local Taxing Jurisdictions

A noteworthy feature of this plan is that the developer has structured it around a **20% pass-through** of captured increment to the taxing jurisdictions. Rather than capturing 100% of the available increment for reimbursement, the plan lets a meaningful share flow through to the schools, the County, and other local units *during* the plan term, instead of all of it going toward developer reimbursement.

On the plan's estimates, that pass-through directs approximately **\$30.7 million** to taxing jurisdictions over the total plan term — about \$11.1 million to schools (State Education Tax and school operating) and \$19.6 million to local jurisdictions — in addition to roughly \$13.9 million in non-capturable millages (chiefly debt millages) that flow through in full throughout the plan. This is new revenue to all local taxing jurisdictions.

It is also important to note that local school funding is distributed on a per pupil basis. Non-millage property taxes are paid to the state and then distributed to local schools based on the number of enrolled students. This means that any amount of tax capture does not effect the amount of funding that flows to the local school district.

Revenue category over the plan	Approx. amount
Total new tax revenue generated	\$122.7M
20% pass-through to jurisdictions	\$30.7M
• New revenue to schools (SET + school operating)	\$11.1M
• New revenue to local jurisdictions	\$19.6M
Non-capturable millages (flow through in full)	\$13.9M
Existing taxes generated by the site today	~\$29K / yr

9. Why Brownfield TIF Is Being Requested for This Project

The request exists because of a gap between what this housing costs to build and what the local market can afford or is willing to pay in rent. There are two major cost centers. First, bringing the raw, riverfront site to a buildable condition is expensive: the plan identifies roughly **\$31.3 million** in infrastructure and site-preparation work — roads, utilities, stormwater, grading, land balancing, the river crossing, and related improvements — before a single home can be occupied. Second, new multifamily construction in southern Michigan now runs to a level that, on this project, averages on the order of **\$220,000 of total capital investment per home**.

Set that against what households can actually afford. At the standard benchmark of 30% of income toward housing, a household at Calhoun County's 2025 median income (about \$58,477) can support roughly **\$1,460 per month**, and a household at the higher Marshall-area median (about \$75,391) roughly **\$1,885 per month**. The developer's attainable rents are set in that range — on the order of \$1,100 for a junior one-bedroom up to roughly \$1,800 for a three-bedroom townhome — well below the program's potential control-rent ceilings of \$2,440 to \$3,525 for the same unit types. New

construction simply cannot be financed on rents that low without help: the revenue does not cover the cost of capital required to build it.

The Housing TIF program bridges the gap between total project costs and what local households can afford. The plan quantifies the foregone revenue from renting the 255 attainable units below market over their commitment period — a calculated financing gap of about **\$84.5 million** — which the developer has voluntarily reduced and capped at a **\$55 million approved financing-gap cap**. Together with the \$31.3 million of infrastructure and site work and modest plan-administration costs, the plan identifies total eligible activity costs of **\$86,395,000**. In short, the TIF does not make the project unusually profitable; it makes attainable rents financially possible on a site that would otherwise stay vacant and creates a pathway for the developer to bring needed housing to the community.

10. Developer Risk and a Reasonable Return

It is important for the Authority to appreciate how much risk the developer is taking on, because that risk is the reason a reasonable return is warranted. The developer is responsible for financing the entire **\$219 million** of capital — typically a blend of construction and permanent debt, which must be serviced from day one, plus a substantial layer of at-risk equity. That capital is committed before reimbursement begins, and reimbursement then arrives slowly over decades rather than in a lump sum.

The risks the developer bears are real and largely one-directional. Construction-cost overruns, interest-rate movements, and lease-up and absorption risk all fall on the developer. The phasing structure concentrates this: each phase is generally contingent on absorbing the prior one, so a slower-than-expected market delays later phases and the capital behind them. Critically, the TIF reimbursement is itself contingent — it is paid only out of tax increment generated as a result of development on the site. If the project leases up more slowly or values rise more slowly than projected, the captured increment shrinks and the developer simply recovers less and later. The public is protected from that downside; the developer is not.

Because the developer fronts the capital, services the debt, absorbs the construction and market risk, and accepts reimbursement that is both delayed and contingent, a market-rate return on the equity at risk is the normal and expected condition for the project to be financeable at all. The 6% simple interest on the fronted infrastructure and site costs partially compensates the carry, but it does not, by itself, guarantee a return on the equity.

The Authority is not being asked to guarantee a profit — it is being asked to enable a structure in which a reasonable, risk-adjusted return becomes achievable if, and only if, the developer successfully builds and leases the project.

11. What the Authority Is Being Asked to Consider

Drawing the pieces together, the Authority is being asked to consider a plan that would convert a long-vacant riverfront site into 994 homes and roughly \$219 million of investment, using only the new tax value the project itself creates, with no City debt and a 20% pass-through that shares new tax increment with local jurisdictions throughout the term. The following questions and confirmations are likely to arise as the Authority deliberates, and the developer should be prepared to address them at a public hearing:

- Need and data: Does the housing-need and job-growth evidence (Tracy Cross, Plante Moran, BlueOval projections) satisfy the Act’s requirement for documented absorption or job-growth data supporting housing eligibility?
- Attainability terms: How will the 90–120% AMI commitment on the 255 units be defined, monitored, and enforced over the commitment period, and what happens if a phase is delayed?
- Pass-through and term: Is the Authority comfortable with the proposed 20% pass-through structure and the estimated 32-year duration?
- Interest and reimbursement: Is the 6% simple interest on fronted infrastructure and site costs, accrued and paid at the end of term, acceptable, and is the present-value scale of the public commitment (~\$31M NPV) understood?
- Infrastructure scope: Which improvements serve only the project versus the broader south-of-river service area, and how should any developer land-contribution willingness (dog park, riverwalk extension) be characterized — the plan describes these as a willingness to cooperate, not a present commitment.

In sum, the proposed Brownfield Plan is a substantial, well-documented request that uses new tax value — created only if the project is built — to make attainable, workforce-relevant housing financially possible on a site that has sat idle for decades. This memo is intended to give the Authority the grounding to ask the right questions and, if satisfied that the plan is complete, to schedule a public hearing at which the proposal can be fully vetted and the public heard.

Respectfully submitted,

Ryan Kilpatrick, AICP, EDFP

Principal, Flywheel Community Development Services

CITY OF MARSHALL BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR MARSHALL RIVER DEVELOPMENT

June 25, 2026

Introduction

GCC 550 Hughes, LLC (the “**Developer**”) is proposing to redevelop approximately 121 acres near the corner of West Hughes Street and South Kalamazoo Avenue along the North Branch Kalamazoo River (the “**Property**”). Currently, the Property consists of six parcels containing one two-story residential home (located at 440 West Hughes Street) and approximately five accessory buildings and structures; the remainder of the Property consists of vacant land and former agricultural buildings. See **Figure 1** for a map of the Property and **Figure 2** for the Property’s legal description. As depicted in the attached site plan in **Figure 4**, Developer plans to construct a new multi-family residential development, consisting of a total of approximately nine-hundred ninety-four (994) new for-rent units, including eight-hundred forty-four (844) residential apartments (one-hundred twelve (112) junior one-bedrooms, three-hundred fifty-two (352) one-bedrooms, two-hundred sixty-eight (268) two-bedrooms, and one-hundred twelve (112) three-bedrooms), fifty (50) two-bedroom modular single-family homes, and one hundred (100) three-bedroom townhomes, along with associated site improvements (i.e. parking and landscaping) (the “**Project**”). The Project will be constructed in approximately four phases and includes multiple tenant amenities on the Property, including a dog park, clubhouse, pickleball courts, basketball courts, and riverwalk access.

The Developer is seeking to utilize the Housing TIF program and intends to designate approximately twenty-six percent (25.6%) of the units (i.e. 255 units) for tenants earning 90-120% area median income (AMI) or less, distributed across phases and unit types. See **Table 3** for a breakdown of the unit AMI commitments per phase.

The City of Marshall (the “**City**”) is experiencing a major housing shortage, with no significant housing development taking place in more than 35 years. According to the 2025 Residential Market Report prepared by Plante Moran for the City¹, the BlueOval Battery Park project, a battery production facility currently being constructed by the Ford Motor Company, is expected to create 1,700 to 2,200 jobs while generating demand for 650 to 800 new housing units within the City. Approximately 20% of demand is expected to be for units that are attainable for households earning not more than 120% AMI. The Project will meet the immediate need for housing across various price points and is located near the BlueOval Battery Park project.

Total capital investment of all phases is estimated to be approximately \$219 million. Construction will be executed across four phases with Phase One including the construction of approximately three-hundred twenty-two (322) residential units (thirty-four (34) junior one-bedroom apartments, one-hundred thirty-six (136) one-bedroom apartments, sixty-eight (68) two-bedroom apartments, thirty-four (34) three-bedroom

¹ February 2025 Plante Moran Realpoint Residential Market Report

apartments, and fifty (50) two-bedroom modular units) and is expected to begin in late 2026/early 2027 and completed within approximately 18 months. Phase Two of the Project will include the construction of approximately three hundred (300) residential units (forty-two (42) junior one-bedroom apartments, one-hundred eight (108) one-bedroom apartments, one-hundred eight (108) two-bedroom apartments, and forty-two (42) three-bedroom apartments) and is expected to begin in late 2028 and to be completed within approximately 18 months. Phase Three of the Project will include construction of approximately two-hundred seventy-two (272) units (thirty-six (36) junior one-bedroom apartments, one-hundred eight (108) one-bedroom apartments, ninety-two (92) two-bedroom apartments, and thirty-six (36) three-bedroom apartments) and is expected to begin in early 2031 and to be completed within approximately 15 months. Phase Four will include the construction of approximately one hundred (100) three-bedroom townhouses and is expected to begin in early 2033 and to be completed within approximately 12 months. Given the size of the Project and phasing, it is intended for this Plan to be a living document and subject to future amendments to adapt to any changes in scope and cost.

Basis of Eligibility

The Property is considered an “eligible property” as defined in Act 381 of 1996, as amended, because the construction of residential units in a mixed-use project makes the Property a “housing property” under Section 2(y) of the Act.

The Property includes six contiguous parcels of property, including 425 W Hughes St, 440 W Hughes St, 800 S Kalamazoo Ave, 902 S Kalamazoo Ave, 913 Industrial Rd, and vacant land (no address), Marshall, MI 49068. See **Figure 1** for a map of the Property and **Figure 2** for the Property’s tax parcel numbers and legal descriptions.

Required Elements of Brownfield Plan

1. A description of costs intended to be paid for with the tax increment revenues. (MCL 125.2663(2)(a))

Developer will seek tax increment financing (“TIF”) from available local taxes, school operating taxes, and state education tax millage for eligible activities at the Property, for demolition, housing development activities (infrastructure improvements, site preparation, and financing gap/PRL), and brownfield plan/work plan preparation and implementation totaling \$86,345,000 for all phases, plus simple interest at 6% to be reimbursed for infrastructure improvements, site preparation, and brownfield plan/work plan preparation (accrued and paid at end of term). The Authority will seek reimbursement of Plan Implementation costs of \$50,000.

The table below presents estimated costs of the eligible activities for the Project which qualify for reimbursement from TIF:

Table 1 – Eligible Activities	
Task	Cost Estimate
Phase I	
1. Housing Development Activities	
- Infrastructure Improvements	\$ 5,058,434
- Site Preparation	\$ 8,461,879
- Project Financing Gap	\$ 19,803,264
<i>Phase I Eligible Activity Sub-total</i>	<i>\$ 33,323,577</i>
Phase II	
2. Housing Development Activities	
- Infrastructure Improvements	\$ 3,284,771
- Site Preparation	\$ 5,494,849
- Project Financing Gap	\$ 18,111,456
<i>Phase II Eligible Activity Sub-total</i>	<i>\$ 26,891,076</i>
Phase III	
3. Housing Development Activities	
- Infrastructure Improvements	\$ 3,004,766
- Site Preparation	\$ 5,026,450
- Project Financing Gap	\$ 14,341,104
<i>Phase III Eligible Activity Sub-total</i>	<i>\$ 22,372,320</i>
Phase IV	
4. Housing Development Activities	
- Infrastructure Improvements	\$ 368,094
- Site Preparation	\$ 615,757
- Project Financing Gap	\$ 2,778,048
<i>Phase IV Eligible Activity Sub-total</i>	<i>\$ 3,761,899</i>
<i>All Phases Project Financing Gap Eligible Activity Sub-total</i>	<i>\$ 55,033,872</i>
<i>(Less Developer Gap Cap Reduction)</i>	<i><u>(\$ 33,872)</u></i>
<i>All Phases Approved Financing Gap Cap</i>	<i>\$ 55,000,000</i>
<i>All Phases Infrastructure and Site Preparation Eligible Activity Sub-total</i>	<i>\$ 31,315,000</i>

Table 1 – Eligible Activities	
Task	Cost Estimate
<i>All Phases Project Eligible Activity Sub-total</i>	<i>\$ 86,315,000</i>
5. Brownfield Plan/Work Plan Preparation and Development – Developer	\$ 30,000
6. Brownfield Plan/Work Plan Implementation - Authority	\$ 50,000
ELIGIBLE ACTIVITY TOTAL*	\$ 86,395,000

* Infrastructure, Site Preparation, and Brownfield/Work Plan Preparation cost to be reimbursed with 6% simple interest, accrued and paid at end of term.

** Project Financing Gap is calculated based on an adjusted control rent which is lower than the MSHDA Control Rent. See **Table 3** for the adjusted control rent and MSHDA Control Rent.

2. A brief summary of the eligible activities that are proposed for each eligible property. (MCL 125.2663(2)(b))

“Eligible activities” are defined in Act 381 of 1996, as amended (the “Act”) as meaning one or more of the following: (i) department specific activities; (ii) relocation of public buildings or operations for economic development purposes; (iii) reasonable cost of environmental insurance; (iv) reasonable cost of developing, preparing and implementing brownfield plans, combined brownfield plans, and work plans; (v) demolition of structures that is not a response activity under Part 201 of NREPA; and (vi) lead, asbestos, or mold abatement. In addition, in qualified local governmental units such as the City of Marshall, where a project includes housing property 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 Act includes the following additional activities under the definition of “eligible activities”: (A) housing development activities; (B) infrastructure improvements that are necessary for housing property and support housing development activities; and (C) site preparation that is not a response activity and that supports housing development activities. Pursuant to MCL 125.2663b (12)(c), eligible activity costs may be reimbursed with interest.

The cost of eligible activities is estimated in the table above and includes the following:

- a. Infrastructure Improvements. Infrastructure improvements that directly benefit the Project include road repair, sidewalks, curb/gutter, and storm water management system.
- b. Site Preparation. Site preparation activities include clearing and grubbing, geotechnical engineering, mass grading and land balancing, dewatering, staking, temporary erosion control, temporary traffic control, temporary site control, temporary facility, temporary roads/access, excavation for unstable material, fill material, compaction & sub-base, special foundations, sheeting and shoring, retaining walls, and active utility relocation.

- c. Housing Development Activities. To support the critical need for attainable housing in the City, Developer intends to price approximately twenty-six percent (25.6%) of the Project's residential units for income qualified households (i.e., those with an annual household income of not more than 120% AMI with Project targets from 90-120% AMI). Housing Development Activities for the Project include site preparation (i.e. grading, land balancing, utility relocation, temporary site security, etc., including associated A/E costs), infrastructure improvements (i.e. utilities, parking, roadways, etc., including associated A/E costs), and reimbursement to fill Developer's financing gap associated with the development of the attainable units. See **Table 3** for breakdown of unit AMI commitments and phasing breakdown.
 - d. Brownfield Plan Preparation and Development. Costs incurred to prepare and develop this Plan, as required per the Act by Developer.
 - e. Brownfield Plan/Work Plan Implementation. Costs incurred to implement this Plan, as required per the Act by the Authority.
 - f. Interest. Developer's infrastructure improvements, site preparation, and brownfield/work plan preparation and development costs will be reimbursed with simple interest at 6%, accrued and paid at the end of the term of reimbursement.
3. **An estimate of the captured taxable value and tax increment revenues for each year of the Plan from each parcel of eligible property and in the aggregate. [MCL 125.2663(2)(c)].**

An estimate of the real property tax capture for TIF is attached as **Table 2**.

4. **The method by which the costs of the Plan will be financed, including a description of any advances made or anticipated to be made for the costs of the Plan from the City. (MCL 125.2663(2)(d))**

The cost of the eligible activities included in the Plan and related to the Project will initially be paid for by Developer, and it will seek reimbursement through available local and school property tax increment revenues during the term of the Plan. Plan Implementation costs will be incurred by the Authority and they will be proportionally reimbursed from available TIF.

5. **The maximum amount of the note or bonded indebtedness to be incurred, if any. MCL 125.2663(2)(e).**

No bonds or notes will be issued for the Project.

6. **The proposed beginning date and duration of capture of tax increment revenues, which shall not exceed the lesser of (1) the period required to pay for the eligible**

activities from tax increment revenues plus the period of capture authorized for the local site remediation revolving fund or (2) 30 years. (MCL 125.2663(2)(f) and MCLA 125.2663b(16)).

The duration of the Plan for the Project is estimated to be 32 years. It is estimated that development of the Property will be completed in 2034 and that it will take up to 30 years to recapture the eligible activities through tax increment revenues, plus up to five years of capture for the Local Brownfield Revolving Fund (the “**LBRF**”), if available. Therefore, the first year of tax increment capture will be 2028 and the Plan will remain in place until Developer is fully reimbursed (with interest on the infrastructure, site preparation, and brownfield/work plan preparation costs), and the Authority has completed capture for the LBRF, if available, subject to the maximum duration provided for in MCL 125.2663.

7. An estimate of the future tax revenues of all taxing jurisdictions in which the Property is located to be generated during the term of the Plan. (MCL 125.2663(2)(g))

An estimate of real property tax capture is attached as **Table 2**.

8. A legal description of each parcel of eligible property to which the Plan applies, a map showing the location and dimensions of each eligible property, a statement of the characteristics that qualify the property as eligible property, and a statement of whether personal property is included as a part of the eligible property. (MCL 125.2663(2)(h))

- a. See site map in **Figure 1** and legal description in **Figure 2**.
- b. The Property is an “eligible property” because it is “housing property,” as defined in the Act.
- c. Characteristics of Property: The Property is currently approximately 102 acres largely vacant land in the City of Marshall, which houses a single two-story residential building as well as several accessory buildings and structures. The rest of the Property is vacant land covered by greenspace.
- d. Personal property: All new personal property added to the Property is included as part of the “eligible property,” to the extent it is taxable.

9. Estimates of the number of persons residing on each eligible property to which the plan applies and the number of families and individuals to be displaced. If occupied residences are designated for acquisition and clearance by the authority, the plan must include a demographic survey of the persons to be displaced, a statistical description of the housing supply in the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals. (MCLA 125.2663(2)(i))

There are no persons currently residing on this Property and, therefore, no families or individuals will be displaced.

10. A plan for establishing priority for the relocation of persons displaced by implementation of the Plan, if applicable. (MCL 125.2663(2)(j))

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

11. Provision for the costs of relocating persons displaced by implementation of the Plan, and financial assistance and reimbursement of expenses, if any. (MCL 125.2663(2)(k))

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

12. A strategy for compliance with the Michigan Relocation Assistance Act, if applicable. (MCL 125.2663(2)(l))

There are no persons currently residing on the Property and, therefore, no families or individuals will be displaced.

13. Other material that the Authority or the City Council considers pertinent. (MCL 125.2663(2)(m))

Development of the Property will contribute substantially towards the vitalization of the City by developing vacant space into expanded housing offerings within walking distance of the downtown business district, generating increased tax revenue for the taxing jurisdictions and contributing towards the realization of the Community Master Plan. The Project will result in a historic expansion of housing inventory across various price points while complementing the surrounding built environment.

Figure 1
Property Location and Site Maps

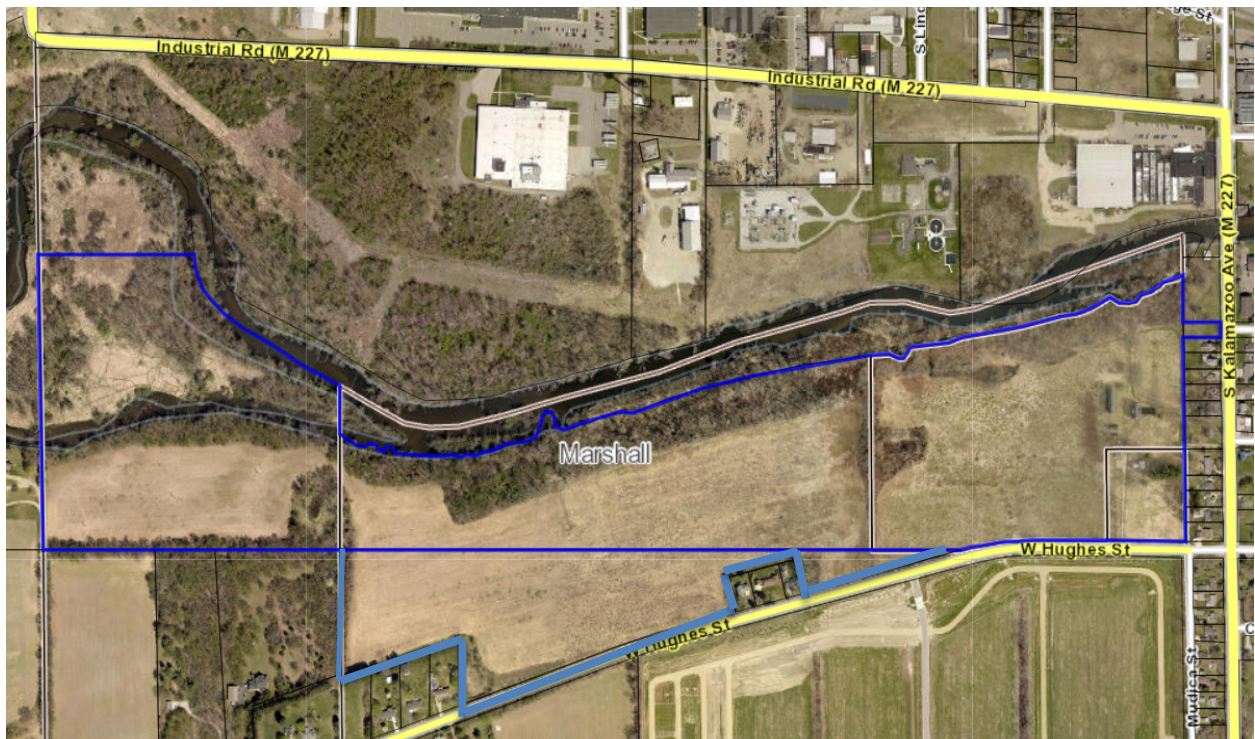
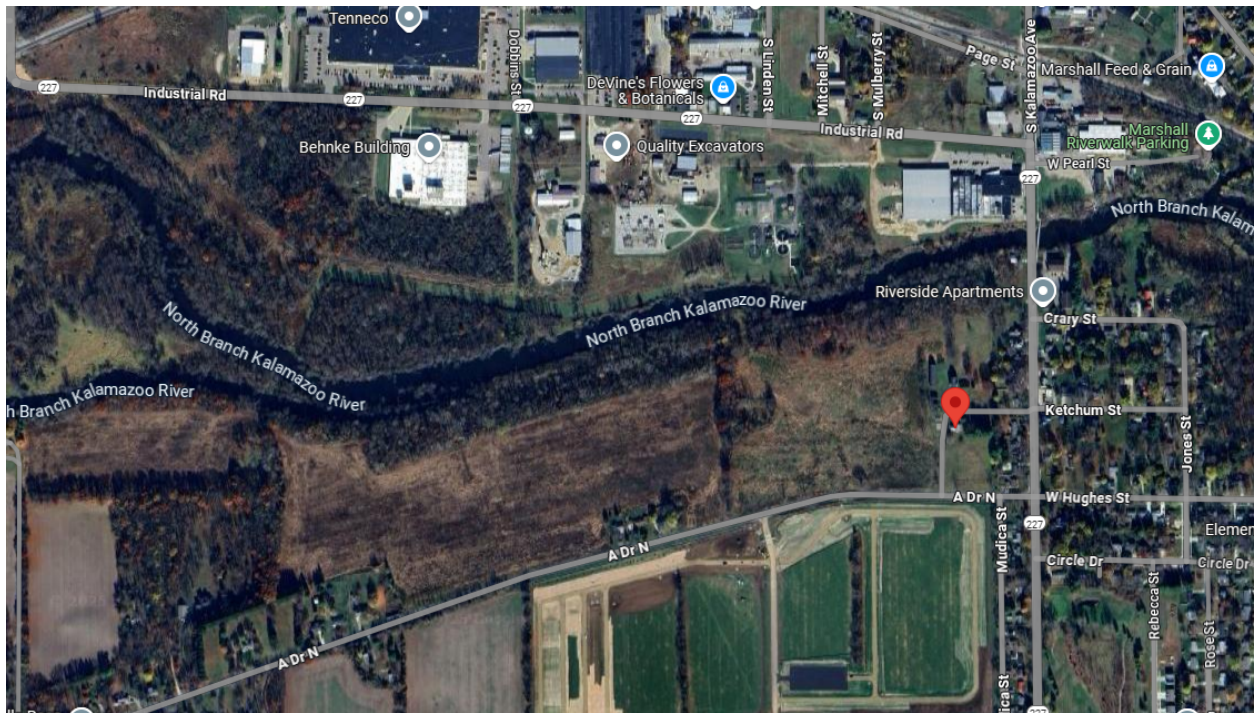


Figure 2

Description of Eligible Property

Parcel Number: 53-002-702-02

Property Address: 425 W Hughes St, Marshall, MI 49068

Legal Description: SEC 35 T2S R6W BEG CTR LN OF HUGHES ST & E LN OF NW 1/4 OF NW 1/4 TH N TO SEC LN E TO PT 1044.78 FT E OF N 1/4 POST TH S TO CTR LN TH SWLY ALG CTR LN TO BEG EXC BEG SWLY COR TH N 330 FT N 71 DEG 29' E 414.9 FT TH N 83 DEG 06' E 132.7 FT TH S 302 FT TO CTR LN ALG CTR LN S 71 DEG 29' W 553.2 FT TO BEG. ALSO EXC BEG CTR LN OF HUGHES ST TH E 482 FT TH SELY 274 FT & NELY 135 FT FROM THE N 1/4 POST TH NWLY 183.04 FT TH NELY 100 FT TH SELY 183 FT TH SWLY ALG CTR LN 104.24 FT TO POB ALSO EXC 482 FT E & S 12 DEG 29' E 274.7 FT FROM N 1/4 POST TH S 76 DEG 11' W 99.24 FT TH N 13 DEG 48' W 183 FT TH N 76 DEG 11' E 103.45 FT TH S 12 DEG 29' E TO POB ALSO EXC BEG 482 FT E & S 12 DEG 29' E 97.7 FT FROM N 1/4 POST TH S 12 DEG 29' E 177 FT TH N 76 DEG 11' E 135 FT TH N 12 DEG 29' W 173.5 FT TH S 77 DEG 40' W 135 TO POB 19.0 AC +/-

Parcel Number: 53-002-702-01

Property Address: 440 W Hughes St, Marshall, MI 49068

Legal Description: SEC. 26 BEG 424 FT. N & 198 FT. W. OF SE SEC. COR. - W 350 FT. - S TO N LI OF HUGHES ST. - E 350 FT. TO BEG. 3.4 A.

Parcel Number: 53-002-576-25

Property Address: 902 S Kalamazoo Ave, Marshall, MI, 49068

Legal Description: LAND LOCATED IN THE TOWNSHIP OF MARSHALL, CALHOUN COUNTY, MICHIGAN DESCRIBED AS FOLLOWS: MARSHALL TOWNSHIP SEC 26; T2S, R6W; TH E 275.22 FT OF THE W 1/2 OF SW 1/4 S OF KALAMAZOO RIVER; TH E 1/2 OF THE SE 1/4 S OF RIVER; EXCEPT THE E 198 FT; EXCEPT, BEG 424 FT N & 198 FT W OF SE SEC CORNER; TH W 350 FT; TH S TO N LINE HUGHES ST; TH E 350 FT; TH N TO THE BEG; AND ALSO; COM AT THE NE CORNER OF SEC 35; TH N 89D35'40"W 1026.68 FT TO THE POB; TH 163.48 FT ALONG ARC OF CURVE TO LEFT, DELTA ANGLE 6D49'39", RADIUS OF 1371.86 FT & CHORD OF 163.38 FT BEARING S79D08'26"W; TH 431.06 FT ALONG ARC OF CURVE TO LEFT, WITH A DELTA ANGLE 00D19'26", RADIUS OF 76283.26 FT, CHORD OF 431.06 FT BEARING S76D13' 01"W; TH N00D24'20"E 137.58 FT TO THE N LINE OF SAID SEC; TH S89D35'40"E 578.14 FT TO THE POB. FORMALLY KNOWN AS PARCEL ID NO: 13-16-260-003-00

Parcel Number: 53-002-562-00

Property Address: 913 Industrial Rd, Marshall, MI, 49068

Legal Description: MARSHALL CITY, PART OF SEC 26-2-6 THAT PART OF W 1/2 OF SW 1/4 LYING S OF KAL RIVER, EXC 6 1/2 ACRES TO EASTERN POWER CO.

Parcel Number: 53-002-569-00

Property Address: 800 S Kalamazoo Ave, Marshall, MI, 49068

Legal Description: MARSHALL CITY PART OF SEC. 26-2-6 COM. AT INSEC OF W LINE KAL. AVE & S LINE CRARY ST EXT'D, N 66', W 165', S 66', E 165' TO POB.

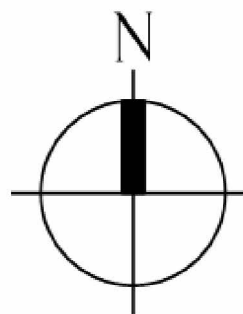
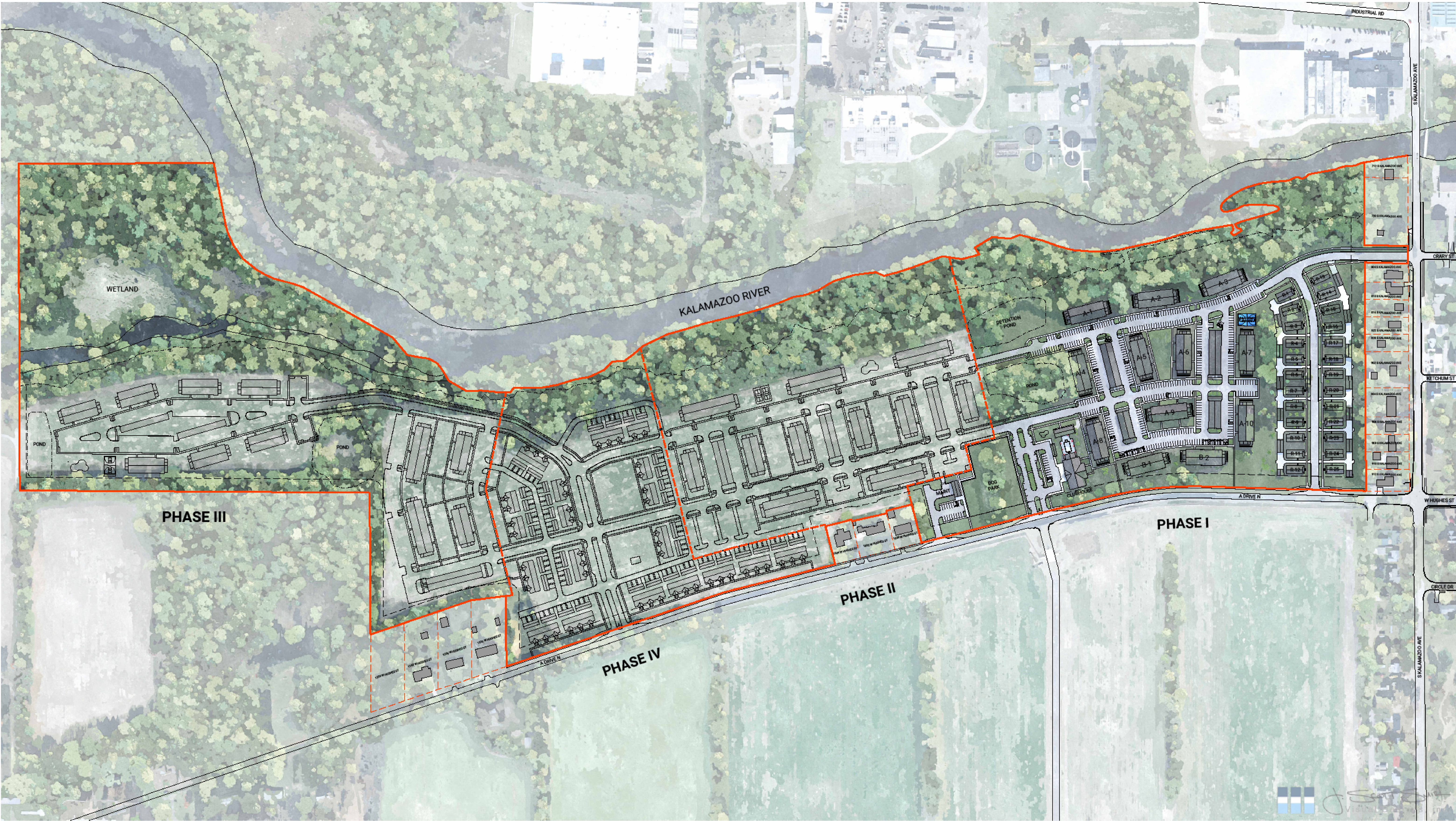
Parcel Number: 53-002-702-03

Property Address: Vacant Land near the corner of Hughes Street and Kalamazoo Avenue, Marshall, MI 49068

Legal Description: MARSHALL CITY PART OF SEC. 26-2-6 COM. AT INSEC OF W LINE KAL. AVE & S LINE CRARY ST EXT'D, N 66', W 165', S 66', E 165' TO POB.

Figure 3
Current Site Plan
(see Figure 1 above)

Figure 4
Proposed Site Plan



DEVELOPMENT PHASING PLAN

NOT TO SCALE

CONSULTANT:

SEAL:

MILLBROOK
NEW CONSTRUCTION | PHASE I
MARSHALL, MI 49068

DEVELOPER:
GCC 550 HUGHES C/O INDIGO DESIGN + DEVELOPMENT
920 CHERRY ST SE | GRAND RAPIDS | MI 49506

07/24/25	PRELIMINARY REVIEW
DATE:	ISSUED FOR:

SHEET TITLE
PHASING PLAN
DRAWING NO.
G-002

Table 2
TIF Table

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase I
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
*Base Taxable Value	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787
Estimated New TV		\$ 594,787	\$ 2,495,057	\$ 16,277,833	\$ 20,270,679	\$ 20,777,446	\$ 21,296,882	\$ 21,829,304	\$ 22,375,037	\$ 22,934,413	\$ 23,507,773	\$ 24,095,467	\$ 24,697,854	\$ 25,315,300	\$ 25,948,183	\$ 26,596,887	\$ 27,261,810	\$ 27,943,355	\$ 28,641,939
Incremental Difference (New TV - Base TV)		\$ -	\$ 1,900,270	\$ 15,683,046	\$ 19,675,892	\$ 20,182,659	\$ 20,702,095	\$ 21,234,517	\$ 21,780,250	\$ 22,339,626	\$ 22,912,986	\$ 23,500,680	\$ 24,103,067	\$ 24,720,513	\$ 25,353,396	\$ 26,002,100	\$ 26,667,023	\$ 27,348,568	\$ 28,047,152

School Capture	Millage Rate																			
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 9,121	\$ 75,279	\$ 94,444	\$ 96,877	\$ 99,370	\$ 101,926	\$ 104,545	\$ 107,230	\$ 109,982	\$ 112,803	\$ 115,695	\$ 118,658	\$ 121,696	\$ 124,810	\$ 128,002	\$ 131,273	\$ 134,626
School Operating Tax	17.8293	\$ -	\$ -	\$ 27,104	\$ 223,694	\$ 280,646	\$ 287,874	\$ 295,283	\$ 302,877	\$ 310,661	\$ 318,640	\$ 326,818	\$ 335,201	\$ 343,793	\$ 352,600	\$ 361,627	\$ 370,879	\$ 380,363	\$ 390,085	\$ 400,049
School Total	23.8293	\$ -	\$ -	\$ 36,226	\$ 298,973	\$ 375,090	\$ 384,751	\$ 394,653	\$ 404,803	\$ 415,206	\$ 425,870	\$ 436,800	\$ 448,004	\$ 459,487	\$ 471,258	\$ 483,323	\$ 495,689	\$ 508,365	\$ 521,358	\$ 534,675

Local Capture	Millage Rate																			
MRSHL OPERATING	17.1629	\$ -	\$ -	\$ 26,091	\$ 215,333	\$ 270,156	\$ 277,114	\$ 284,246	\$ 291,557	\$ 299,050	\$ 306,730	\$ 314,603	\$ 322,672	\$ 330,943	\$ 339,421	\$ 348,110	\$ 357,017	\$ 366,147	\$ 375,505	\$ 385,096
MRSHL BLDG/SITE	0.9978	\$ -	\$ -	\$ 1,517	\$ 12,519	\$ 15,706	\$ 16,111	\$ 16,525	\$ 16,950	\$ 17,386	\$ 17,832	\$ 18,290	\$ 18,759	\$ 19,240	\$ 19,733	\$ 20,238	\$ 20,756	\$ 21,287	\$ 21,831	\$ 22,388
MARSHALL LIBRARY	1.6499	\$ -	\$ -	\$ 2,508	\$ 20,700	\$ 25,971	\$ 26,639	\$ 27,325	\$ 28,028	\$ 28,748	\$ 29,487	\$ 30,243	\$ 31,019	\$ 31,814	\$ 32,629	\$ 33,464	\$ 34,321	\$ 35,198	\$ 36,098	\$ 37,020
TACC - TRANSIT AUTHORITY	2.6600	\$ -	\$ -	\$ 4,044	\$ 33,374	\$ 41,870	\$ 42,949	\$ 44,054	\$ 45,187	\$ 46,348	\$ 47,539	\$ 48,759	\$ 50,009	\$ 51,291	\$ 52,605	\$ 53,952	\$ 55,332	\$ 56,747	\$ 58,198	\$ 59,684
KELLOGG COLLEGE	3.6109	\$ -	\$ -	\$ 5,489	\$ 45,304	\$ 56,838	\$ 58,302	\$ 59,803	\$ 61,341	\$ 62,917	\$ 64,533	\$ 66,189	\$ 67,887	\$ 69,627	\$ 71,411	\$ 73,239	\$ 75,113	\$ 77,034	\$ 79,002	\$ 81,020
SENIOR CITIZENS	0.7439	\$ -	\$ -	\$ 1,131	\$ 9,333	\$ 11,710	\$ 12,011	\$ 12,320	\$ 12,637	\$ 12,962	\$ 13,295	\$ 13,636	\$ 13,986	\$ 14,344	\$ 14,712	\$ 15,088	\$ 15,474	\$ 15,870	\$ 16,276	\$ 16,691
MEDICAL FACILITY	0.2481	\$ -	\$ -	\$ 377	\$ 3,113	\$ 3,905	\$ 4,006	\$ 4,109	\$ 4,215	\$ 4,323	\$ 4,434	\$ 4,548	\$ 4,664	\$ 4,784	\$ 4,907	\$ 5,032	\$ 5,161	\$ 5,293	\$ 5,428	\$ 5,567
911 DISPATCH	0.9799	\$ -	\$ -	\$ 1,490	\$ 12,294	\$ 15,424	\$ 15,822	\$ 16,229	\$ 16,646	\$ 17,074	\$ 17,512	\$ 17,962	\$ 18,423	\$ 18,895	\$ 19,379	\$ 19,875	\$ 20,384	\$ 20,905	\$ 21,439	\$ 21,987
AMBULANCE	0.6973	\$ -	\$ -	\$ 1,060	\$ 8,749	\$ 10,976	\$ 11,259	\$ 11,548	\$ 11,845	\$ 12,150	\$ 12,462	\$ 12,782	\$ 13,110	\$ 13,446	\$ 13,790	\$ 14,143	\$ 14,505	\$ 14,876	\$ 15,256	\$ 15,646
LEAF/BRUSH	0.7500	\$ -	\$ -	\$ 1,140	\$ 9,410	\$ 11,806	\$ 12,110	\$ 12,421	\$ 12,741	\$ 13,068	\$ 13,404	\$ 13,748	\$ 14,100	\$ 14,462	\$ 14,832	\$ 15,212	\$ 15,601	\$ 16,000	\$ 16,409	\$ 16,828
RECREATION	0.9020	\$ -	\$ -	\$ 1,371	\$ 11,317	\$ 14,198	\$ 14,564	\$ 14,939	\$ 15,323	\$ 15,717	\$ 16,120	\$ 16,534	\$ 16,958	\$ 17,393	\$ 17,838	\$ 18,295	\$ 18,763	\$ 19,243	\$ 19,735	\$ 20,239
COUNTY VETERANS	0.0999	\$ -	\$ -	\$ 152	\$ 1,253	\$ 1,572	\$ 1,613	\$ 1,655	\$ 1,697	\$ 1,741	\$ 1,785	\$ 1,831	\$ 1,878	\$ 1,926	\$ 1,976	\$ 2,026	\$ 2,078	\$ 2,131	\$ 2,186	\$ 2,242
CALHOUN ISD	6.1919	\$ -	\$ -	\$ 9,413	\$ 77,686	\$ 97,465	\$ 99,975	\$ 102,548	\$ 105,186	\$ 107,889	\$ 110,660	\$ 113,500	\$ 116,411	\$ 119,395	\$ 122,454	\$ 125,589	\$ 128,802	\$ 132,096	\$ 135,472	\$ 138,932
COUNTY PARKS	0.2000	\$ -	\$ -	\$ 304	\$ 2,509	\$ 3,148	\$ 3,229	\$ 3,312	\$ 3,398	\$ 3,485	\$ 3,574	\$ 3,666	\$ 3,760	\$ 3,856	\$ 3,955	\$ 4,057	\$ 4,160	\$ 4,267	\$ 4,376	\$ 4,488
CALHOUN COUNTY	5.3692	\$ -	\$ -	\$ 8,162	\$ 67,364	\$ 84,515	\$ 86,692	\$ 88,923	\$ 91,210	\$ 93,554	\$ 95,957	\$ 98,420	\$ 100,944	\$ 103,531	\$ 106,184	\$ 108,902	\$ 111,688	\$ 114,544	\$ 117,472	\$ 120,473
Local Total	42.2637	\$ -	\$ -	\$ 64,250	\$ 530,259	\$ 665,261	\$ 682,395	\$ 699,958	\$ 717,959	\$ 736,411	\$ 755,324	\$ 774,710	\$ 794,581	\$ 814,948	\$ 835,824	\$ 857,223	\$ 879,156	\$ 901,638	\$ 924,681	\$ 948,301

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ 100,476 \$ 829,232 \$ 1,040,351 \$ 1,067,146 \$ 1,094,611 \$ 1,122,762 \$ 1,151,618 \$ 1,181,194 \$ 1,211,510 \$ 1,242,584 \$ 1,274,435 \$ 1,307,082 \$ 1,340,546 \$ 1,374,845 \$ 1,410,003 \$ 1,446,039 \$ 1,482,976

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase I Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase I
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
*Base Taxable Value	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787
Estimated New TV	\$ 29,357,987	\$ 30,091,937	\$ 30,844,235	\$ 31,615,341	\$ 32,405,725	\$ 33,215,868	\$ 34,046,264	\$ 34,897,421	\$ 35,769,857	\$ 36,664,103	\$ 37,580,706	\$ 38,520,223	\$ 39,483,229	\$ 39,483,229
Incremental Difference (New TV - Base TV)	\$ 28,763,200	\$ 29,497,150	\$ 30,249,448	\$ 31,020,554	\$ 31,810,938	\$ 32,621,081	\$ 33,451,477	\$ 34,302,634	\$ 35,175,070	\$ 36,069,316	\$ 36,985,919	\$ 37,925,436	\$ 38,888,442	\$ 38,888,442

School Capture	Millage Rate																												
State Education Tax (SET)	6.0000	\$	138,063	\$	141,586	\$	145,197	\$	148,899	\$	152,693	\$	156,581	\$	160,567	\$	164,653	\$	168,840	\$	173,133	\$	177,532	\$	182,042	\$	186,665	\$	3,882,790
School Operating Tax	17.8293	\$	410,262	\$	420,731	\$	431,461	\$	442,460	\$	453,733	\$	465,289	\$	477,133	\$	489,274	\$	501,717	\$	514,473	\$	527,546	\$	540,947	\$	554,683	\$	11,537,903
School Total	23.8293	\$	548,326	\$	562,317	\$	576,659	\$	591,358	\$	606,426	\$	621,870	\$	637,700	\$	653,926	\$	670,558	\$	687,605	\$	705,079	\$	722,989	\$	741,347	\$	15,420,693

Local Capture	Millage Rate																												
MRS HL OPERATING	17.1629	\$	394,928	\$	405,005	\$	415,335	\$	425,922	\$	436,774	\$	447,898	\$	459,299	\$	470,986	\$	482,965	\$	495,243	\$	507,828	\$	520,728	\$	533,951	\$	11,106,655
MRS HL BLDG/SITE	0.9978	\$	22,960	\$	23,546	\$	24,146	\$	24,762	\$	25,393	\$	26,039	\$	26,702	\$	27,382	\$	28,078	\$	28,792	\$	29,524	\$	30,274	\$	31,042	\$	645,708
MARSHALL LIBRARY	1.6499	\$	37,965	\$	38,934	\$	39,927	\$	40,945	\$	41,988	\$	43,057	\$	44,153	\$	45,277	\$	46,428	\$	47,609	\$	48,818	\$	50,059	\$	51,330	\$	1,067,702
TACC - TRANSIT AUTHORITY	2.6600	\$	61,208	\$	62,770	\$	64,371	\$	66,012	\$	67,694	\$	69,418	\$	71,185	\$	72,996	\$	74,853	\$	76,756	\$	78,706	\$	80,705	\$	82,755	\$	1,721,370
KELLOGG COLLEGE	3.6109	\$	83,089	\$	85,209	\$	87,382	\$	89,610	\$	91,893	\$	94,233	\$	96,632	\$	99,091	\$	101,611	\$	104,194	\$	106,842	\$	109,556	\$	112,338	\$	2,336,728
SENIOR CITIZENS	0.7439	\$	17,118	\$	17,554	\$	18,002	\$	18,461	\$	18,931	\$	19,413	\$	19,908	\$	20,414	\$	20,933	\$	21,466	\$	22,011	\$	22,570	\$	23,143	\$	481,401
MEDICAL FACILITY	0.2481	\$	5,709	\$	5,855	\$	6,004	\$	6,157	\$	6,314	\$	6,475	\$	6,639	\$	6,808	\$	6,982	\$	7,159	\$	7,341	\$	7,527	\$	7,719	\$	160,553
911 DISPATCH	0.9799	\$	22,548	\$	23,123	\$	23,713	\$	24,318	\$	24,937	\$	25,572	\$	26,223	\$	26,891	\$	27,574	\$	28,275	\$	28,994	\$	29,731	\$	30,485	\$	634,124
AMBULANCE	0.6973	\$	16,045	\$	16,455	\$	16,874	\$	17,305	\$	17,745	\$	18,197	\$	18,661	\$	19,135	\$	19,622	\$	20,121	\$	20,632	\$	21,156	\$	21,694	\$	451,245
LEAF/BRUSH	0.7500	\$	17,258	\$	17,698	\$	18,150	\$	18,612	\$	19,087	\$	19,573	\$	20,071	\$	20,582	\$	21,105	\$	21,642	\$	22,192	\$	22,755	\$	23,333	\$	485,349
RECREATION	0.9020	\$	20,756	\$	21,285	\$	21,828	\$	22,384	\$	22,955	\$	23,539	\$	24,139	\$	24,753	\$	25,382	\$	26,028	\$	26,689	\$	27,367	\$	28,062	\$	583,713
COUNTY VETERANS	0.0999	\$	2,299	\$	2,357	\$	2,418	\$	2,479	\$	2,542	\$	2,607	\$	2,673	\$	2,741	\$	2,811	\$	2,883	\$	2,956	\$	3,031	\$	3,108	\$	64,648
CALHOUN ISD	6.1919	\$	142,479	\$	146,115	\$	149,841	\$	153,661	\$	157,576	\$	161,589	\$	165,703	\$	169,919	\$	174,240	\$	178,670	\$	183,210	\$	187,864	\$	192,635	\$	4,006,974
COUNTY PARKS	0.2000	\$	4,602	\$	4,720	\$	4,840	\$	4,963	\$	5,090	\$	5,219	\$	5,352	\$	5,488	\$	5,628	\$	5,771	\$	5,918	\$	6,068	\$	6,222	\$	129,426
CALHOUN COUNTY	5.3692	\$	123,548	\$	126,701	\$	129,932	\$	133,244	\$	136,639	\$	140,119	\$	143,686	\$	147,342	\$	151,090	\$	154,931	\$	158,868	\$	162,903	\$	167,040	\$	3,474,579
Local Total	42.2637	\$	972,511	\$	997,327	\$	1,022,763	\$	1,048,835	\$	1,075,558	\$	1,102,950	\$	1,131,027	\$	1,159,805	\$	1,189,303	\$	1,219,538	\$	1,250,529	\$	1,282,295	\$	1,314,856	\$	27,350,176

Total Tax Increment Revenue (TIR) Available for Capture	\$	1,520,837	\$	1,559,644	\$	1,599,421	\$	1,640,193	\$	1,681,984	\$	1,724,820	\$	1,768,727	\$	1,813,731	\$	1,859,861	\$	1,907,143	\$	1,955,608	\$	2,005,285	\$	2,056,203	\$	42,770,869
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Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase I Build-out reflected above with 80% capture shown above

Tax Increment Revenue Passthrough Estimates
Marshall River Development - Phase I
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:		2.5% per year																				
	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$	594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787
Estimated New TV			\$ 594,787	\$ 2,495,057	\$ 16,277,833	\$ 20,270,679	\$ 20,777,446	\$ 21,296,882	\$ 21,829,304	\$ 22,375,037	\$ 22,934,413	\$ 23,507,773	\$ 24,095,467	\$ 24,697,854	\$ 25,315,300	\$ 25,948,183	\$ 26,596,887	\$ 27,261,810	\$ 27,943,355	\$ 28,641,939	\$ 29,357,987	\$ 30,091,937
Incremental Difference (New TV - Base TV)		\$	-	\$ 1,900,270	\$ 15,683,046	\$ 19,675,892	\$ 20,182,659	\$ 20,702,095	\$ 21,234,517	\$ 21,780,250	\$ 22,339,626	\$ 22,912,986	\$ 23,500,680	\$ 24,103,067	\$ 24,720,513	\$ 25,353,396	\$ 26,002,100	\$ 26,667,023	\$ 27,348,568	\$ 28,047,152	\$ 28,763,200	\$ 29,497,150

School Capture	Millage Rate																																										
State Education Tax (SET)	6.0000	\$	-	\$	-	\$	2,280	\$	18,820	\$	23,611	\$	24,219	\$	24,843	\$	25,481	\$	26,136	\$	26,808	\$	27,496	\$	28,201	\$	28,924	\$	29,665	\$	30,424	\$	31,203	\$	32,000	\$	32,818	\$	33,657	\$	34,516	\$	35,397
School Operating Tax	17.8293	\$	-	\$	-	\$	6,776	\$	55,924	\$	70,161	\$	71,969	\$	73,821	\$	75,719	\$	77,665	\$	79,660	\$	81,704	\$	83,800	\$	85,948	\$	88,150	\$	90,407	\$	92,720	\$	95,091	\$	97,521	\$	100,012	\$	102,566	\$	105,183
School Total	23.8293	\$	-	\$	-	\$	9,056	\$	74,743	\$	93,773	\$	96,188	\$	98,663	\$	101,201	\$	103,802	\$	106,468	\$	109,200	\$	112,001	\$	114,872	\$	117,815	\$	120,831	\$	123,922	\$	127,091	\$	130,339	\$	133,669	\$	137,081	\$	140,579

Local Capture	Millage Rate																																										
MRSHL OPERATING	17.1629	\$	-	\$	-	\$	6,523	\$	53,833	\$	67,539	\$	69,279	\$	71,062	\$	72,889	\$	74,762	\$	76,683	\$	78,651	\$	80,668	\$	82,736	\$	84,855	\$	87,028	\$	89,254	\$	91,537	\$	93,876	\$	96,274	\$	98,732	\$	101,251
MRSHL BLDG/SITE	0.9978	\$	-	\$	-	\$	379	\$	3,130	\$	3,927	\$	4,028	\$	4,131	\$	4,238	\$	4,346	\$	4,458	\$	4,573	\$	4,690	\$	4,810	\$	4,933	\$	5,060	\$	5,189	\$	5,322	\$	5,458	\$	5,597	\$	5,740	\$	5,886
MARSHALL LIBRARY	1.6499	\$	-	\$	-	\$	627	\$	5,175	\$	6,493	\$	6,660	\$	6,831	\$	7,007	\$	7,187	\$	7,372	\$	7,561	\$	7,755	\$	7,954	\$	8,157	\$	8,366	\$	8,580	\$	8,800	\$	9,024	\$	9,255	\$	9,491	\$	9,733
TACC - TRANSIT AUTHORITY	2.6600	\$	-	\$	-	\$	1,011	\$	8,343	\$	10,468	\$	10,737	\$	11,014	\$	11,297	\$	11,587	\$	11,885	\$	12,190	\$	12,502	\$	12,823	\$	13,151	\$	13,488	\$	13,833	\$	14,187	\$	14,549	\$	14,921	\$	15,302	\$	15,692
KELLOGG COLLEGE	3.6109	\$	-	\$	-	\$	1,372	\$	11,326	\$	14,210	\$	14,576	\$	14,951	\$	15,335	\$	15,729	\$	16,133	\$	16,547	\$	16,972	\$	17,407	\$	17,853	\$	18,310	\$	18,778	\$	19,258	\$	19,751	\$	20,255	\$	20,772	\$	21,302
SENIOR CITIZENS	0.7439	\$	-	\$	-	\$	283	\$	2,333	\$	2,927	\$	3,003	\$	3,080	\$	3,159	\$	3,240	\$	3,324	\$	3,409	\$	3,496	\$	3,586	\$	3,678	\$	3,772	\$	3,869	\$	3,968	\$	4,069	\$	4,173	\$	4,279	\$	4,389
MEDICAL FACILITY	0.2481	\$	-	\$	-	\$	94	\$	778	\$	976	\$	1,001	\$	1,027	\$	1,054	\$	1,081	\$	1,108	\$	1,137	\$	1,166	\$	1,196	\$	1,227	\$	1,258	\$	1,290	\$	1,323	\$	1,357	\$	1,392	\$	1,427	\$	1,464
911 DISPATCH	0.9799	\$	-	\$	-	\$	372	\$	3,074	\$	3,856	\$	3,955	\$	4,057	\$	4,162	\$	4,268	\$	4,378	\$	4,490	\$	4,606	\$	4,724	\$	4,845	\$	4,969	\$	5,096	\$	5,226	\$	5,360	\$	5,497	\$	5,637	\$	5,781
AMBULANCE	0.6973	\$	-	\$	-	\$	265	\$	2,187	\$	2,744	\$	2,815	\$	2,887	\$	2,961	\$	3,037	\$	3,115	\$	3,195	\$	3,277	\$	3,361	\$	3,448	\$	3,536	\$	3,626	\$	3,719	\$	3,814	\$	3,911	\$	4,011	\$	4,114
LEAF/BRUSH	0.7500	\$	-	\$	-	\$	285	\$	2,352	\$	2,951	\$	3,027	\$	3,105	\$	3,185	\$	3,267	\$	3,351	\$	3,437	\$	3,525	\$	3,615	\$	3,708	\$	3,803	\$	3,900	\$	4,000	\$	4,102	\$	4,207	\$	4,314	\$	4,425
RECREATION	0.9020	\$	-	\$	-	\$	343	\$	2,829	\$	3,550	\$	3,641	\$	3,735	\$	3,831	\$	3,929	\$	4,030	\$	4,134	\$	4,240	\$	4,348	\$	4,460	\$	4,574	\$	4,691	\$	4,811	\$	4,934	\$	5,060	\$	5,189	\$	5,321
COUNTY VETERANS	0.0999	\$	-	\$	-	\$	38	\$	313	\$	393	\$	403	\$	414	\$	424	\$	435	\$	446	\$	458	\$	470	\$	482	\$	494	\$	507	\$	520	\$	533	\$	546	\$	560	\$	575	\$	589
CALHOUN ISD	6.1919	\$	-	\$	-	\$	2,353	\$	19,422	\$	24,366	\$	24,994	\$	25,637	\$	26,296	\$	26,972	\$	27,665	\$	28,375	\$	29,103	\$	29,849	\$	30,613	\$	31,397	\$	32,200	\$	33,024	\$	33,868	\$	34,733	\$	35,620	\$	36,529
COUNTY PARKS	0.2000	\$	-	\$	-	\$	76	\$	627	\$	787	\$	807	\$	828	\$	849	\$	871	\$	894	\$	917	\$	940	\$	964	\$	989	\$	1,014	\$	1,040	\$	1,067	\$	1,094	\$	1,122	\$	1,151	\$	1,180
CALHOUN COUNTY	5.3692	\$	-	\$	-	\$	2,041	\$	16,841	\$	21,129	\$	21,673	\$	22,231	\$	22,802	\$	23,389	\$	23,989	\$	24,605	\$	25,236	\$	25,883	\$	26,546	\$	27,225	\$	27,922	\$	28,636	\$	29,368	\$	30,118	\$	30,887	\$	31,675
Local Total	42.2637	\$	-	\$	-	\$	16,062	\$	132,565	\$	166,315	\$	170,599	\$	174,989	\$	179,490	\$	184,103	\$	188,831	\$	193,678	\$	198,645	\$	203,737	\$	208,956	\$	214,306	\$	219,789	\$	225,409	\$	231,170	\$	237,075	\$	243,128	\$	249,332

Non-Capturable Millages	Millage Rate																																										
Road Debt - Shown at 100%	2.0000	\$	-	\$	-	\$	3,801	\$	31,366	\$	39,352	\$	40,365	\$	41,404	\$	42,469	\$	43,560	\$	44,679	\$	45,826	\$	47,001	\$	48,206	\$	49,441	\$	50,707	\$	52,004	\$	53,334	\$	54,697	\$	56,094	\$	57,526	\$	58,994
MRS HL DEBT - Shown at 100%	4.0000	\$	-	\$	-	\$	7,601	\$	62,732	\$	78,704	\$	80,731	\$	82,808	\$	84,938	\$	87,121	\$	89,359	\$	91,652	\$	94,003	\$	96,412	\$	98,882	\$	101,414	\$	104,008	\$	106,668	\$	109,394	\$	112,189	\$	115,053	\$	117,989
Total Non-Capturable Taxes	6.0000	\$	-	\$	-	\$	11,402	\$	94,098	\$	118,055	\$	121,096	\$	124,213	\$	127,407	\$	130,681	\$	134,038	\$	137,478	\$	141,004	\$	144,618	\$	148,323	\$	152,120	\$	156,013	\$	160,002	\$	164,091	\$	168,283	\$	172,579	\$	176,983

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ 36,521 \$ 301,406 \$ 378,143 \$ 387,882 \$ 397,865 \$ 408,098 \$ 418,586 \$ 429,336 \$ 440,356 \$ 451,650 \$ 463,227 \$ 475,094 \$ 487,257 \$ 499,724 \$ 512,503 \$ 525,601 \$ 539,027 \$ 552,788 \$ 566,894

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase I Build-out reflected with 20% passthrough figures above

Tax Increment Revenue Passthrough Estimates														
Marshall River Development - Phase I														
440 West Hughes Street														
Marshall, Michigan														
June 25, 2026														
Estimated Taxable Value (TV) Increase Rate:														
	Plan Year	21	22	23	24	25	26	27	28	29	30	31	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057			
*Base Taxable Value	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787
Estimated New TV	\$ 30,844,235	\$ 31,615,341	\$ 32,405,725	\$ 33,215,868	\$ 34,046,264	\$ 34,897,421	\$ 35,769,857	\$ 36,664,103	\$ 37,580,706	\$ 38,520,223	\$ 39,483,229	\$ 39,483,229	\$ 39,483,229	\$ 39,483,229
Incremental Difference (New TV - Base TV)	\$ 30,249,448	\$ 31,020,554	\$ 31,810,938	\$ 32,621,081	\$ 33,451,477	\$ 34,302,634	\$ 35,175,070	\$ 36,069,316	\$ 36,985,919	\$ 37,925,436	\$ 38,888,442	\$ 38,888,442	\$ 38,888,442	\$ 38,888,442
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	\$ 36,299	\$ 37,225	\$ 38,173	\$ 39,145	\$ 40,142	\$ 41,163	\$ 42,210	\$ 43,283	\$ 44,383	\$ 45,511	\$ 46,666	\$ 970,697	\$ 970,697
School Operating Tax	17.8293	\$ 107,865	\$ 110,615	\$ 113,433	\$ 116,322	\$ 119,283	\$ 122,318	\$ 125,429	\$ 128,618	\$ 131,887	\$ 135,237	\$ 138,671	\$ 2,884,476	\$ 2,884,476
School Total	23.8293	\$ 144,165	\$ 147,840	\$ 151,606	\$ 155,468	\$ 159,425	\$ 163,482	\$ 167,639	\$ 171,901	\$ 176,270	\$ 180,747	\$ 185,337	\$ 3,855,173	\$ 3,855,173
Local Capture	Millage Rate													
MRS HL OPERATING	17.1629	\$ 103,834	\$ 106,481	\$ 109,194	\$ 111,974	\$ 114,825	\$ 117,747	\$ 120,741	\$ 123,811	\$ 126,957	\$ 130,182	\$ 133,488	\$ 2,776,664	\$ 2,776,664
MRS HL BLDG/SITE	0.9978	\$ 6,037	\$ 6,190	\$ 6,348	\$ 6,510	\$ 6,676	\$ 6,845	\$ 7,020	\$ 7,198	\$ 7,381	\$ 7,568	\$ 7,761	\$ 161,427	\$ 161,427
MARSHALL LIBRARY	1.6499	\$ 9,982	\$ 10,236	\$ 10,497	\$ 10,764	\$ 11,038	\$ 11,319	\$ 11,607	\$ 11,902	\$ 12,205	\$ 12,515	\$ 12,832	\$ 266,926	\$ 266,926
TACC - TRANSIT AUTHORITY	2.6600	\$ 16,093	\$ 16,503	\$ 16,923	\$ 17,354	\$ 17,796	\$ 18,249	\$ 18,713	\$ 19,189	\$ 19,677	\$ 20,176	\$ 20,689	\$ 430,343	\$ 430,343
KELLOGG COLLEGE	3.6109	\$ 21,846	\$ 22,402	\$ 22,973	\$ 23,558	\$ 24,158	\$ 24,773	\$ 25,403	\$ 26,049	\$ 26,710	\$ 27,389	\$ 28,084	\$ 584,182	\$ 584,182
SENIOR CITIZENS	0.7439	\$ 4,501	\$ 4,615	\$ 4,733	\$ 4,853	\$ 4,977	\$ 5,104	\$ 5,233	\$ 5,366	\$ 5,503	\$ 5,643	\$ 5,786	\$ 120,350	\$ 120,350
MEDICAL FACILITY	0.2481	\$ 1,501	\$ 1,539	\$ 1,578	\$ 1,619	\$ 1,660	\$ 1,702	\$ 1,745	\$ 1,790	\$ 1,835	\$ 1,882	\$ 1,930	\$ 40,138	\$ 40,138
911 DISPATCH	0.9799	\$ 5,928	\$ 6,079	\$ 6,234	\$ 6,393	\$ 6,556	\$ 6,723	\$ 6,894	\$ 7,069	\$ 7,249	\$ 7,433	\$ 7,621	\$ 158,531	\$ 158,531
AMBULANCE	0.6973	\$ 4,219	\$ 4,326	\$ 4,436	\$ 4,549	\$ 4,665	\$ 4,784	\$ 4,906	\$ 5,030	\$ 5,158	\$ 5,289	\$ 5,423	\$ 112,811	\$ 112,811
LEAF/BRUSH	0.7500	\$ 4,537	\$ 4,653	\$ 4,772	\$ 4,893	\$ 5,018	\$ 5,145	\$ 5,276	\$ 5,410	\$ 5,548	\$ 5,689	\$ 5,833	\$ 121,337	\$ 121,337
RECREATION	0.9020	\$ 5,457	\$ 5,596	\$ 5,739	\$ 5,885	\$ 6,035	\$ 6,188	\$ 6,346	\$ 6,507	\$ 6,672	\$ 6,842	\$ 7,015	\$ 145,928	\$ 145,928
COUNTY VETERANS	0.0999	\$ 604	\$ 620	\$ 636	\$ 652	\$ 668	\$ 685	\$ 703	\$ 721	\$ 739	\$ 758	\$ 777	\$ 16,162	\$ 16,162
CALHOUN ISD	6.1919	\$ 37,460	\$ 38,415	\$ 39,394	\$ 40,397	\$ 41,426	\$ 42,480	\$ 43,560	\$ 44,668	\$ 45,803	\$ 46,966	\$ 48,159	\$ 1,001,744	\$ 1,001,744
COUNTY PARKS	0.2000	\$ 1,210	\$ 1,241	\$ 1,272	\$ 1,305	\$ 1,338	\$ 1,372	\$ 1,407	\$ 1,443	\$ 1,479	\$ 1,517	\$ 1,556	\$ 32,357	\$ 32,357
CALHOUN COUNTY	5.3692	\$ 32,483	\$ 33,311	\$ 34,160	\$ 35,030	\$ 35,922	\$ 36,836	\$ 37,772	\$ 38,733	\$ 39,717	\$ 40,726	\$ 41,760	\$ 868,645	\$ 868,645
Local Total	42.2637	\$ 255,691	\$ 262,209	\$ 268,890	\$ 275,738	\$ 282,757	\$ 289,951	\$ 297,326	\$ 304,885	\$ 312,632	\$ 320,574	\$ 328,714	\$ 6,837,544	\$ 6,837,544
Non-Capturable Millages	Millage Rate													
Road Debt - Shown at 100%	2.0000	\$ 60,499	\$ 62,041	\$ 63,622	\$ 65,242	\$ 66,903	\$ 68,605	\$ 70,350	\$ 72,139	\$ 73,972	\$ 75,851	\$ 77,777	\$ 1,617,829	\$ 1,617,829
MRS HL DEBT - Shown at 100%	4.0000	\$ 120,998	\$ 124,082	\$ 127,244	\$ 130,484	\$ 133,806	\$ 137,211	\$ 140,700	\$ 144,277	\$ 147,944	\$ 151,702	\$ 155,554	\$ 3,235,658	\$ 3,235,658
Total Non-Capturable Taxes	6.0000	\$ 181,497	\$ 186,123	\$ 190,866	\$ 195,726	\$ 200,709	\$ 205,816	\$ 211,050	\$ 216,416	\$ 221,916	\$ 227,553	\$ 233,331	\$ 4,853,487	\$ 4,853,487
Total Non-Captured Incremental Revenues Generated	\$ 581,352	\$ 596,172	\$ 611,362	\$ 626,932	\$ 642,891	\$ 659,249	\$ 676,016	\$ 693,202	\$ 710,818	\$ 728,874	\$ 747,381	\$ 747,381	\$ 15,546,204	\$ 15,546,204
Footnotes:														
Assumes proposed build-out and 2.5% inflation thereafter														
Phase I Build-out reflected with 20% passthrough figures above														

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase II
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ -	\$ -	\$ -	\$ 2,784,600	\$ 17,509,915	\$ 17,947,663	\$ 18,396,354	\$ 18,856,263	\$ 19,327,670	\$ 19,810,862	\$ 20,306,133	\$ 20,813,787	\$ 21,334,131	\$ 21,867,484	\$ 22,414,172	\$ 22,974,526	\$ 23,548,889	\$ 24,137,611
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ -	\$ 2,784,600	\$ 17,509,915	\$ 17,947,663	\$ 18,396,354	\$ 18,856,263	\$ 19,327,670	\$ 19,810,862	\$ 20,306,133	\$ 20,813,787	\$ 21,334,131	\$ 21,867,484	\$ 22,414,172	\$ 22,974,526	\$ 23,548,889	\$ 24,137,611

School Capture	Millage Rate																																						
State Education Tax (SET)	6.0000	\$	-	\$	-	\$	-	\$	-	\$	13,366	\$	84,048	\$	86,149	\$	88,303	\$	90,510	\$	92,773	\$	95,092	\$	97,469	\$	99,906	\$	102,404	\$	104,964	\$	107,588	\$	110,278	\$	113,035	\$	115,861
School Operating Tax	17.8293	\$	-	\$	-	\$	-	\$	-	\$	39,718	\$	249,752	\$	255,995	\$	262,395	\$	268,955	\$	275,679	\$	282,571	\$	289,635	\$	296,876	\$	304,298	\$	311,906	\$	319,703	\$	327,696	\$	335,888	\$	344,285
School Total	23.8293	\$	-	\$	-	\$	-	\$	-	\$	53,084	\$	333,799	\$	342,144	\$	350,698	\$	359,465	\$	368,452	\$	377,663	\$	387,105	\$	396,782	\$	406,702	\$	416,869	\$	427,291	\$	437,973	\$	448,923	\$	460,146

Local Capture	Millage Rate																																						
MRSHL OPERATING	17.1629	\$	-	\$	-	\$	-	\$	-	\$	38,233	\$	240,417	\$	246,427	\$	252,588	\$	258,903	\$	265,375	\$	272,009	\$	278,810	\$	285,780	\$	292,924	\$	300,248	\$	307,754	\$	315,448	\$	323,334	\$	331,417
MRSHL BLDG/SITE	0.9978	\$	-	\$	-	\$	-	\$	-	\$	2,223	\$	13,977	\$	14,327	\$	14,685	\$	15,052	\$	15,428	\$	15,814	\$	16,209	\$	16,614	\$	17,030	\$	17,456	\$	17,892	\$	18,339	\$	18,798	\$	19,268
MARSHALL LIBRARY	1.6499	\$	-	\$	-	\$	-	\$	-	\$	3,675	\$	23,112	\$	23,689	\$	24,282	\$	24,889	\$	25,511	\$	26,149	\$	26,802	\$	27,473	\$	28,159	\$	28,863	\$	29,585	\$	30,325	\$	31,083	\$	31,860
TACC - TRANSIT AUTHORITY	2.6600	\$	-	\$	-	\$	-	\$	-	\$	5,926	\$	37,261	\$	38,193	\$	39,147	\$	40,126	\$	41,129	\$	42,158	\$	43,211	\$	44,292	\$	45,399	\$	46,534	\$	47,697	\$	48,890	\$	50,112	\$	51,365
KELLOGG COLLEGE	3.6109	\$	-	\$	-	\$	-	\$	-	\$	8,044	\$	50,581	\$	51,846	\$	53,142	\$	54,470	\$	55,832	\$	57,228	\$	58,659	\$	60,125	\$	61,628	\$	63,169	\$	64,748	\$	66,367	\$	68,026	\$	69,727
SENIOR CITIZENS	0.7439	\$	-	\$	-	\$	-	\$	-	\$	1,657	\$	10,421	\$	10,681	\$	10,948	\$	11,222	\$	11,502	\$	11,790	\$	12,085	\$	12,387	\$	12,696	\$	13,014	\$	13,339	\$	13,673	\$	14,014	\$	14,365
MEDICAL FACILITY	0.2481	\$	-	\$	-	\$	-	\$	-	\$	553	\$	3,475	\$	3,562	\$	3,651	\$	3,743	\$	3,836	\$	3,932	\$	4,030	\$	4,131	\$	4,234	\$	4,340	\$	4,449	\$	4,560	\$	4,674	\$	4,791
911 DISPATCH	0.9799	\$	-	\$	-	\$	-	\$	-	\$	2,183	\$	13,726	\$	14,070	\$	14,421	\$	14,782	\$	15,151	\$	15,530	\$	15,918	\$	16,316	\$	16,724	\$	17,142	\$	17,571	\$	18,010	\$	18,460	\$	18,922
AMBULANCE	0.6973	\$	-	\$	-	\$	-	\$	-	\$	1,553	\$	9,768	\$	10,012	\$	10,262	\$	10,519	\$	10,782	\$	11,051	\$	11,328	\$	11,611	\$	11,901	\$	12,199	\$	12,504	\$	12,816	\$	13,137	\$	13,465
LEAF/BRUSH	0.7500	\$	-	\$	-	\$	-	\$	-	\$	1,671	\$	10,506	\$	10,769	\$	11,038	\$	11,314	\$	11,597	\$	11,887	\$	12,184	\$	12,488	\$	12,800	\$	13,120	\$	13,449	\$	13,785	\$	14,129	\$	14,483
RECREATION	0.9020	\$	-	\$	-	\$	-	\$	-	\$	2,009	\$	12,635	\$	12,951	\$	13,275	\$	13,607	\$	13,947	\$	14,296	\$	14,653	\$	15,019	\$	15,395	\$	15,780	\$	16,174	\$	16,578	\$	16,993	\$	17,418
COUNTY VETERANS	0.0999	\$	-	\$	-	\$	-	\$	-	\$	223	\$	1,399	\$	1,434	\$	1,470	\$	1,507	\$	1,545	\$	1,583	\$	1,623	\$	1,663	\$	1,705	\$	1,748	\$	1,791	\$	1,836	\$	1,882	\$	1,929
CALHOUN ISD	6.1919	\$	-	\$	-	\$	-	\$	-	\$	13,794	\$	86,736	\$	88,904	\$	91,127	\$	93,405	\$	95,740	\$	98,133	\$	100,587	\$	103,102	\$	105,679	\$	108,321	\$	111,029	\$	113,805	\$	116,650	\$	119,566
COUNTY PARKS	0.2000	\$	-	\$	-	\$	-	\$	-	\$	446	\$	2,802	\$	2,872	\$	2,943	\$	3,017	\$	3,092	\$	3,170	\$	3,249	\$	3,330	\$	3,413	\$	3,499	\$	3,586	\$	3,676	\$	3,768	\$	3,862
CALHOUN COUNTY	5.3692	\$	-	\$	-	\$	-	\$	-	\$	11,961	\$	75,211	\$	77,092	\$	79,019	\$	80,994	\$	83,019	\$	85,095	\$	87,222	\$	89,403	\$	91,638	\$	93,929	\$	96,277	\$	98,684	\$	101,151	\$	103,680
Local Total	42.2637	\$	-	\$	-	\$	-	\$	-	\$	94,150	\$	592,027	\$	606,828	\$	621,998	\$	637,548	\$	653,487	\$	669,824	\$	686,570	\$	703,734	\$	721,327	\$	739,361	\$	757,845	\$	776,791	\$	796,211	\$	816,116

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ 147,234 \$ 925,826 \$ 948,972 \$ 972,696 \$ 997,014 \$ 1,021,939 \$ 1,047,487 \$ 1,073,675 \$ 1,100,516 \$ 1,128,029 \$ 1,156,230 \$ 1,185,136 \$ 1,214,764 \$ 1,245,133 \$ 1,276,262

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase II Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase II
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 24,741,052	\$ 25,359,578	\$ 25,993,567	\$ 26,643,406	\$ 27,309,492	\$ 27,992,229	\$ 28,692,035	\$ 29,409,335	\$ 30,144,569	\$ 30,898,183	\$ 31,670,638	\$ 32,462,404	\$ 33,273,964	\$ 33,273,964
Incremental Difference (New TV - Base TV)	\$ 24,741,052	\$ 25,359,578	\$ 25,993,567	\$ 26,643,406	\$ 27,309,492	\$ 27,992,229	\$ 28,692,035	\$ 29,409,335	\$ 30,144,569	\$ 30,898,183	\$ 31,670,638	\$ 32,462,404	\$ 33,273,964	\$ 33,273,964

School Capture	Millage Rate																												
State Education Tax (SET)	6.0000	\$	118,757	\$	121,726	\$	124,769	\$	127,888	\$	131,086	\$	134,363	\$	137,722	\$	141,165	\$	144,694	\$	148,311	\$	152,019	\$	155,820	\$	159,715	\$	3,199,778
School Operating Tax	17.8293	\$	352,893	\$	361,715	\$	370,758	\$	380,027	\$	389,527	\$	399,265	\$	409,247	\$	419,478	\$	429,965	\$	440,714	\$	451,732	\$	463,026	\$	474,601	\$	9,508,302
School Total	23.8293	\$	471,650	\$	483,441	\$	495,527	\$	507,915	\$	520,613	\$	533,628	\$	546,969	\$	560,643	\$	574,659	\$	589,026	\$	603,751	\$	618,845	\$	634,316	\$	12,708,080

Local Capture	Millage Rate																												
MRS HL OPERATING	17.1629	\$	339,703	\$	348,195	\$	356,900	\$	365,822	\$	374,968	\$	384,342	\$	393,951	\$	403,800	\$	413,895	\$	424,242	\$	434,848	\$	445,719	\$	456,862	\$	9,152,913
MRS HL BLDG/SITE	0.9978	\$	19,749	\$	20,243	\$	20,749	\$	21,268	\$	21,800	\$	22,345	\$	22,903	\$	23,476	\$	24,063	\$	24,664	\$	25,281	\$	25,913	\$	26,561	\$	532,123
MARSHALL LIBRARY	1.6499	\$	32,656	\$	33,473	\$	34,309	\$	35,167	\$	36,046	\$	36,948	\$	37,871	\$	38,818	\$	39,788	\$	40,783	\$	41,803	\$	42,848	\$	43,919	\$	879,886
TACC - TRANSIT AUTHORITY	2.6600	\$	52,649	\$	53,965	\$	55,314	\$	56,697	\$	58,115	\$	59,567	\$	61,057	\$	62,583	\$	64,148	\$	65,751	\$	67,395	\$	69,080	\$	70,807	\$	1,418,568
KELLOGG COLLEGE	3.6109	\$	71,470	\$	73,257	\$	75,088	\$	76,965	\$	78,889	\$	80,862	\$	82,883	\$	84,955	\$	87,079	\$	89,256	\$	91,488	\$	93,775	\$	96,119	\$	1,925,680
SENIOR CITIZENS	0.7439	\$	14,724	\$	15,092	\$	15,469	\$	15,856	\$	16,252	\$	16,659	\$	17,075	\$	17,502	\$	17,940	\$	18,388	\$	18,848	\$	19,319	\$	19,802	\$	396,719
MEDICAL FACILITY	0.2481	\$	4,911	\$	5,033	\$	5,159	\$	5,288	\$	5,420	\$	5,556	\$	5,695	\$	5,837	\$	5,983	\$	6,133	\$	6,286	\$	6,443	\$	6,604	\$	132,311
911 DISPATCH	0.9799	\$	19,395	\$	19,880	\$	20,377	\$	20,886	\$	21,408	\$	21,944	\$	22,492	\$	23,055	\$	23,631	\$	24,222	\$	24,827	\$	25,448	\$	26,084	\$	522,577
AMBULANCE	0.6973	\$	13,802	\$	14,147	\$	14,500	\$	14,863	\$	15,234	\$	15,615	\$	16,006	\$	16,406	\$	16,816	\$	17,236	\$	17,667	\$	18,109	\$	18,562	\$	371,868
LEAF/BRUSH	0.7500	\$	14,845	\$	15,216	\$	15,596	\$	15,986	\$	16,386	\$	16,795	\$	17,215	\$	17,646	\$	18,087	\$	18,539	\$	19,002	\$	19,477	\$	19,964	\$	399,972
RECREATION	0.9020	\$	17,853	\$	18,299	\$	18,757	\$	19,226	\$	19,707	\$	20,199	\$	20,704	\$	21,222	\$	21,752	\$	22,296	\$	22,854	\$	23,425	\$	24,010	\$	481,033
COUNTY VETERANS	0.0999	\$	1,977	\$	2,027	\$	2,077	\$	2,129	\$	2,183	\$	2,237	\$	2,293	\$	2,350	\$	2,409	\$	2,469	\$	2,531	\$	2,594	\$	2,659	\$	53,276
CALHOUN ISD	6.1919	\$	122,555	\$	125,619	\$	128,760	\$	131,979	\$	135,278	\$	138,660	\$	142,127	\$	145,680	\$	149,322	\$	153,055	\$	156,881	\$	160,803	\$	164,823	\$	3,302,118
COUNTY PARKS	0.2000	\$	3,959	\$	4,058	\$	4,159	\$	4,263	\$	4,370	\$	4,479	\$	4,591	\$	4,705	\$	4,823	\$	4,944	\$	5,067	\$	5,194	\$	5,324	\$	106,659
CALHOUN COUNTY	5.3692	\$	106,272	\$	108,929	\$	111,652	\$	114,443	\$	117,304	\$	120,237	\$	123,243	\$	126,324	\$	129,482	\$	132,719	\$	136,037	\$	139,438	\$	142,924	\$	2,863,375
Local Total	42.2637	\$	836,519	\$	857,432	\$	878,867	\$	900,839	\$	923,360	\$	946,444	\$	970,105	\$	994,358	\$	1,019,217	\$	1,044,697	\$	1,070,815	\$	1,097,585	\$	1,125,025	\$	22,539,079

Total Tax Increment Revenue (TIR) Available for Capture	\$ 1,308,168	\$ 1,340,872	\$ 1,374,394	\$ 1,408,754	\$ 1,443,973	\$ 1,480,072	\$ 1,517,074	\$ 1,555,001	\$ 1,593,876	\$ 1,633,723	\$ 1,674,566	\$ 1,716,430	\$ 1,759,341	\$ 35,247,160
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Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase II Build-out reflected above with 80% capture shown above

Tax Increment Revenue Passthrough Estimates
Marshall River Development - Phase II
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:		2.5% per year																				
	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ 2,784,600	\$ 17,509,915	\$ 17,947,663	\$ 18,396,354	\$ 18,856,263	\$ 19,327,670	\$ 19,810,862	\$ 20,306,133	\$ 20,813,787	\$ 21,334,131	\$ 21,867,484	\$ 22,414,172	\$ 22,974,526	\$ 23,548,889	\$ 24,137,611	\$ 24,741,052	\$ 25,359,578
	Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ 2,784,600	\$ 17,509,915	\$ 17,947,663	\$ 18,396,354	\$ 18,856,263	\$ 19,327,670	\$ 19,810,862	\$ 20,306,133	\$ 20,813,787	\$ 21,334,131	\$ 21,867,484	\$ 22,414,172	\$ 22,974,526	\$ 23,548,889	\$ 24,137,611	\$ 24,741,052	\$ 25,359,578

School Capture	Millage Rate																					
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 3,342	\$ 21,012	\$ 21,537	\$ 22,076	\$ 22,628	\$ 23,193	\$ 23,773	\$ 24,367	\$ 24,977	\$ 25,601	\$ 26,241	\$ 26,897	\$ 27,569	\$ 28,259	\$ 28,965	\$ 29,689	\$ 30,431
School Operating Tax	17.8293	\$ -	\$ -	\$ -	\$ -	\$ 9,929	\$ 62,438	\$ 63,999	\$ 65,599	\$ 67,239	\$ 68,920	\$ 70,643	\$ 72,409	\$ 74,219	\$ 76,075	\$ 77,976	\$ 79,926	\$ 81,924	\$ 83,972	\$ 86,071	\$ 88,223	\$ 90,429
School Total	23.8293	\$ -	\$ -	\$ -	\$ -	\$ 13,271	\$ 83,450	\$ 85,536	\$ 87,674	\$ 89,866	\$ 92,113	\$ 94,416	\$ 96,776	\$ 99,196	\$ 101,675	\$ 104,217	\$ 106,823	\$ 109,493	\$ 112,231	\$ 115,036	\$ 117,912	\$ 120,860

Local Capture	Millage Rate																					
MRS HL OPERATING	17.1629	\$ -	\$ -	\$ -	\$ -	\$ 9,558	\$ 60,104	\$ 61,607	\$ 63,147	\$ 64,726	\$ 66,344	\$ 68,002	\$ 69,702	\$ 71,445	\$ 73,231	\$ 75,062	\$ 76,938	\$ 78,862	\$ 80,833	\$ 82,854	\$ 84,926	\$ 87,049
MRS HL BLDG/SITE	0.9978	\$ -	\$ -	\$ -	\$ -	\$ 556	\$ 3,494	\$ 3,582	\$ 3,671	\$ 3,763	\$ 3,857	\$ 3,953	\$ 4,052	\$ 4,154	\$ 4,257	\$ 4,364	\$ 4,473	\$ 4,585	\$ 4,699	\$ 4,817	\$ 4,937	\$ 5,061
MARSHALL LIBRARY	1.6499	\$ -	\$ -	\$ -	\$ -	\$ 919	\$ 5,778	\$ 5,922	\$ 6,070	\$ 6,222	\$ 6,378	\$ 6,537	\$ 6,701	\$ 6,868	\$ 7,040	\$ 7,216	\$ 7,396	\$ 7,581	\$ 7,771	\$ 7,965	\$ 8,164	\$ 8,368
TACC - TRANSIT AUTHORITY	2.6600	\$ -	\$ -	\$ -	\$ -	\$ 1,481	\$ 9,315	\$ 9,548	\$ 9,787	\$ 10,032	\$ 10,282	\$ 10,539	\$ 10,803	\$ 11,073	\$ 11,350	\$ 11,634	\$ 11,924	\$ 12,222	\$ 12,528	\$ 12,841	\$ 13,162	\$ 13,491
KELLOGG COLLEGE	3.6109	\$ -	\$ -	\$ -	\$ -	\$ 2,011	\$ 12,645	\$ 12,961	\$ 13,285	\$ 13,618	\$ 13,958	\$ 14,307	\$ 14,665	\$ 15,031	\$ 15,407	\$ 15,792	\$ 16,187	\$ 16,592	\$ 17,007	\$ 17,432	\$ 17,867	\$ 18,314
SENIOR CITIZENS	0.7439	\$ -	\$ -	\$ -	\$ -	\$ 414	\$ 2,605	\$ 2,670	\$ 2,737	\$ 2,805	\$ 2,876	\$ 2,947	\$ 3,021	\$ 3,097	\$ 3,174	\$ 3,253	\$ 3,335	\$ 3,418	\$ 3,504	\$ 3,591	\$ 3,681	\$ 3,773
MEDICAL FACILITY	0.2481	\$ -	\$ -	\$ -	\$ -	\$ 138	\$ 869	\$ 891	\$ 913	\$ 936	\$ 959	\$ 983	\$ 1,008	\$ 1,033	\$ 1,059	\$ 1,085	\$ 1,112	\$ 1,140	\$ 1,168	\$ 1,198	\$ 1,228	\$ 1,258
911 DISPATCH	0.9799	\$ -	\$ -	\$ -	\$ -	\$ 546	\$ 3,432	\$ 3,517	\$ 3,605	\$ 3,695	\$ 3,788	\$ 3,883	\$ 3,980	\$ 4,079	\$ 4,181	\$ 4,286	\$ 4,393	\$ 4,503	\$ 4,615	\$ 4,730	\$ 4,849	\$ 4,970
AMBULANCE	0.6973	\$ -	\$ -	\$ -	\$ -	\$ 388	\$ 2,442	\$ 2,503	\$ 2,566	\$ 2,630	\$ 2,695	\$ 2,763	\$ 2,832	\$ 2,903	\$ 2,975	\$ 3,050	\$ 3,126	\$ 3,204	\$ 3,284	\$ 3,366	\$ 3,450	\$ 3,537
LEAF/BRUSH	0.7500	\$ -	\$ -	\$ -	\$ -	\$ 418	\$ 2,626	\$ 2,692	\$ 2,759	\$ 2,828	\$ 2,899	\$ 2,972	\$ 3,046	\$ 3,122	\$ 3,200	\$ 3,280	\$ 3,362	\$ 3,446	\$ 3,532	\$ 3,621	\$ 3,711	\$ 3,804
RECREATION	0.9020	\$ -	\$ -	\$ -	\$ -	\$ 502	\$ 3,159	\$ 3,238	\$ 3,319	\$ 3,402	\$ 3,487	\$ 3,574	\$ 3,663	\$ 3,755	\$ 3,849	\$ 3,945	\$ 4,044	\$ 4,145	\$ 4,248	\$ 4,354	\$ 4,463	\$ 4,575
COUNTY VETERANS	0.0999	\$ -	\$ -	\$ -	\$ -	\$ 56	\$ 350	\$ 359	\$ 368	\$ 377	\$ 386	\$ 396	\$ 406	\$ 416	\$ 426	\$ 437	\$ 448	\$ 459	\$ 471	\$ 482	\$ 494	\$ 507
CALHOUN ISD	6.1919	\$ -	\$ -	\$ -	\$ -	\$ 3,448	\$ 21,684	\$ 22,226	\$ 22,782	\$ 23,351	\$ 23,935	\$ 24,533	\$ 25,147	\$ 25,775	\$ 26,420	\$ 27,080	\$ 27,757	\$ 28,451	\$ 29,162	\$ 29,892	\$ 30,639	\$ 31,405
COUNTY PARKS	0.2000	\$ -	\$ -	\$ -	\$ -	\$ 111	\$ 700	\$ 718	\$ 736	\$ 754	\$ 773	\$ 792	\$ 812	\$ 833	\$ 853	\$ 875	\$ 897	\$ 919	\$ 942	\$ 966	\$ 990	\$ 1,014
CALHOUN COUNTY	5.3692	\$ -	\$ -	\$ -	\$ -	\$ 2,990	\$ 18,803	\$ 19,273	\$ 19,755	\$ 20,249	\$ 20,755	\$ 21,274	\$ 21,806	\$ 22,351	\$ 22,909	\$ 23,482	\$ 24,069	\$ 24,671	\$ 25,288	\$ 25,920	\$ 26,568	\$ 27,232
Local Total	42.2637	\$ -	\$ -	\$ -	\$ -	\$ 23,537	\$ 148,007	\$ 151,707	\$ 155,500	\$ 159,387	\$ 163,372	\$ 167,456	\$ 171,642	\$ 175,934	\$ 180,332	\$ 184,840	\$ 189,461	\$ 194,198	\$ 199,053	\$ 204,029	\$ 209,130	\$ 214,358

Non-Capturable Millages	Millage Rate																					
Road Debt - Shown at 100%	2.0000	\$ -	\$ -	\$ -	\$ -	\$ 5,569	\$ 35,020	\$ 35,895	\$ 36,793	\$ 37,713	\$ 38,655	\$ 39,622	\$ 40,612	\$ 41,628	\$ 42,668	\$ 43,735	\$ 44,828	\$ 45,949	\$ 47,098	\$ 48,275	\$ 49,482	\$ 50,719
MRS HL DEBT - Shown at 100%	4.0000	\$ -	\$ -	\$ -	\$ -	\$ 11,138	\$ 70,040	\$ 71,791	\$ 73,585	\$ 75,425	\$ 77,311	\$ 79,243	\$ 81,225	\$ 83,255	\$ 85,337	\$ 87,470	\$ 89,657	\$ 91,898	\$ 94,196	\$ 96,550	\$ 98,964	\$ 101,438
Total Non-Capturable Taxes	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 16,708	\$ 105,059	\$ 107,686	\$ 110,378	\$ 113,138	\$ 115,966	\$ 118,865	\$ 121,837	\$ 124,883	\$ 128,005	\$ 131,205	\$ 134,485	\$ 137,847	\$ 141,293	\$ 144,826	\$ 148,446	\$ 152,157

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ - \$ - \$ 53,516 \$ 336,516 \$ 344,929 \$ 353,552 \$ 362,391 \$ 371,451 \$ 380,737 \$ 390,255 \$ 400,012 \$ 410,012 \$ 420,262 \$ 430,769 \$ 441,538 \$ 452,577 \$ 463,891 \$ 475,488 \$ 487,376

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase II Build-out reflected with 20% passthrough figures above

Tax Increment Revenue Passthrough Estimates														
Marshall River Development - Phase II														
440 West Hughes Street														
Marshall, Michigan														
June 25, 2026														
Estimated Taxable Value (TV) Increase Rate:														
	Plan Year	21	22	23	24	25	26	27	28	29	30	31	TOTAL	
	Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057		
	*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
	Estimated New TV	\$ 25,993,567	\$ 26,643,406	\$ 27,309,492	\$ 27,992,229	\$ 28,692,035	\$ 29,409,335	\$ 30,144,569	\$ 30,898,183	\$ 31,670,638	\$ 32,462,404	\$ 33,273,964	\$ 33,273,964	
	Incremental Difference (New TV - Base TV)	\$ 25,993,567	\$ 26,643,406	\$ 27,309,492	\$ 27,992,229	\$ 28,692,035	\$ 29,409,335	\$ 30,144,569	\$ 30,898,183	\$ 31,670,638	\$ 32,462,404	\$ 33,273,964	\$ 33,273,964	
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	\$ 31,192	\$ 31,972	\$ 32,771	\$ 33,591	\$ 34,430	\$ 35,291	\$ 36,173	\$ 37,078	\$ 38,005	\$ 38,955	\$ 39,929	\$ 799,945	
School Operating Tax	17.8293	\$ 92,689	\$ 95,007	\$ 97,382	\$ 99,816	\$ 102,312	\$ 104,870	\$ 107,491	\$ 110,179	\$ 112,933	\$ 115,756	\$ 118,650	\$ 2,377,075	
School Total	23.8293	\$ 123,882	\$ 126,979	\$ 130,153	\$ 133,407	\$ 136,742	\$ 140,161	\$ 143,665	\$ 147,256	\$ 150,938	\$ 154,711	\$ 158,579	\$ 3,177,020	
Local Capture	Millage Rate													
MRSHL OPERATING	17.1629	\$ 89,225	\$ 91,456	\$ 93,742	\$ 96,086	\$ 98,488	\$ 100,950	\$ 103,474	\$ 106,060	\$ 108,712	\$ 111,430	\$ 114,216	\$ 2,288,228	
MRSHL BLDG/SITE	0.9978	\$ 5,187	\$ 5,317	\$ 5,450	\$ 5,586	\$ 5,726	\$ 5,869	\$ 6,016	\$ 6,166	\$ 6,320	\$ 6,478	\$ 6,640	\$ 133,031	
MARSHALL LIBRARY	1.6499	\$ 8,577	\$ 8,792	\$ 9,012	\$ 9,237	\$ 9,468	\$ 9,704	\$ 9,947	\$ 10,196	\$ 10,451	\$ 10,712	\$ 10,980	\$ 219,971	
TACC - TRANSIT AUTHORITY	2.6600	\$ 13,829	\$ 14,174	\$ 14,529	\$ 14,892	\$ 15,264	\$ 15,646	\$ 16,037	\$ 16,438	\$ 16,849	\$ 17,270	\$ 17,702	\$ 354,642	
KELLOGG COLLEGE	3.6109	\$ 18,772	\$ 19,241	\$ 19,722	\$ 20,215	\$ 20,721	\$ 21,239	\$ 21,770	\$ 22,314	\$ 22,872	\$ 23,444	\$ 24,030	\$ 481,420	
SENIOR CITIZENS	0.7439	\$ 3,867	\$ 3,964	\$ 4,063	\$ 4,165	\$ 4,269	\$ 4,376	\$ 4,485	\$ 4,597	\$ 4,712	\$ 4,830	\$ 4,951	\$ 99,180	
MEDICAL FACILITY	0.2481	\$ 1,290	\$ 1,322	\$ 1,355	\$ 1,389	\$ 1,424	\$ 1,459	\$ 1,496	\$ 1,533	\$ 1,571	\$ 1,611	\$ 1,651	\$ 33,078	
911 DISPATCH	0.9799	\$ 5,094	\$ 5,222	\$ 5,352	\$ 5,486	\$ 5,623	\$ 5,764	\$ 5,908	\$ 6,055	\$ 6,207	\$ 6,362	\$ 6,521	\$ 130,644	
AMBULANCE	0.6973	\$ 3,625	\$ 3,716	\$ 3,809	\$ 3,904	\$ 4,001	\$ 4,101	\$ 4,204	\$ 4,309	\$ 4,417	\$ 4,527	\$ 4,640	\$ 92,967	
LEAF/BRUSH	0.7500	\$ 3,899	\$ 3,997	\$ 4,096	\$ 4,199	\$ 4,304	\$ 4,411	\$ 4,522	\$ 4,635	\$ 4,751	\$ 4,869	\$ 4,991	\$ 99,993	
RECREATION	0.9020	\$ 4,689	\$ 4,806	\$ 4,927	\$ 5,050	\$ 5,176	\$ 5,305	\$ 5,438	\$ 5,574	\$ 5,713	\$ 5,856	\$ 6,003	\$ 120,258	
COUNTY VETERANS	0.0999	\$ 519	\$ 532	\$ 546	\$ 559	\$ 573	\$ 588	\$ 602	\$ 617	\$ 633	\$ 649	\$ 665	\$ 13,319	
CALHOUN ISD	6.1919	\$ 32,190	\$ 32,995	\$ 33,820	\$ 34,665	\$ 35,532	\$ 36,420	\$ 37,330	\$ 38,264	\$ 39,220	\$ 40,201	\$ 41,206	\$ 825,530	
COUNTY PARKS	0.2000	\$ 1,040	\$ 1,066	\$ 1,092	\$ 1,120	\$ 1,148	\$ 1,176	\$ 1,206	\$ 1,236	\$ 1,267	\$ 1,298	\$ 1,331	\$ 26,665	
CALHOUN COUNTY	5.3692	\$ 27,913	\$ 28,611	\$ 29,326	\$ 30,059	\$ 30,811	\$ 31,581	\$ 32,370	\$ 33,180	\$ 34,009	\$ 34,859	\$ 35,731	\$ 715,844	
Local Total	42.2637	\$ 219,717	\$ 225,210	\$ 230,840	\$ 236,611	\$ 242,526	\$ 248,589	\$ 254,804	\$ 261,174	\$ 267,704	\$ 274,396	\$ 281,256	\$ 5,634,770	
Non-Capturable Millages	Millage Rate													
Road Debt - Shown at 100%	2.0000	\$ 51,987	\$ 53,287	\$ 54,619	\$ 55,984	\$ 57,384	\$ 58,819	\$ 60,289	\$ 61,796	\$ 63,341	\$ 64,925	\$ 66,548	\$ 1,333,241	
MRSHL DEBT - Shown at 100%	4.0000	\$ 103,974	\$ 106,574	\$ 109,238	\$ 111,969	\$ 114,768	\$ 117,637	\$ 120,578	\$ 123,593	\$ 126,683	\$ 129,850	\$ 133,096	\$ 2,666,482	
Total Non-Capturable Taxes	6.0000	\$ 155,961	\$ 159,860	\$ 163,857	\$ 167,953	\$ 172,152	\$ 176,456	\$ 180,867	\$ 185,389	\$ 190,024	\$ 194,774	\$ 199,644	\$ 3,999,723	
Total Non-Captured Incremental Revenues Generated	\$	499,560	\$ 512,049	\$ 524,850	\$ 537,971	\$ 551,421	\$ 565,206	\$ 579,336	\$ 593,820	\$ 608,665	\$ 623,882	\$ 639,479	\$ 12,811,513	
Footnotes:														
Assumes proposed build-out and 2.5% inflation thereafter														
Phase II Build-out reflected with 20% passthrough figures above														

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase III
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446,300	\$ 15,989,758	\$ 16,389,501	\$ 16,799,239	\$ 17,219,220	\$ 17,649,700	\$ 18,090,943	\$ 18,543,217	\$ 19,006,797	\$ 19,481,967	\$ 19,969,016	\$ 20,468,241	\$ 20,979,947
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446,300	\$ 15,989,758	\$ 16,389,501	\$ 16,799,239	\$ 17,219,220	\$ 17,649,700	\$ 18,090,943	\$ 18,543,217	\$ 19,006,797	\$ 19,481,967	\$ 19,969,016	\$ 20,468,241	\$ 20,979,947

School Capture	Millage Rate																																				
State Education Tax (SET)	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,942	\$	76,751	\$	78,670	\$	80,636	\$	82,652	\$	84,719	\$	86,837	\$	89,007	\$	91,233	\$	93,513	\$	95,851	\$	98,248	\$	100,704
School Operating Tax	17.8293	\$	-	\$	-	\$	-	\$	-	\$	-	\$	20,629	\$	228,069	\$	233,771	\$	239,615	\$	245,605	\$	251,745	\$	258,039	\$	264,490	\$	271,102	\$	277,880	\$	284,827	\$	291,948	\$	299,246
School Total	23.8293	\$	-	\$	-	\$	-	\$	-	\$	-	\$	27,571	\$	304,820	\$	312,440	\$	320,251	\$	328,258	\$	336,464	\$	344,876	\$	353,497	\$	362,335	\$	371,393	\$	380,678	\$	390,195	\$	399,950

Local Capture	Millage Rate																																				
MRS HL OPERATING	17.1629	\$	-	\$	-	\$	-	\$	-	\$	-	\$	19,858	\$	219,544	\$	225,033	\$	230,659	\$	236,425	\$	242,336	\$	248,394	\$	254,604	\$	260,969	\$	267,494	\$	274,181	\$	281,036	\$	288,061
MRS HL BLDG/SITE	0.9978	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,154	\$	12,764	\$	13,083	\$	13,410	\$	13,745	\$	14,089	\$	14,441	\$	14,802	\$	15,172	\$	15,551	\$	15,940	\$	16,339	\$	16,747
MARSHALL LIBRARY	1.6499	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,909	\$	21,105	\$	21,633	\$	22,174	\$	22,728	\$	23,296	\$	23,879	\$	24,476	\$	25,087	\$	25,715	\$	26,358	\$	27,016	\$	27,692
TACC - TRANSIT AUTHORITY	2.6600	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,078	\$	34,026	\$	34,877	\$	35,749	\$	36,643	\$	37,559	\$	38,498	\$	39,460	\$	40,446	\$	41,458	\$	42,494	\$	43,556	\$	44,645
KELLOGG COLLEGE	3.6109	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,178	\$	46,190	\$	47,345	\$	48,528	\$	49,742	\$	50,985	\$	52,260	\$	53,566	\$	54,905	\$	56,278	\$	57,685	\$	59,127	\$	60,605
SENIOR CITIZENS	0.7439	\$	-	\$	-	\$	-	\$	-	\$	-	\$	861	\$	9,516	\$	9,754	\$	9,998	\$	10,248	\$	10,504	\$	10,766	\$	11,035	\$	11,311	\$	11,594	\$	11,884	\$	12,181	\$	12,486
MEDICAL FACILITY	0.2481	\$	-	\$	-	\$	-	\$	-	\$	-	\$	287	\$	3,174	\$	3,253	\$	3,334	\$	3,418	\$	3,503	\$	3,591	\$	3,680	\$	3,772	\$	3,867	\$	3,963	\$	4,063	\$	4,164
911 DISPATCH	0.9799	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,134	\$	12,535	\$	12,848	\$	13,169	\$	13,498	\$	13,836	\$	14,182	\$	14,536	\$	14,900	\$	15,272	\$	15,654	\$	16,045	\$	16,447
AMBULANCE	0.6973	\$	-	\$	-	\$	-	\$	-	\$	-	\$	807	\$	8,920	\$	9,143	\$	9,371	\$	9,606	\$	9,846	\$	10,092	\$	10,344	\$	10,603	\$	10,868	\$	11,140	\$	11,418	\$	11,703
LEAF/BRUSH	0.7500	\$	-	\$	-	\$	-	\$	-	\$	-	\$	868	\$	9,594	\$	9,834	\$	10,080	\$	10,332	\$	10,590	\$	10,855	\$	11,126	\$	11,404	\$	11,689	\$	11,981	\$	12,281	\$	12,588
RECREATION	0.9020	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,044	\$	11,538	\$	11,827	\$	12,122	\$	12,425	\$	12,736	\$	13,054	\$	13,381	\$	13,715	\$	14,058	\$	14,410	\$	14,770	\$	15,139
COUNTY VETERANS	0.0999	\$	-	\$	-	\$	-	\$	-	\$	-	\$	116	\$	1,278	\$	1,310	\$	1,343	\$	1,376	\$	1,411	\$	1,446	\$	1,482	\$	1,519	\$	1,557	\$	1,596	\$	1,636	\$	1,677
CALHOUN ISD	6.1919	\$	-	\$	-	\$	-	\$	-	\$	-	\$	7,164	\$	79,206	\$	81,186	\$	83,215	\$	85,296	\$	87,428	\$	89,614	\$	91,854	\$	94,151	\$	96,504	\$	98,917	\$	101,390	\$	103,925
COUNTY PARKS	0.2000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	231	\$	2,558	\$	2,622	\$	2,688	\$	2,755	\$	2,824	\$	2,895	\$	2,967	\$	3,041	\$	3,117	\$	3,195	\$	3,275	\$	3,357
CALHOUN COUNTY	5.3692	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,212	\$	68,682	\$	70,399	\$	72,159	\$	73,963	\$	75,812	\$	77,707	\$	79,650	\$	81,641	\$	83,682	\$	85,774	\$	87,918	\$	90,116
Local Total	42.2637	\$	-	\$	-	\$	-	\$	-	\$	-	\$	48,901	\$	540,629	\$	554,145	\$	567,998	\$	582,198	\$	596,753	\$	611,672	\$	626,964	\$	642,638	\$	658,704	\$	675,172	\$	692,051	\$	709,352

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 76,472 \$ 845,449 \$ 866,585 \$ 888,250 \$ 910,456 \$ 933,217 \$ 956,548 \$ 980,461 \$ 1,004,973 \$ 1,030,097 \$ 1,055,850 \$ 1,082,246 \$ 1,109,302

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase III Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase III
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 21,504,446	\$ 22,042,057	\$ 22,593,109	\$ 23,157,936	\$ 23,736,885	\$ 24,330,307	\$ 24,938,565	\$ 25,562,029	\$ 26,201,080	\$ 26,856,107	\$ 27,527,509	\$ 28,215,697	\$ 28,921,089	\$ 28,921,089
Incremental Difference (New TV - Base TV)	\$ 21,504,446	\$ 22,042,057	\$ 22,593,109	\$ 23,157,936	\$ 23,736,885	\$ 24,330,307	\$ 24,938,565	\$ 25,562,029	\$ 26,201,080	\$ 26,856,107	\$ 27,527,509	\$ 28,215,697	\$ 28,921,089	\$ 28,921,089

School Capture	Millage Rate																
State Education Tax (SET)	6.0000	\$ 103,221	\$ 105,802	\$ 108,447	\$ 111,158	\$ 113,937	\$ 116,785	\$ 119,705	\$ 122,698	\$ 125,765	\$ 128,909	\$ 132,132	\$ 135,435	\$ 138,821	\$ 2,628,579		
School Operating Tax	17.8293	\$ 306,727	\$ 314,396	\$ 322,255	\$ 330,312	\$ 338,570	\$ 347,034	\$ 355,710	\$ 364,602	\$ 373,718	\$ 383,060	\$ 392,637	\$ 402,453	\$ 412,514	\$ 7,810,954		
School Total	23.8293	\$ 409,949	\$ 420,197	\$ 430,702	\$ 441,470	\$ 452,507	\$ 463,819	\$ 475,415	\$ 487,300	\$ 499,483	\$ 511,970	\$ 524,769	\$ 537,888	\$ 551,335	\$ 10,439,534		

Local Capture	Millage Rate																
MRS HL OPERATING	17.1629	\$ 295,263	\$ 302,645	\$ 310,211	\$ 317,966	\$ 325,915	\$ 334,063	\$ 342,414	\$ 350,975	\$ 359,749	\$ 368,743	\$ 377,962	\$ 387,411	\$ 397,096	\$ 7,519,007		
MRS HL BLDG/SITE	0.9978	\$ 17,166	\$ 17,595	\$ 18,035	\$ 18,486	\$ 18,948	\$ 19,421	\$ 19,907	\$ 20,405	\$ 20,915	\$ 21,438	\$ 21,974	\$ 22,523	\$ 23,086	\$ 437,133		
MARSHALL LIBRARY	1.6499	\$ 28,384	\$ 29,094	\$ 29,821	\$ 30,567	\$ 31,331	\$ 32,114	\$ 32,917	\$ 33,740	\$ 34,583	\$ 35,448	\$ 36,334	\$ 37,242	\$ 38,174	\$ 722,815		
TACC - TRANSIT AUTHORITY	2.6600	\$ 45,761	\$ 46,905	\$ 48,078	\$ 49,280	\$ 50,512	\$ 51,775	\$ 53,069	\$ 54,396	\$ 55,756	\$ 57,150	\$ 58,579	\$ 60,043	\$ 61,544	\$ 1,165,337		
KELLOGG COLLEGE	3.6109	\$ 62,120	\$ 63,673	\$ 65,265	\$ 66,897	\$ 68,569	\$ 70,283	\$ 72,041	\$ 73,842	\$ 75,688	\$ 77,580	\$ 79,519	\$ 81,507	\$ 83,545	\$ 1,581,923		
SENIOR CITIZENS	0.7439	\$ 12,798	\$ 13,118	\$ 13,446	\$ 13,782	\$ 14,126	\$ 14,479	\$ 14,841	\$ 15,212	\$ 15,593	\$ 15,983	\$ 16,382	\$ 16,792	\$ 17,212	\$ 325,900		
MEDICAL FACILITY	0.2481	\$ 4,268	\$ 4,375	\$ 4,484	\$ 4,596	\$ 4,711	\$ 4,829	\$ 4,950	\$ 5,074	\$ 5,200	\$ 5,330	\$ 5,464	\$ 5,600	\$ 5,740	\$ 108,692		
911 DISPATCH	0.9799	\$ 16,858	\$ 17,279	\$ 17,711	\$ 18,154	\$ 18,608	\$ 19,073	\$ 19,550	\$ 20,039	\$ 20,540	\$ 21,053	\$ 21,579	\$ 22,119	\$ 22,672	\$ 429,291		
AMBULANCE	0.6973	\$ 11,996	\$ 12,296	\$ 12,603	\$ 12,918	\$ 13,241	\$ 13,572	\$ 13,912	\$ 14,260	\$ 14,616	\$ 14,981	\$ 15,356	\$ 15,740	\$ 16,133	\$ 305,485		
LEAF/BRUSH	0.7500	\$ 12,903	\$ 13,225	\$ 13,556	\$ 13,895	\$ 14,242	\$ 14,598	\$ 14,963	\$ 15,337	\$ 15,721	\$ 16,114	\$ 16,517	\$ 16,929	\$ 17,353	\$ 328,572		
RECREATION	0.9020	\$ 15,518	\$ 15,906	\$ 16,303	\$ 16,711	\$ 17,129	\$ 17,557	\$ 17,996	\$ 18,446	\$ 18,907	\$ 19,379	\$ 19,864	\$ 20,360	\$ 20,869	\$ 395,163		
COUNTY VETERANS	0.0999	\$ 1,719	\$ 1,762	\$ 1,806	\$ 1,851	\$ 1,897	\$ 1,944	\$ 1,993	\$ 2,043	\$ 2,094	\$ 2,146	\$ 2,200	\$ 2,255	\$ 2,311	\$ 43,766		
CALHOUN ISD	6.1919	\$ 106,523	\$ 109,186	\$ 111,915	\$ 114,713	\$ 117,581	\$ 120,521	\$ 123,534	\$ 126,622	\$ 129,788	\$ 133,032	\$ 136,358	\$ 139,767	\$ 143,261	\$ 2,712,650		
COUNTY PARKS	0.2000	\$ 3,441	\$ 3,527	\$ 3,615	\$ 3,705	\$ 3,798	\$ 3,893	\$ 3,990	\$ 4,090	\$ 4,192	\$ 4,297	\$ 4,404	\$ 4,515	\$ 4,627	\$ 87,619		
CALHOUN COUNTY	5.3692	\$ 92,369	\$ 94,679	\$ 97,046	\$ 99,472	\$ 101,958	\$ 104,507	\$ 107,120	\$ 109,798	\$ 112,543	\$ 115,357	\$ 118,241	\$ 121,197	\$ 124,226	\$ 2,352,228		
Local Total	42.2637	\$ 727,086	\$ 745,263	\$ 763,895	\$ 782,992	\$ 802,567	\$ 822,631	\$ 843,197	\$ 864,277	\$ 885,884	\$ 908,031	\$ 930,732	\$ 954,000	\$ 977,850	\$ 18,515,580		

Total Tax Increment Revenue (TIR) Available for Capture	\$ 1,137,035	\$ 1,165,461	\$ 1,194,597	\$ 1,224,462	\$ 1,255,074	\$ 1,286,450	\$ 1,318,612	\$ 1,351,577	\$ 1,385,366	\$ 1,420,001	\$ 1,455,501	\$ 1,491,888	\$ 1,529,185	\$ 28,955,114
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Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase III Build-out reflected above with 80% capture shown above

Tax Increment Revenue Passthrough Estimates
Marshall River Development - Phase III
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:		2.5% per year																				
	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446,300	\$ 15,989,758	\$ 16,389,501	\$ 16,799,239	\$ 17,219,220	\$ 17,649,700	\$ 18,090,943	\$ 18,543,217	\$ 19,006,797	\$ 19,481,967	\$ 19,969,016	\$ 20,468,241	\$ 20,979,947	\$ 21,504,446	\$ 22,042,057
	Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,446,300	\$ 15,989,758	\$ 16,389,501	\$ 16,799,239	\$ 17,219,220	\$ 17,649,700	\$ 18,090,943	\$ 18,543,217	\$ 19,006,797	\$ 19,481,967	\$ 19,969,016	\$ 20,468,241	\$ 20,979,947	\$ 21,504,446	\$ 22,042,057

School Capture		Millage Rate																				
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,736	\$ 19,188	\$ 19,667	\$ 20,159	\$ 20,663	\$ 21,180	\$ 21,709	\$ 22,252	\$ 22,808	\$ 23,378	\$ 23,963	\$ 24,562	\$ 25,176	\$ 25,805	\$ 26,450
School Operating Tax	17.8293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,157	\$ 57,017	\$ 58,443	\$ 59,904	\$ 61,401	\$ 62,936	\$ 64,510	\$ 66,123	\$ 67,776	\$ 69,470	\$ 71,207	\$ 72,987	\$ 74,812	\$ 76,682	\$ 78,599
School Total	23.8293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,893	\$ 76,205	\$ 78,110	\$ 80,063	\$ 82,064	\$ 84,116	\$ 86,219	\$ 88,374	\$ 90,584	\$ 92,848	\$ 95,170	\$ 97,549	\$ 99,987	\$ 102,487	\$ 105,049

Local Capture		Millage Rate																				
MRS HL OPERATING	17.1629	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,965	\$ 54,886	\$ 56,258	\$ 57,665	\$ 59,106	\$ 60,584	\$ 62,099	\$ 63,651	\$ 65,242	\$ 66,873	\$ 68,545	\$ 70,259	\$ 72,015	\$ 73,816	\$ 75,661
MRS HL BLDG/SITE	0.9978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 289	\$ 3,191	\$ 3,271	\$ 3,352	\$ 3,436	\$ 3,522	\$ 3,610	\$ 3,700	\$ 3,793	\$ 3,888	\$ 3,985	\$ 4,085	\$ 4,187	\$ 4,291	\$ 4,399
MARSHALL LIBRARY	1.6499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 477	\$ 5,276	\$ 5,408	\$ 5,543	\$ 5,682	\$ 5,824	\$ 5,970	\$ 6,119	\$ 6,272	\$ 6,429	\$ 6,589	\$ 6,754	\$ 6,923	\$ 7,096	\$ 7,273
TACC - TRANSIT AUTHORITY	2.6600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 769	\$ 8,507	\$ 8,719	\$ 8,937	\$ 9,161	\$ 9,390	\$ 9,624	\$ 9,865	\$ 10,112	\$ 10,364	\$ 10,624	\$ 10,889	\$ 11,161	\$ 11,440	\$ 11,726
KELLOGG COLLEGE	3.6109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,044	\$ 11,547	\$ 11,836	\$ 12,132	\$ 12,435	\$ 12,746	\$ 13,065	\$ 13,392	\$ 13,726	\$ 14,069	\$ 14,421	\$ 14,782	\$ 15,151	\$ 15,530	\$ 15,918
SENIOR CITIZENS	0.7439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215	\$ 2,379	\$ 2,438	\$ 2,499	\$ 2,562	\$ 2,626	\$ 2,692	\$ 2,759	\$ 2,828	\$ 2,899	\$ 2,971	\$ 3,045	\$ 3,121	\$ 3,199	\$ 3,279
MEDICAL FACILITY	0.2481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72	\$ 793	\$ 813	\$ 834	\$ 854	\$ 876	\$ 898	\$ 920	\$ 943	\$ 967	\$ 991	\$ 1,016	\$ 1,041	\$ 1,067	\$ 1,094
911 DISPATCH	0.9799	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 283	\$ 3,134	\$ 3,212	\$ 3,292	\$ 3,375	\$ 3,459	\$ 3,545	\$ 3,634	\$ 3,725	\$ 3,818	\$ 3,914	\$ 4,011	\$ 4,112	\$ 4,214	\$ 4,320
AMBULANCE	0.6973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202	\$ 2,230	\$ 2,286	\$ 2,343	\$ 2,401	\$ 2,461	\$ 2,523	\$ 2,586	\$ 2,651	\$ 2,717	\$ 2,785	\$ 2,855	\$ 2,926	\$ 2,999	\$ 3,074
LEAF/BRUSH	0.7500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217	\$ 2,398	\$ 2,458	\$ 2,520	\$ 2,583	\$ 2,647	\$ 2,714	\$ 2,781	\$ 2,851	\$ 2,922	\$ 2,995	\$ 3,070	\$ 3,147	\$ 3,226	\$ 3,306
RECREATION	0.9020	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261	\$ 2,885	\$ 2,957	\$ 3,031	\$ 3,106	\$ 3,184	\$ 3,264	\$ 3,345	\$ 3,429	\$ 3,515	\$ 3,602	\$ 3,692	\$ 3,785	\$ 3,879	\$ 3,976
COUNTY VETERANS	0.0999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29	\$ 319	\$ 327	\$ 336	\$ 344	\$ 353	\$ 361	\$ 370	\$ 380	\$ 389	\$ 399	\$ 409	\$ 419	\$ 430	\$ 440
CALHOUN ISD	6.1919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,791	\$ 19,801	\$ 20,296	\$ 20,804	\$ 21,324	\$ 21,857	\$ 22,403	\$ 22,964	\$ 23,538	\$ 24,126	\$ 24,729	\$ 25,347	\$ 25,981	\$ 26,631	\$ 27,296
COUNTY PARKS	0.2000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 58	\$ 640	\$ 656	\$ 672	\$ 689	\$ 706	\$ 724	\$ 742	\$ 760	\$ 779	\$ 799	\$ 819	\$ 839	\$ 860	\$ 882
CALHOUN COUNTY	5.3692	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,553	\$ 17,170	\$ 17,600	\$ 18,040	\$ 18,491	\$ 18,953	\$ 19,427	\$ 19,912	\$ 20,410	\$ 20,921	\$ 21,444	\$ 21,980	\$ 22,529	\$ 23,092	\$ 23,670
Local Total	42.2637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,225	\$ 135,157	\$ 138,536	\$ 142,000	\$ 145,550	\$ 149,188	\$ 152,918	\$ 156,741	\$ 160,660	\$ 164,676	\$ 168,793	\$ 173,013	\$ 177,338	\$ 181,771	\$ 186,316

Non-Capturable Millages		Millage Rate																				
Road Debt - Shown at 100%	2.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,893	\$ 31,980	\$ 32,779	\$ 33,598	\$ 34,438	\$ 35,299	\$ 36,182	\$ 37,086	\$ 38,014	\$ 38,964	\$ 39,938	\$ 40,936	\$ 41,960	\$ 43,009	\$ 44,084
MRS HL DEBT - Shown at 100%	4.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,785	\$ 63,959	\$ 65,558	\$ 67,197	\$ 68,877	\$ 70,599	\$ 72,364	\$ 74,173	\$ 76,027	\$ 77,928	\$ 79,876	\$ 81,873	\$ 83,920	\$ 86,018	\$ 88,168
Total Non-Capturable Taxes	6.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,678	\$ 95,939	\$ 98,337	\$ 100,795	\$ 103,315	\$ 105,898	\$ 108,546	\$ 111,259	\$ 114,041	\$ 116,892	\$ 119,814	\$ 122,809	\$ 125,880	\$ 129,027	\$ 132,252

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 27,796 \$ 307,301 \$ 314,983 \$ 322,858 \$ 330,929 \$ 339,203 \$ 347,683 \$ 356,375 \$ 365,284 \$ 374,416 \$ 383,777 \$ 393,371 \$ 403,205 \$ 413,285 \$ 423,617

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase III Build-out reflected with 20% passthrough figures above

Tax Increment Revenue Passthrough Estimates														
Marshall River Development - Phase III														
440 West Hughes Street														
Marshall, Michigan														
June 25, 2026														
Estimated Taxable Value (TV) Increase Rate:														
	Plan Year	21	22	23	24	25	26	27	28	29	30	31	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057			
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 22,593,109	\$ 23,157,936	\$ 23,736,885	\$ 24,330,307	\$ 24,938,565	\$ 25,562,029	\$ 26,201,080	\$ 26,856,107	\$ 27,527,509	\$ 28,215,697	\$ 28,921,089		\$ 28,921,089	
Incremental Difference (New TV - Base TV)	\$ 22,593,109	\$ 23,157,936	\$ 23,736,885	\$ 24,330,307	\$ 24,938,565	\$ 25,562,029	\$ 26,201,080	\$ 26,856,107	\$ 27,527,509	\$ 28,215,697	\$ 28,921,089		\$ 28,921,089	
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	\$ 27,112	\$ 27,790	\$ 28,484	\$ 29,196	\$ 29,926	\$ 30,674	\$ 31,441	\$ 32,227	\$ 33,033	\$ 33,859	\$ 34,705	\$ 657,145	
School Operating Tax	17.8293	\$ 80,564	\$ 82,578	\$ 84,642	\$ 86,758	\$ 88,927	\$ 91,151	\$ 93,429	\$ 95,765	\$ 98,159	\$ 100,613	\$ 103,129	\$ 1,952,739	
School Total	23.8293	\$ 107,676	\$ 110,367	\$ 113,127	\$ 115,955	\$ 118,854	\$ 121,825	\$ 124,871	\$ 127,992	\$ 131,192	\$ 134,472	\$ 137,834	\$ 2,609,883	
Local Capture	Millage Rate													
MRS HL OPERATING	17.1629	\$ 77,553	\$ 79,491	\$ 81,479	\$ 83,516	\$ 85,604	\$ 87,744	\$ 89,937	\$ 92,186	\$ 94,490	\$ 96,853	\$ 99,274	\$ 1,879,752	
MRS HL BLDG/SITE	0.9978	\$ 4,509	\$ 4,621	\$ 4,737	\$ 4,855	\$ 4,977	\$ 5,101	\$ 5,229	\$ 5,359	\$ 5,493	\$ 5,631	\$ 5,771	\$ 109,283	
MARSHALL LIBRARY	1.6499	\$ 7,455	\$ 7,642	\$ 7,833	\$ 8,029	\$ 8,229	\$ 8,435	\$ 8,646	\$ 8,862	\$ 9,084	\$ 9,311	\$ 9,543	\$ 180,704	
TACC - TRANSIT AUTHORITY	2.6600	\$ 12,020	\$ 12,320	\$ 12,628	\$ 12,944	\$ 13,267	\$ 13,599	\$ 13,939	\$ 14,287	\$ 14,645	\$ 15,011	\$ 15,386	\$ 291,334	
KELLOGG COLLEGE	3.6109	\$ 16,316	\$ 16,724	\$ 17,142	\$ 17,571	\$ 18,010	\$ 18,460	\$ 18,922	\$ 19,395	\$ 19,880	\$ 20,377	\$ 20,886	\$ 395,481	
SENIOR CITIZENS	0.7439	\$ 3,361	\$ 3,445	\$ 3,532	\$ 3,620	\$ 3,710	\$ 3,803	\$ 3,898	\$ 3,996	\$ 4,096	\$ 4,198	\$ 4,303	\$ 81,475	
MEDICAL FACILITY	0.2481	\$ 1,121	\$ 1,149	\$ 1,178	\$ 1,207	\$ 1,237	\$ 1,268	\$ 1,300	\$ 1,333	\$ 1,366	\$ 1,400	\$ 1,435	\$ 27,173	
911 DISPATCH	0.9799	\$ 4,428	\$ 4,538	\$ 4,652	\$ 4,768	\$ 4,887	\$ 5,010	\$ 5,135	\$ 5,263	\$ 5,395	\$ 5,530	\$ 5,668	\$ 107,323	
AMBULANCE	0.6973	\$ 3,151	\$ 3,230	\$ 3,310	\$ 3,393	\$ 3,478	\$ 3,565	\$ 3,654	\$ 3,745	\$ 3,839	\$ 3,935	\$ 4,033	\$ 76,371	
LEAF/BRUSH	0.7500	\$ 3,389	\$ 3,474	\$ 3,561	\$ 3,650	\$ 3,741	\$ 3,834	\$ 3,930	\$ 4,028	\$ 4,129	\$ 4,232	\$ 4,338	\$ 82,143	
RECREATION	0.9020	\$ 4,076	\$ 4,178	\$ 4,282	\$ 4,389	\$ 4,499	\$ 4,611	\$ 4,727	\$ 4,845	\$ 4,966	\$ 5,090	\$ 5,217	\$ 98,791	
COUNTY VETERANS	0.0999	\$ 451	\$ 463	\$ 474	\$ 486	\$ 498	\$ 511	\$ 523	\$ 537	\$ 550	\$ 564	\$ 578	\$ 10,941	
CALHOUN ISD	6.1919	\$ 27,979	\$ 28,678	\$ 29,395	\$ 30,130	\$ 30,883	\$ 31,656	\$ 32,447	\$ 33,258	\$ 34,090	\$ 34,942	\$ 35,815	\$ 678,162	
COUNTY PARKS	0.2000	\$ 904	\$ 926	\$ 949	\$ 973	\$ 998	\$ 1,022	\$ 1,048	\$ 1,074	\$ 1,101	\$ 1,129	\$ 1,157	\$ 21,905	
CALHOUN COUNTY	5.3692	\$ 24,261	\$ 24,868	\$ 25,490	\$ 26,127	\$ 26,780	\$ 27,450	\$ 28,136	\$ 28,839	\$ 29,560	\$ 30,299	\$ 31,057	\$ 588,057	
Local Total	42.2637	\$ 190,974	\$ 195,748	\$ 200,642	\$ 205,658	\$ 210,799	\$ 216,069	\$ 221,471	\$ 227,008	\$ 232,683	\$ 238,500	\$ 244,462	\$ 4,628,895	
Non-Capturable Millages	Millage Rate													
Road Debt - Shown at 100%	2.0000	\$ 45,186	\$ 46,316	\$ 47,474	\$ 48,661	\$ 49,877	\$ 51,124	\$ 52,402	\$ 53,712	\$ 55,055	\$ 56,431	\$ 57,842	\$ 1,095,241	
MRS HL DEBT - Shown at 100%	4.0000	\$ 90,372	\$ 92,632	\$ 94,948	\$ 97,321	\$ 99,754	\$ 102,248	\$ 104,804	\$ 107,424	\$ 110,110	\$ 112,863	\$ 115,684	\$ 2,190,483	
Total Non-Capturable Taxes	6.0000	\$ 135,559	\$ 138,948	\$ 142,421	\$ 145,982	\$ 149,631	\$ 153,372	\$ 157,206	\$ 161,137	\$ 165,165	\$ 169,294	\$ 173,527	\$ 3,285,724	
Total Non-Captured Incremental Revenues Generated	\$	434,208	\$ 445,063	\$ 456,190	\$ 467,594	\$ 479,284	\$ 491,266	\$ 503,548	\$ 516,137	\$ 529,040	\$ 542,266	\$ 555,823	\$ 10,524,502	
Footnotes:														
Assumes proposed build-out and 2.5% inflation thereafter														
Phase III Build-out reflected with 20% passthrough figures above														

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase IV
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,670,900	\$ 9,661,773	\$ 9,903,317	\$ 10,150,900	\$ 10,404,672	\$ 10,664,789	\$ 10,931,409	\$ 11,204,694	\$ 11,484,811	\$ 11,771,932	\$ 12,066,230
Incremental Difference (New TV - Base TV)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,670,900	\$ 9,661,773	\$ 9,903,317	\$ 10,150,900	\$ 10,404,672	\$ 10,664,789	\$ 10,931,409	\$ 11,204,694	\$ 11,484,811	\$ 11,771,932	\$ 12,066,230

School Capture	Millage Rate																																				
State Education Tax (SET)	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	8,020	\$	46,377	\$	47,536	\$	48,724	\$	49,942	\$	51,191	\$	52,471	\$	53,783	\$	55,127	\$	56,505	\$	57,918
School Operating Tax	17.8293	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	23,833	\$	137,810	\$	141,255	\$	144,787	\$	148,406	\$	152,117	\$	155,919	\$	159,817	\$	163,813	\$	167,908	\$	172,106
School Total	23.8293	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	31,853	\$	184,187	\$	188,791	\$	193,511	\$	198,349	\$	203,308	\$	208,390	\$	213,600	\$	218,940	\$	224,414	\$	230,024

Local Capture	Millage Rate																																				
MRSHL OPERATING	17.1629	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	22,942	\$	132,659	\$	135,976	\$	139,375	\$	142,859	\$	146,431	\$	150,092	\$	153,844	\$	157,690	\$	161,632	\$	165,673
MRSHL BLDG/SITE	0.9978	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,334	\$	7,712	\$	7,905	\$	8,103	\$	8,305	\$	8,513	\$	8,726	\$	8,944	\$	9,168	\$	9,397	\$	9,632
MARSHALL LIBRARY	1.6499	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,205	\$	12,753	\$	13,072	\$	13,398	\$	13,733	\$	14,077	\$	14,429	\$	14,789	\$	15,159	\$	15,538	\$	15,926
TACC - TRANSIT AUTHORITY	2.6600	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,556	\$	20,560	\$	21,074	\$	21,601	\$	22,141	\$	22,695	\$	23,262	\$	23,844	\$	24,440	\$	25,051	\$	25,677
KELLOGG COLLEGE	3.6109	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	4,827	\$	27,910	\$	28,608	\$	29,323	\$	30,056	\$	30,808	\$	31,578	\$	32,367	\$	33,176	\$	34,006	\$	34,856
SENIOR CITIZENS	0.7439	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	994	\$	5,750	\$	5,894	\$	6,041	\$	6,192	\$	6,347	\$	6,505	\$	6,668	\$	6,835	\$	7,006	\$	7,181
MEDICAL FACILITY	0.2481	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	332	\$	1,918	\$	1,966	\$	2,015	\$	2,065	\$	2,117	\$	2,170	\$	2,224	\$	2,280	\$	2,336	\$	2,395
911 DISPATCH	0.9799	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,310	\$	7,574	\$	7,763	\$	7,957	\$	8,156	\$	8,360	\$	8,569	\$	8,784	\$	9,003	\$	9,228	\$	9,459
AMBULANCE	0.6973	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	932	\$	5,390	\$	5,524	\$	5,663	\$	5,804	\$	5,949	\$	6,098	\$	6,250	\$	6,407	\$	6,567	\$	6,731
LEAF/BRUSH	0.7500	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,003	\$	5,797	\$	5,942	\$	6,091	\$	6,243	\$	6,399	\$	6,559	\$	6,723	\$	6,891	\$	7,063	\$	7,240
RECREATION	0.9020	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,206	\$	6,972	\$	7,146	\$	7,325	\$	7,508	\$	7,696	\$	7,888	\$	8,085	\$	8,287	\$	8,495	\$	8,707
COUNTY VETERANS	0.0999	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	134	\$	772	\$	791	\$	811	\$	832	\$	852	\$	874	\$	895	\$	918	\$	941	\$	964
CALHOUN ISD	6.1919	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	8,277	\$	47,860	\$	49,056	\$	50,283	\$	51,540	\$	52,828	\$	54,149	\$	55,503	\$	56,890	\$	58,312	\$	59,770
COUNTY PARKS	0.2000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	267	\$	1,546	\$	1,585	\$	1,624	\$	1,665	\$	1,706	\$	1,749	\$	1,793	\$	1,838	\$	1,884	\$	1,931
CALHOUN COUNTY	5.3692	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	7,177	\$	41,501	\$	42,538	\$	43,602	\$	44,692	\$	45,809	\$	46,954	\$	48,128	\$	49,331	\$	50,565	\$	51,829
Local Total	42.2637	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	56,495	\$	326,674	\$	334,841	\$	343,212	\$	351,792	\$	360,587	\$	369,601	\$	378,841	\$	388,312	\$	398,020	\$	407,971

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 88,348 \$ 510,860 \$ 523,632 \$ 536,723 \$ 550,141 \$ 563,894 \$ 577,992 \$ 592,441 \$ 607,253 \$ 622,434 \$ 637,995

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates
Marshall River Development - Phase IV
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
	Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
	*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Estimated New TV	\$ 12,367,886	\$ 12,677,083	\$ 12,994,010	\$ 13,318,860	\$ 13,651,832	\$ 13,993,127	\$ 14,342,956	\$ 14,701,529	\$ 15,069,068	\$ 15,445,794	\$ 15,831,939	\$ 16,227,738	\$ 16,633,431	\$ 16,633,431
	Incremental Difference (New TV - Base TV)	\$ 12,367,886	\$ 12,677,083	\$ 12,994,010	\$ 13,318,860	\$ 13,651,832	\$ 13,993,127	\$ 14,342,956	\$ 14,701,529	\$ 15,069,068	\$ 15,445,794	\$ 15,831,939	\$ 16,227,738	\$ 16,633,431	\$ 16,633,431
School Capture	Millage Rate														
State Education Tax (SET)	6.0000	\$ 59,366	\$ 60,850	\$ 62,371	\$ 63,931	\$ 65,529	\$ 67,167	\$ 68,846	\$ 70,567	\$ 72,332	\$ 74,140	\$ 75,993	\$ 77,893	\$ 79,840	\$ 1,426,419
School Operating Tax	17.8293	\$ 176,409	\$ 180,819	\$ 185,339	\$ 189,973	\$ 194,722	\$ 199,590	\$ 204,580	\$ 209,694	\$ 214,937	\$ 220,310	\$ 225,818	\$ 231,463	\$ 237,250	\$ 4,238,676
School Total	23.8293	\$ 235,774	\$ 241,669	\$ 247,711	\$ 253,903	\$ 260,251	\$ 266,757	\$ 273,426	\$ 280,262	\$ 287,268	\$ 294,450	\$ 301,811	\$ 309,357	\$ 317,090	\$ 5,665,095
Local Capture	Millage Rate														
MRS HL OPERATING	17.1629	\$ 169,815	\$ 174,060	\$ 178,412	\$ 182,872	\$ 187,444	\$ 192,130	\$ 196,933	\$ 201,857	\$ 206,903	\$ 212,076	\$ 217,378	\$ 222,812	\$ 228,382	\$ 4,080,249
MRS HL BLDG/SITE	0.9978	\$ 9,873	\$ 10,119	\$ 10,372	\$ 10,632	\$ 10,897	\$ 11,170	\$ 11,449	\$ 11,735	\$ 12,029	\$ 12,329	\$ 12,638	\$ 12,954	\$ 13,277	\$ 237,214
MARSHALL LIBRARY	1.6499	\$ 16,325	\$ 16,733	\$ 17,151	\$ 17,580	\$ 18,019	\$ 18,470	\$ 18,932	\$ 19,405	\$ 19,890	\$ 20,387	\$ 20,897	\$ 21,419	\$ 21,955	\$ 392,242
TACC - TRANSIT AUTHORITY	2.6600	\$ 26,319	\$ 26,977	\$ 27,651	\$ 28,343	\$ 29,051	\$ 29,777	\$ 30,522	\$ 31,285	\$ 32,067	\$ 32,869	\$ 33,690	\$ 34,533	\$ 35,396	\$ 632,379
KELLOGG COLLEGE	3.6109	\$ 35,727	\$ 36,621	\$ 37,536	\$ 38,474	\$ 39,436	\$ 40,422	\$ 41,433	\$ 42,469	\$ 43,530	\$ 44,619	\$ 45,734	\$ 46,877	\$ 48,049	\$ 858,443
SENIOR CITIZENS	0.7439	\$ 7,360	\$ 7,544	\$ 7,733	\$ 7,926	\$ 8,124	\$ 8,328	\$ 8,536	\$ 8,749	\$ 8,968	\$ 9,192	\$ 9,422	\$ 9,657	\$ 9,899	\$ 176,852
MEDICAL FACILITY	0.2481	\$ 2,455	\$ 2,516	\$ 2,579	\$ 2,644	\$ 2,710	\$ 2,777	\$ 2,847	\$ 2,918	\$ 2,991	\$ 3,066	\$ 3,142	\$ 3,221	\$ 3,301	\$ 58,982
911 DISPATCH	0.9799	\$ 9,695	\$ 9,938	\$ 10,186	\$ 10,441	\$ 10,702	\$ 10,969	\$ 11,244	\$ 11,525	\$ 11,813	\$ 12,108	\$ 12,411	\$ 12,721	\$ 13,039	\$ 232,958
AMBULANCE	0.6973	\$ 6,899	\$ 7,072	\$ 7,249	\$ 7,430	\$ 7,616	\$ 7,806	\$ 8,001	\$ 8,201	\$ 8,406	\$ 8,616	\$ 8,832	\$ 9,052	\$ 9,279	\$ 165,774
LEAF/BRUSH	0.7500	\$ 7,421	\$ 7,606	\$ 7,796	\$ 7,991	\$ 8,191	\$ 8,396	\$ 8,606	\$ 8,821	\$ 9,041	\$ 9,267	\$ 9,499	\$ 9,737	\$ 9,980	\$ 178,302
RECREATION	0.9020	\$ 8,925	\$ 9,148	\$ 9,376	\$ 9,611	\$ 9,851	\$ 10,097	\$ 10,350	\$ 10,609	\$ 10,874	\$ 11,146	\$ 11,424	\$ 11,710	\$ 12,003	\$ 214,438
COUNTY VETERANS	0.0999	\$ 988	\$ 1,013	\$ 1,038	\$ 1,064	\$ 1,091	\$ 1,118	\$ 1,146	\$ 1,175	\$ 1,204	\$ 1,234	\$ 1,265	\$ 1,297	\$ 1,329	\$ 23,750
CALHOUN ISD	6.1919	\$ 61,265	\$ 62,796	\$ 64,366	\$ 65,975	\$ 67,625	\$ 69,315	\$ 71,048	\$ 72,824	\$ 74,645	\$ 76,511	\$ 78,424	\$ 80,384	\$ 82,394	\$ 1,472,041
COUNTY PARKS	0.2000	\$ 1,979	\$ 2,028	\$ 2,079	\$ 2,131	\$ 2,184	\$ 2,239	\$ 2,295	\$ 2,352	\$ 2,411	\$ 2,471	\$ 2,533	\$ 2,596	\$ 2,661	\$ 47,547
CALHOUN COUNTY	5.3692	\$ 53,125	\$ 54,453	\$ 55,814	\$ 57,209	\$ 58,640	\$ 60,106	\$ 61,608	\$ 63,148	\$ 64,727	\$ 66,345	\$ 68,004	\$ 69,704	\$ 71,447	\$ 1,276,455
Local Total	42.2637	\$ 418,170	\$ 428,624	\$ 439,340	\$ 450,323	\$ 461,582	\$ 473,121	\$ 484,949	\$ 497,073	\$ 509,500	\$ 522,237	\$ 535,293	\$ 548,675	\$ 562,392	\$ 10,047,626
Total Tax Increment Revenue (TIR) Available for Capture		\$ 653,945	\$ 670,293	\$ 687,050	\$ 704,227	\$ 721,832	\$ 739,878	\$ 758,375	\$ 777,335	\$ 796,768	\$ 816,687	\$ 837,104	\$ 858,032	\$ 879,483	\$ 15,712,721

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Passthrough Estimates
Marshall River Development - Phase IV
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:		2.5% per year																				
	Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
*Base Taxable Value	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,670,900	\$ 9,661,773	\$ 9,903,317	\$ 10,150,900	\$ 10,404,672	\$ 10,664,789	\$ 10,931,409	\$ 11,204,694	\$ 11,484,811	\$ 11,771,932	\$ 12,066,230	\$ 12,367,886	\$ 12,677,083
Incremental Difference (New TV - Base TV)	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,670,900	\$ 9,661,773	\$ 9,903,317	\$ 10,150,900	\$ 10,404,672	\$ 10,664,789	\$ 10,931,409	\$ 11,204,694	\$ 11,484,811	\$ 11,771,932	\$ 12,066,230	\$ 12,367,886	\$ 12,677,083

School Capture	Millage Rate																																								
State Education Tax (SET)	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,005	\$	11,594	\$	11,884	\$	12,181	\$	12,486	\$	12,798	\$	13,118	\$	13,446	\$	13,782	\$	14,126	\$	14,479	\$	14,841	\$	15,212
School Operating Tax	17.8293	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,958	\$	34,453	\$	35,314	\$	36,197	\$	37,102	\$	38,029	\$	38,980	\$	39,954	\$	40,953	\$	41,977	\$	43,026	\$	44,102	\$	45,205
School Total	23.8293	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	7,963	\$	46,047	\$	47,198	\$	48,378	\$	49,587	\$	50,827	\$	52,098	\$	53,400	\$	54,735	\$	56,103	\$	57,506	\$	58,944	\$	60,417

Local Capture		Millage Rate																																							
MRSHL OPERATING	17.1629	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	5,735	\$	33,165	\$	33,994	\$	34,844	\$	35,715	\$	36,608	\$	37,523	\$	38,461	\$	39,423	\$	40,408	\$	41,418	\$	42,454	\$	43,515
MRSHL BLDG/SITE	0.9978	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	333	\$	1,928	\$	1,976	\$	2,026	\$	2,076	\$	2,128	\$	2,181	\$	2,236	\$	2,292	\$	2,349	\$	2,408	\$	2,468	\$	2,530
MARSHALL LIBRARY	1.6499	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	551	\$	3,188	\$	3,268	\$	3,350	\$	3,433	\$	3,519	\$	3,607	\$	3,697	\$	3,790	\$	3,885	\$	3,982	\$	4,081	\$	4,183
TACC - TRANSIT AUTHORITY	2.6600	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	889	\$	5,140	\$	5,269	\$	5,400	\$	5,535	\$	5,674	\$	5,816	\$	5,961	\$	6,110	\$	6,263	\$	6,419	\$	6,580	\$	6,744
KELLOGG COLLEGE	3.6109	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,207	\$	6,978	\$	7,152	\$	7,331	\$	7,514	\$	7,702	\$	7,894	\$	8,092	\$	8,294	\$	8,501	\$	8,714	\$	8,932	\$	9,155
SENIOR CITIZENS	0.7439	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	249	\$	1,437	\$	1,473	\$	1,510	\$	1,548	\$	1,587	\$	1,626	\$	1,667	\$	1,709	\$	1,751	\$	1,795	\$	1,840	\$	1,886
MEDICAL FACILITY	0.2481	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	83	\$	479	\$	491	\$	504	\$	516	\$	529	\$	542	\$	556	\$	570	\$	584	\$	599	\$	614	\$	629
911 DISPATCH	0.9799	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	327	\$	1,894	\$	1,941	\$	1,989	\$	2,039	\$	2,090	\$	2,142	\$	2,196	\$	2,251	\$	2,307	\$	2,365	\$	2,424	\$	2,484
AMBULANCE	0.6973	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	233	\$	1,347	\$	1,381	\$	1,416	\$	1,451	\$	1,487	\$	1,524	\$	1,563	\$	1,602	\$	1,642	\$	1,683	\$	1,725	\$	1,768
LEAF/BRUSH	0.7500	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	251	\$	1,449	\$	1,485	\$	1,523	\$	1,561	\$	1,600	\$	1,640	\$	1,681	\$	1,723	\$	1,766	\$	1,810	\$	1,855	\$	1,902
RECREATION	0.9020	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	301	\$	1,743	\$	1,787	\$	1,831	\$	1,877	\$	1,924	\$	1,972	\$	2,021	\$	2,072	\$	2,124	\$	2,177	\$	2,231	\$	2,287
COUNTY VETERANS	0.0999	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	33	\$	193	\$	198	\$	203	\$	208	\$	213	\$	218	\$	224	\$	229	\$	235	\$	241	\$	247	\$	253
CALHOUN ISD	6.1919	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	2,069	\$	11,965	\$	12,264	\$	12,571	\$	12,885	\$	13,207	\$	13,537	\$	13,876	\$	14,223	\$	14,578	\$	14,943	\$	15,316	\$	15,699
COUNTY PARKS	0.2000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	67	\$	386	\$	396	\$	406	\$	416	\$	427	\$	437	\$	448	\$	459	\$	471	\$	483	\$	495	\$	507
CALHOUN COUNTY	5.3692	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	1,794	\$	10,375	\$	10,635	\$	10,900	\$	11,173	\$	11,452	\$	11,739	\$	12,032	\$	12,333	\$	12,641	\$	12,957	\$	13,281	\$	13,613
Local Total	42.2637	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	14,124	\$	81,668	\$	83,710	\$	85,803	\$	87,948	\$	90,147	\$	92,400	\$	94,710	\$	97,078	\$	99,505	\$	101,993	\$	104,543	\$	107,156

Non-Capturable Millages		Millage Rate																																							
Road Debt - Shown at 100%	2.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	3,342	\$	19,324	\$	19,807	\$	20,302	\$	20,809	\$	21,330	\$	21,863	\$	22,409	\$	22,970	\$	23,544	\$	24,132	\$	24,736	\$	25,354
MRS HL DEBT - Shown at 100%	4.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	6,684	\$	38,647	\$	39,613	\$	40,604	\$	41,619	\$	42,659	\$	43,726	\$	44,819	\$	45,939	\$	47,088	\$	48,265	\$	49,472	\$	50,708
Total Non-Capturable Taxes	6.0000	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	10,025	\$	57,971	\$	59,420	\$	60,905	\$	62,428	\$	63,989	\$	65,588	\$	67,228	\$	68,909	\$	70,632	\$	72,397	\$	74,207	\$	76,062

Total Non-Captured Incremental Revenues Generated \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 32,112 \$ 185,686 \$ 190,328 \$ 195,086 \$ 199,963 \$ 204,962 \$ 210,086 \$ 215,339 \$ 220,722 \$ 226,240 \$ 231,896 \$ 237,693 \$ 243,636

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase IV Build-out reflected with 20% passthrough figures above

Tax Incremental Revenue Passthrough Estimates														
Marshall River Development - Phase IV														
440 West Hughes Street														
Marshall, Michigan														
June 25, 2026														
Estimated Taxable Value (TV) Increase Rate:														
	Plan Year	21	22	23	24	25	26	27	28	29	30	31	TOTAL	
Calendar Year	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057			
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 12,994,010	\$ 13,318,860	\$ 13,651,832	\$ 13,993,127	\$ 14,342,956	\$ 14,701,529	\$ 15,069,068	\$ 15,445,794	\$ 15,831,939	\$ 16,227,738	\$ 16,633,431		\$ 16,633,431	
Incremental Difference (New TV - Base TV)	\$ 12,994,010	\$ 13,318,860	\$ 13,651,832	\$ 13,993,127	\$ 14,342,956	\$ 14,701,529	\$ 15,069,068	\$ 15,445,794	\$ 15,831,939	\$ 16,227,738	\$ 16,633,431		\$ 16,633,431	
School Capture	Millage Rate													
State Education Tax (SET)	6.0000	\$ 15,593	\$ 15,983	\$ 16,382	\$ 16,792	\$ 17,212	\$ 17,642	\$ 18,083	\$ 18,535	\$ 18,998	\$ 19,473	\$ 19,960	\$ 356,605	
School Operating Tax	17.8293	\$ 46,335	\$ 47,493	\$ 48,681	\$ 49,898	\$ 51,145	\$ 52,424	\$ 53,734	\$ 55,078	\$ 56,454	\$ 57,866	\$ 59,312	\$ 1,059,669	
School Total	23.8293	\$ 61,928	\$ 63,476	\$ 65,063	\$ 66,689	\$ 68,357	\$ 70,065	\$ 71,817	\$ 73,612	\$ 75,453	\$ 77,339	\$ 79,273	\$ 1,416,274	
Local Capture	Millage Rate													
MRS HL OPERATING	17.1629	\$ 44,603	\$ 45,718	\$ 46,861	\$ 48,033	\$ 49,233	\$ 50,464	\$ 51,726	\$ 53,019	\$ 54,344	\$ 55,703	\$ 57,096	\$ 1,020,062	
MRS HL BLDG/SITE	0.9978	\$ 2,593	\$ 2,658	\$ 2,724	\$ 2,792	\$ 2,862	\$ 2,934	\$ 3,007	\$ 3,082	\$ 3,159	\$ 3,238	\$ 3,319	\$ 59,303	
MARSHALL LIBRARY	1.6499	\$ 4,288	\$ 4,395	\$ 4,505	\$ 4,617	\$ 4,733	\$ 4,851	\$ 4,972	\$ 5,097	\$ 5,224	\$ 5,355	\$ 5,489	\$ 98,060	
TACC - TRANSIT AUTHORITY	2.6600	\$ 6,913	\$ 7,086	\$ 7,263	\$ 7,444	\$ 7,630	\$ 7,821	\$ 8,017	\$ 8,217	\$ 8,423	\$ 8,633	\$ 8,849	\$ 158,095	
KELLOGG COLLEGE	3.6109	\$ 9,384	\$ 9,619	\$ 9,859	\$ 10,106	\$ 10,358	\$ 10,617	\$ 10,883	\$ 11,155	\$ 11,434	\$ 11,719	\$ 12,012	\$ 214,611	
SENIOR CITIZENS	0.7439	\$ 1,933	\$ 1,982	\$ 2,031	\$ 2,082	\$ 2,134	\$ 2,187	\$ 2,242	\$ 2,298	\$ 2,355	\$ 2,414	\$ 2,475	\$ 44,213	
MEDICAL FACILITY	0.2481	\$ 645	\$ 661	\$ 677	\$ 694	\$ 712	\$ 729	\$ 748	\$ 766	\$ 786	\$ 805	\$ 825	\$ 14,746	
911 DISPATCH	0.9799	\$ 2,547	\$ 2,610	\$ 2,675	\$ 2,742	\$ 2,811	\$ 2,881	\$ 2,953	\$ 3,027	\$ 3,103	\$ 3,180	\$ 3,260	\$ 58,240	
AMBULANCE	0.6973	\$ 1,812	\$ 1,857	\$ 1,904	\$ 1,951	\$ 2,000	\$ 2,050	\$ 2,102	\$ 2,154	\$ 2,208	\$ 2,263	\$ 2,320	\$ 41,443	
LEAF/BRUSH	0.7500	\$ 1,949	\$ 1,998	\$ 2,048	\$ 2,099	\$ 2,151	\$ 2,205	\$ 2,260	\$ 2,317	\$ 2,375	\$ 2,434	\$ 2,495	\$ 44,576	
RECREATION	0.9020	\$ 2,344	\$ 2,403	\$ 2,463	\$ 2,524	\$ 2,587	\$ 2,652	\$ 2,718	\$ 2,786	\$ 2,856	\$ 2,927	\$ 3,001	\$ 53,610	
COUNTY VETERANS	0.0999	\$ 260	\$ 266	\$ 273	\$ 280	\$ 287	\$ 294	\$ 301	\$ 309	\$ 316	\$ 324	\$ 332	\$ 5,937	
CALHOUN ISD	6.1919	\$ 16,092	\$ 16,494	\$ 16,906	\$ 17,329	\$ 17,762	\$ 18,206	\$ 18,661	\$ 19,128	\$ 19,606	\$ 20,096	\$ 20,599	\$ 368,010	
COUNTY PARKS	0.2000	\$ 520	\$ 533	\$ 546	\$ 560	\$ 574	\$ 588	\$ 603	\$ 618	\$ 633	\$ 649	\$ 665	\$ 11,887	
CALHOUN COUNTY	5.3692	\$ 13,953	\$ 14,302	\$ 14,660	\$ 15,026	\$ 15,402	\$ 15,787	\$ 16,182	\$ 16,586	\$ 17,001	\$ 17,426	\$ 17,862	\$ 319,114	
Local Total	42.2637	\$ 109,835	\$ 112,581	\$ 115,395	\$ 118,280	\$ 121,237	\$ 124,268	\$ 127,375	\$ 130,559	\$ 133,823	\$ 137,169	\$ 140,598	\$ 2,511,906	
Non-Capturable Millages	Millage Rate													
Road Debt - Shown at 100%	2.0000	\$ 25,988	\$ 26,638	\$ 27,304	\$ 27,986	\$ 28,686	\$ 29,403	\$ 30,138	\$ 30,892	\$ 31,664	\$ 32,455	\$ 33,267	\$ 594,341	
MRS HL DEBT - Shown at 100%	4.0000	\$ 51,976	\$ 53,275	\$ 54,607	\$ 55,973	\$ 57,372	\$ 58,806	\$ 60,276	\$ 61,783	\$ 63,328	\$ 64,911	\$ 66,534	\$ 1,188,683	
Total Non-Capturable Taxes	6.0000	\$ 77,964	\$ 79,913	\$ 81,911	\$ 83,959	\$ 86,058	\$ 88,209	\$ 90,414	\$ 92,675	\$ 94,992	\$ 97,366	\$ 99,801	\$ 1,783,024	
Total Non-Captured Incremental Revenues Generated	\$	249,727	\$ 255,970	\$ 262,369	\$ 268,928	\$ 275,652	\$ 282,543	\$ 289,606	\$ 296,847	\$ 304,268	\$ 311,874	\$ 319,671	\$ 5,711,204	
Footnotes:														
Assumes proposed build-out and 2.5% inflation thereafter														
Phase IV Build-out reflected with 20% passthrough figures above														

Tax Increment Revenue Capture Estimates
Marshall River Development - All Phases - Combined
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate: 2.5% per year

Plan Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
*Base Taxable Value	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787
Estimated New TV		\$ 594,787	\$ 2,495,057	\$ 16,277,833	\$ 23,055,279	\$ 38,287,361	\$ 40,690,845	\$ 56,215,416	\$ 59,291,701	\$ 68,723,094	\$ 70,441,171	\$ 72,202,201	\$ 74,007,256	\$ 75,857,437	\$ 77,753,873	\$ 79,697,720	\$ 81,690,163	\$ 83,732,417	\$ 85,825,727
Incremental Difference (New TV - Base TV)		\$ -	\$ 1,900,270	\$ 15,683,046	\$ 22,460,492	\$ 37,692,574	\$ 40,096,058	\$ 55,620,629	\$ 58,696,914	\$ 68,128,307	\$ 69,846,384	\$ 71,607,414	\$ 73,412,469	\$ 75,262,650	\$ 77,159,086	\$ 79,102,933	\$ 81,095,376	\$ 83,137,630	\$ 85,230,940

School Capture	Millage Rate																			
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 9,121	\$ 75,279	\$ 107,810	\$ 180,924	\$ 192,461	\$ 266,979	\$ 281,745	\$ 327,016	\$ 335,263	\$ 343,716	\$ 352,380	\$ 361,261	\$ 370,364	\$ 379,694	\$ 389,258	\$ 399,061	\$ 409,109
School Operating Tax	17.8293	\$ -	\$ -	\$ 27,104	\$ 223,694	\$ 320,364	\$ 537,626	\$ 571,908	\$ 793,342	\$ 837,220	\$ 971,744	\$ 996,250	\$ 1,021,368	\$ 1,047,114	\$ 1,073,504	\$ 1,100,554	\$ 1,128,280	\$ 1,156,699	\$ 1,185,829	\$ 1,215,686
School Total	23.8293	\$ -	\$ -	\$ 36,226	\$ 298,973	\$ 428,174	\$ 718,550	\$ 764,369	\$ 1,060,321	\$ 1,118,965	\$ 1,298,760	\$ 1,331,512	\$ 1,365,084	\$ 1,399,494	\$ 1,434,765	\$ 1,470,918	\$ 1,507,974	\$ 1,545,957	\$ 1,584,889	\$ 1,624,795

Local Capture	Millage Rate																			
MRSHL OPERATING	17.1629	\$ -	\$ -	\$ 26,091	\$ 215,333	\$ 308,390	\$ 517,531	\$ 550,532	\$ 763,689	\$ 805,927	\$ 935,423	\$ 959,013	\$ 983,193	\$ 1,007,977	\$ 1,033,380	\$ 1,059,419	\$ 1,086,109	\$ 1,113,465	\$ 1,141,506	\$ 1,170,248
MRSHL BLDG/SITE	0.9978	\$ -	\$ -	\$ 1,517	\$ 12,519	\$ 17,929	\$ 30,088	\$ 32,006	\$ 44,399	\$ 46,854	\$ 54,383	\$ 55,754	\$ 57,160	\$ 58,601	\$ 60,078	\$ 61,591	\$ 63,143	\$ 64,734	\$ 66,364	\$ 68,035
MARSHALL LIBRARY	1.6499	\$ -	\$ -	\$ 2,508	\$ 20,700	\$ 29,646	\$ 49,751	\$ 52,924	\$ 73,415	\$ 77,475	\$ 89,924	\$ 92,192	\$ 94,516	\$ 96,899	\$ 99,341	\$ 101,844	\$ 104,410	\$ 107,039	\$ 109,735	\$ 112,498
TACC - TRANSIT AUTHORITY	2.6600	\$ -	\$ -	\$ 4,044	\$ 33,374	\$ 47,796	\$ 80,210	\$ 85,324	\$ 118,361	\$ 124,907	\$ 144,977	\$ 148,633	\$ 152,381	\$ 156,222	\$ 160,159	\$ 164,195	\$ 168,331	\$ 172,571	\$ 176,917	\$ 181,371
KELLOGG COLLEGE	3.6109	\$ -	\$ -	\$ 5,489	\$ 45,304	\$ 64,882	\$ 108,883	\$ 115,826	\$ 160,672	\$ 169,559	\$ 196,804	\$ 201,767	\$ 206,854	\$ 212,068	\$ 217,413	\$ 222,891	\$ 228,506	\$ 234,262	\$ 240,161	\$ 246,208
SENIOR CITIZENS	0.7439	\$ -	\$ -	\$ 1,131	\$ 9,333	\$ 13,367	\$ 22,432	\$ 23,862	\$ 33,101	\$ 34,932	\$ 40,545	\$ 41,567	\$ 42,615	\$ 43,689	\$ 44,790	\$ 45,919	\$ 47,076	\$ 48,261	\$ 49,477	\$ 50,723
MEDICAL FACILITY	0.2481	\$ -	\$ -	\$ 377	\$ 3,113	\$ 4,458	\$ 7,481	\$ 7,958	\$ 11,040	\$ 11,650	\$ 13,522	\$ 13,863	\$ 14,213	\$ 14,571	\$ 14,938	\$ 15,315	\$ 15,700	\$ 16,096	\$ 16,501	\$ 16,917
911 DISPATCH	0.9799	\$ -	\$ -	\$ 1,490	\$ 12,294	\$ 17,607	\$ 29,548	\$ 31,432	\$ 43,602	\$ 46,014	\$ 53,407	\$ 54,754	\$ 56,134	\$ 57,550	\$ 59,000	\$ 60,487	\$ 62,010	\$ 63,572	\$ 65,173	\$ 66,814
AMBULANCE	0.6973	\$ -	\$ -	\$ 1,060	\$ 8,749	\$ 12,529	\$ 21,026	\$ 22,367	\$ 31,027	\$ 32,743	\$ 38,005	\$ 38,963	\$ 39,945	\$ 40,952	\$ 41,985	\$ 43,042	\$ 44,127	\$ 45,238	\$ 46,377	\$ 47,545
LEAF/BRUSH	0.7500	\$ -	\$ -	\$ 1,140	\$ 9,410	\$ 13,476	\$ 22,616	\$ 24,058	\$ 33,372	\$ 35,218	\$ 40,877	\$ 41,908	\$ 42,964	\$ 44,047	\$ 45,158	\$ 46,295	\$ 47,462	\$ 48,657	\$ 49,883	\$ 51,139
RECREATION	0.9020	\$ -	\$ -	\$ 1,371	\$ 11,317	\$ 16,207	\$ 27,199	\$ 28,933	\$ 40,136	\$ 42,356	\$ 49,161	\$ 50,401	\$ 51,672	\$ 52,974	\$ 54,310	\$ 55,678	\$ 57,081	\$ 58,518	\$ 59,992	\$ 61,503
COUNTY VETERANS	0.0999	\$ -	\$ -	\$ 152	\$ 1,253	\$ 1,795	\$ 3,012	\$ 3,204	\$ 4,445	\$ 4,691	\$ 5,445	\$ 5,582	\$ 5,723	\$ 5,867	\$ 6,015	\$ 6,167	\$ 6,322	\$ 6,481	\$ 6,644	\$ 6,812
CALHOUN ISD	6.1919	\$ -	\$ -	\$ 9,413	\$ 77,686	\$ 111,258	\$ 186,711	\$ 198,617	\$ 275,518	\$ 290,756	\$ 337,475	\$ 345,985	\$ 354,709	\$ 363,650	\$ 372,815	\$ 382,209	\$ 391,838	\$ 401,708	\$ 411,824	\$ 422,193
COUNTY PARKS	0.2000	\$ -	\$ -	\$ 304	\$ 2,509	\$ 3,594	\$ 6,031	\$ 6,415	\$ 8,899	\$ 9,392	\$ 10,901	\$ 11,175	\$ 11,457	\$ 11,746	\$ 12,042	\$ 12,345	\$ 12,656	\$ 12,975	\$ 13,302	\$ 13,637
CALHOUN COUNTY	5.3692	\$ -	\$ -	\$ 8,162	\$ 67,364	\$ 96,476	\$ 161,903	\$ 172,227	\$ 238,911	\$ 252,124	\$ 292,636	\$ 300,015	\$ 307,580	\$ 315,333	\$ 323,280	\$ 331,426	\$ 339,776	\$ 348,334	\$ 357,106	\$ 366,098
Local Total	42.2637	\$ -	\$ -	\$ 64,250	\$ 530,259	\$ 759,411	\$ 1,274,422	\$ 1,355,686	\$ 1,880,587	\$ 1,984,599	\$ 2,303,483	\$ 2,361,573	\$ 2,421,115	\$ 2,482,146	\$ 2,544,702	\$ 2,608,823	\$ 2,674,546	\$ 2,741,913	\$ 2,810,963	\$ 2,881,740

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ 100,476 \$ 829,232 \$ 1,187,585 \$ 1,992,972 \$ 2,120,055 \$ 2,940,907 \$ 3,103,564 \$ 3,602,243 \$ 3,693,086 \$ 3,786,199 \$ 3,881,640 \$ 3,979,467 \$ 4,079,740 \$ 4,182,520 \$ 4,287,869 \$ 4,395,852 \$ 4,506,535

Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase I-IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Capture Estimates
Marshall River Development - All Phases - Combined
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Estimated Taxable Value (TV) Increase Rate:

Plan Year	19	20	21	22	23	24	25	26	27	28	29	30	31	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	
*Base Taxable Value	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787	\$ 594,787
Estimated New TV	\$ 87,971,370	\$ 90,170,655	\$ 92,424,921	\$ 94,735,544	\$ 97,103,933	\$ 99,531,531	\$102,019,819	\$104,570,315	\$107,184,573	\$109,864,187	\$112,610,792	\$115,426,061	\$118,311,713	\$ 118,311,713
Incremental Difference (New TV - Base TV)	\$ 87,376,583	\$ 89,575,868	\$ 91,830,134	\$ 94,140,757	\$ 96,509,146	\$ 98,936,744	\$101,425,032	\$103,975,528	\$106,589,786	\$109,269,400	\$112,016,005	\$114,831,274	\$117,716,926	\$ 117,716,926

School Capture	Millage Rate																												
State Education Tax (SET)	6.0000	\$	419,408	\$	429,964	\$	440,785	\$	451,876	\$	463,244	\$	474,896	\$	486,840	\$	499,083	\$	511,631	\$	524,493	\$	537,677	\$	551,190	\$	565,041	\$	11,137,566
School Operating Tax	17.8293	\$	1,246,291	\$	1,277,660	\$	1,309,814	\$	1,342,771	\$	1,376,552	\$	1,411,178	\$	1,446,670	\$	1,483,049	\$	1,520,337	\$	1,558,558	\$	1,597,734	\$	1,637,889	\$	1,679,048	\$	33,095,836
School Total	23.8293	\$	1,665,698	\$	1,707,624	\$	1,750,598	\$	1,794,647	\$	1,839,796	\$	1,886,075	\$	1,933,510	\$	1,982,131	\$	2,031,968	\$	2,083,051	\$	2,135,410	\$	2,189,079	\$	2,244,090	\$	44,233,402

Local Capture	Millage Rate															
MRS HL OPERATING	17.1629	\$ 1,199,708	\$ 1,229,905	\$ 1,260,857	\$ 1,292,583	\$ 1,325,101	\$ 1,358,433	\$ 1,392,598	\$ 1,427,617	\$ 1,463,512	\$ 1,500,304	\$ 1,538,016	\$ 1,576,670	\$ 1,616,291	\$ 31,858,823	
MRS HL BLDG/SITE	0.9978	\$ 69,747	\$ 71,503	\$ 73,302	\$ 75,147	\$ 77,037	\$ 78,975	\$ 80,962	\$ 82,997	\$ 85,084	\$ 87,223	\$ 89,416	\$ 91,663	\$ 93,966	\$ 1,852,177	
MARSHALL LIBRARY	1.6499	\$ 115,330	\$ 118,233	\$ 121,208	\$ 124,258	\$ 127,384	\$ 130,589	\$ 133,873	\$ 137,239	\$ 140,690	\$ 144,227	\$ 147,852	\$ 151,568	\$ 155,377	\$ 3,062,645	
TACC - TRANSIT AUTHORITY	2.6600	\$ 185,937	\$ 190,617	\$ 195,415	\$ 200,332	\$ 205,371	\$ 210,537	\$ 215,832	\$ 221,260	\$ 226,823	\$ 232,525	\$ 238,370	\$ 244,361	\$ 250,502	\$ 4,937,654	
KELLOGG COLLEGE	3.6109	\$ 252,406	\$ 258,760	\$ 265,272	\$ 271,946	\$ 278,788	\$ 285,801	\$ 292,989	\$ 300,356	\$ 307,908	\$ 315,649	\$ 323,583	\$ 331,715	\$ 340,051	\$ 6,702,773	
SENIOR CITIZENS	0.7439	\$ 52,000	\$ 53,308	\$ 54,650	\$ 56,025	\$ 57,435	\$ 58,879	\$ 60,360	\$ 61,878	\$ 63,434	\$ 65,028	\$ 66,663	\$ 68,338	\$ 70,056	\$ 1,380,873	
MEDICAL FACILITY	0.2481	\$ 17,343	\$ 17,779	\$ 18,226	\$ 18,685	\$ 19,155	\$ 19,637	\$ 20,131	\$ 20,637	\$ 21,156	\$ 21,688	\$ 22,233	\$ 22,792	\$ 23,364	\$ 460,538	
911 DISPATCH	0.9799	\$ 68,496	\$ 70,220	\$ 71,987	\$ 73,799	\$ 75,655	\$ 77,558	\$ 79,509	\$ 81,508	\$ 83,558	\$ 85,658	\$ 87,812	\$ 90,019	\$ 92,281	\$ 1,818,950	
AMBULANCE	0.6973	\$ 48,742	\$ 49,969	\$ 51,227	\$ 52,515	\$ 53,837	\$ 55,191	\$ 56,579	\$ 58,002	\$ 59,460	\$ 60,955	\$ 62,487	\$ 64,057	\$ 65,667	\$ 1,294,371	
LEAF/BRUSH	0.7500	\$ 52,426	\$ 53,746	\$ 55,098	\$ 56,484	\$ 57,905	\$ 59,362	\$ 60,855	\$ 62,385	\$ 63,954	\$ 65,562	\$ 67,210	\$ 68,899	\$ 70,630	\$ 1,392,196	
RECREATION	0.9020	\$ 63,051	\$ 64,638	\$ 66,265	\$ 67,932	\$ 69,641	\$ 71,393	\$ 73,188	\$ 75,029	\$ 76,915	\$ 78,849	\$ 80,831	\$ 82,862	\$ 84,945	\$ 1,674,347	
COUNTY VETERANS	0.0999	\$ 6,983	\$ 7,159	\$ 7,339	\$ 7,524	\$ 7,713	\$ 7,907	\$ 8,106	\$ 8,310	\$ 8,519	\$ 8,733	\$ 8,952	\$ 9,177	\$ 9,408	\$ 185,440	
CALHOUN ISD	6.1919	\$ 432,822	\$ 443,716	\$ 454,882	\$ 466,328	\$ 478,060	\$ 490,085	\$ 502,411	\$ 515,045	\$ 527,995	\$ 541,268	\$ 554,874	\$ 568,819	\$ 583,113	\$ 11,493,783	
COUNTY PARKS	0.2000	\$ 13,980	\$ 14,332	\$ 14,693	\$ 15,063	\$ 15,441	\$ 15,830	\$ 16,228	\$ 16,636	\$ 17,054	\$ 17,483	\$ 17,923	\$ 18,373	\$ 18,835	\$ 371,252	
CALHOUN COUNTY	5.3692	\$ 375,314	\$ 384,761	\$ 394,443	\$ 404,368	\$ 414,542	\$ 424,969	\$ 435,657	\$ 446,612	\$ 457,842	\$ 469,351	\$ 481,149	\$ 493,242	\$ 505,637	\$ 9,966,637	
Local Total	42.2637	\$ 2,954,286	\$ 3,028,646	\$ 3,104,865	\$ 3,182,989	\$ 3,263,067	\$ 3,345,146	\$ 3,429,278	\$ 3,515,512	\$ 3,603,903	\$ 3,694,503	\$ 3,787,369	\$ 3,882,556	\$ 3,980,122	\$ 78,452,462	

Total Tax Increment Revenue (TIR) Available for Capture	\$ 4,619,984	\$ 4,736,270	\$ 4,855,463	\$ 4,977,636	\$ 5,102,863	\$ 5,231,221	\$ 5,362,788	\$ 5,497,644	\$ 5,635,871	\$ 5,777,554	\$ 5,922,779	\$ 6,071,635	\$ 6,224,212	\$ 122,685,864
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Footnotes:
Assumes proposed build-out and 2.5% inflation thereafter
Phase I-IV Build-out reflected above with 80% capture shown above

Tax Increment Revenue Reimbursement Allocation Table
Marshall River Development
440 West Hughes Street
Marshall, Michigan
June 25, 2026

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	37.7%	\$ 40,009,635		\$ 40,009,635
Local	62.3%	\$ 66,183,875	\$ -	\$ 66,183,875
TOTAL		\$ 106,193,510	\$ -	\$ 106,193,510
MSHDA - Authority		0.0%		\$ 50,000
MSHDA - Developer		51.8%	\$ 31,573,842	\$ 86,573,842

Estimated Total Years of Plan:	32
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Estimated Capture	\$ 122,685,864
Administrative Fees	\$ 12,268,586
State Brownfield Redevelopment Fund	\$ 4,223,767
Local Brownfield Revolving Fund	\$ -

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Total State Incremental Revenue	\$ -	\$ -	\$ 36,226	\$ 298,973	\$ 428,174	\$ 718,550	\$ 764,369	\$ 1,060,321	\$ 1,118,965	\$ 1,298,760	\$ 1,331,512	\$ 1,365,084	\$ 1,399,494	\$ 1,434,765	\$ 1,470,918	\$ 1,507,974	\$ 1,545,957	\$ 1,584,889
State Brownfield Redevelopment Fund (50% of SET)	\$ -	\$ -	\$ (4,561)	\$ (37,639)	\$ (53,905)	\$ (90,462)	\$ (96,231)	\$ (133,490)	\$ (140,873)	\$ (163,508)	\$ (167,631)	\$ (171,858)	\$ (176,190)	\$ (180,630)	\$ (185,182)	\$ (189,847)	\$ (194,629)	\$ (199,530)
State TIR Available for Reimbursement	\$ -	\$ -	\$ 31,665	\$ 261,333	\$ 374,269	\$ 628,088	\$ 668,138	\$ 926,831	\$ 978,093	\$ 1,135,252	\$ 1,163,881	\$ 1,193,226	\$ 1,223,304	\$ 1,254,135	\$ 1,285,736	\$ 1,318,127	\$ 1,351,328	\$ 1,385,359
Total Local Incremental Revenue	\$ -	\$ -	\$ 64,250	\$ 530,259	\$ 759,411	\$ 1,274,422	\$ 1,355,686	\$ 1,880,587	\$ 1,984,599	\$ 2,303,483	\$ 2,361,573	\$ 2,421,115	\$ 2,482,146	\$ 2,544,702	\$ 2,608,823	\$ 2,674,546	\$ 2,741,913	\$ 2,810,963
BRA Administrative Fee (10%)	10% \$ -	\$ -	\$ (10,048)	\$ (82,923)	\$ (118,759)	\$ (199,297)	\$ (212,006)	\$ (294,091)	\$ (310,356)	\$ (360,224)	\$ (369,309)	\$ (378,620)	\$ (388,164)	\$ (397,947)	\$ (407,974)	\$ (418,252)	\$ (428,787)	\$ (439,585)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 54,202	\$ 447,336	\$ 640,652	\$ 1,075,125	\$ 1,143,681	\$ 1,586,496	\$ 1,674,243	\$ 1,943,259	\$ 1,992,265	\$ 2,042,495	\$ 2,093,982	\$ 2,146,756	\$ 2,200,849	\$ 2,256,294	\$ 2,313,126	\$ 2,371,378

Total State & Local TIR Available	\$ -	\$ -	\$ 85,867	\$ 708,669	\$ 1,014,921	\$ 1,703,213	\$ 1,811,819	\$ 2,513,327	\$ 2,652,335	\$ 3,078,511	\$ 3,156,146	\$ 3,235,721	\$ 3,317,286	\$ 3,400,890	\$ 3,486,585	\$ 3,574,421	\$ 3,664,454	\$ 3,756,737
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DEVELOPER	Beginning Balance																		
DEVELOPER Reimbursement Balance	\$ 86,395,000	\$ 86,395,000	\$ 86,395,000	\$ 86,395,000	\$ 86,309,133	\$ 85,600,463	\$ 84,585,542	\$ 82,882,329	\$ 81,070,510	\$ 78,557,183	\$ 75,904,848	\$ 72,826,337	\$ 69,670,191	\$ 66,434,470	\$ 63,117,184	\$ 59,716,293	\$ 56,229,709	\$ 52,655,288	\$ 48,990,834

MSHDA Housing TIF Costs - Developer Financing Gap	\$55,000,000	\$ 55,000,000	\$ 55,000,000	\$ 55,000,000	\$ 54,945,336	\$ 54,494,189	\$ 53,848,079	\$ 52,763,795	\$ 51,610,372	\$ 50,010,360	\$ 48,321,855	\$ 46,362,041	\$ 44,352,804	\$ 42,292,909	\$ 40,181,088	\$ 38,016,044	\$ 35,796,446	\$ 33,520,931	\$ 31,188,100
State Tax Reimbursement		\$ -	\$ -	\$ 20,158	\$ 166,368	\$ 238,264	\$ 399,848	\$ 425,344	\$ 590,031	\$ 622,664	\$ 722,714	\$ 740,939	\$ 759,621	\$ 778,769	\$ 798,396	\$ 818,513	\$ 839,134	\$ 860,270	\$ 881,935
Local Tax Reimbursement		\$ -	\$ -	\$ 34,506	\$ 284,779	\$ 407,846	\$ 684,436	\$ 728,080	\$ 1,009,981	\$ 1,065,841	\$ 1,237,100	\$ 1,268,297	\$ 1,300,275	\$ 1,333,052	\$ 1,366,648	\$ 1,401,084	\$ 1,436,381	\$ 1,472,561	\$ 1,509,645
Total MSHDA Reimbursement Balance		\$ 55,000,000	\$ 55,000,000	\$ 54,945,336	\$ 54,494,189	\$ 53,848,079	\$ 52,763,795	\$ 51,610,372	\$ 50,010,360	\$ 48,321,855	\$ 46,362,041	\$ 44,352,804	\$ 42,292,909	\$ 40,181,088	\$ 38,016,044	\$ 35,796,446	\$ 33,520,931	\$ 31,188,100	\$ 28,796,520

MSHDA Housing TIF Costs - Authority	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 49,950	\$ 49,540	\$ 48,953	\$ 47,967	\$ 46,919	\$ 45,464	\$ 43,929	\$ 42,147	\$ 40,321	\$ 38,448	\$ 36,528	\$ 34,560	\$ 32,542	\$ 30,474	\$ 28,353
State Tax Reimbursement		\$ -	\$ -	\$ 18	\$ 151	\$ 217	\$ 363	\$ 387	\$ 536	\$ 566	\$ 657	\$ 674	\$ 691	\$ 708	\$ 726	\$ 744	\$ 763	\$ 782	\$ 802
Local Tax Reimbursement		\$ -	\$ -	\$ 31	\$ 259	\$ 371	\$ 622	\$ 662	\$ 918	\$ 969	\$ 1,125	\$ 1,153	\$ 1,182	\$ 1,212	\$ 1,242	\$ 1,274	\$ 1,306	\$ 1,339	\$ 1,372
Total MSHDA Reimbursement Balance		\$ 50,000	\$ 50,000	\$ 49,950	\$ 49,540	\$ 48,953	\$ 47,967	\$ 46,919	\$ 45,464	\$ 43,929	\$ 42,147	\$ 40,321	\$ 38,448	\$ 36,528	\$ 34,560	\$ 32,542	\$ 30,474	\$ 28,353	\$ 26,179

MSHDA Housing TIF Costs - Developer Infr/Site Prep/BF Prep	\$31,345,000	\$ 31,345,000	\$ 31,345,000	\$ 31,345,000	\$ 31,313,846	\$ 31,056,734	\$ 30,688,510	\$ 30,070,567	\$ 29,413,220	\$ 28,501,359	\$ 27,539,064	\$ 26,422,149	\$ 25,277,066	\$ 24,103,113	\$ 22,899,567	\$ 21,665,689	\$ 20,400,720	\$ 19,103,883	\$ 17,774,382
State Tax Reimbursement		\$ -	\$ -	\$ 11,488	\$ 94,814	\$ 135,789	\$ 227,877	\$ 242,407	\$ 336,264	\$ 354,862	\$ 411,881	\$ 422,268	\$ 432,915	\$ 443,827	\$ 455,013	\$ 466,478	\$ 478,230	\$ 490,276	\$ 502,623
Local Tax Reimbursement		\$ -	\$ -	\$ 19,665	\$ 162,298	\$ 232,435	\$ 390,066	\$ 414,939	\$ 575,597	\$ 607,433	\$ 705,035	\$ 722,814	\$ 741,039	\$ 759,718	\$ 778,865	\$ 798,491	\$ 818,607	\$ 839,226	\$ 860,360
Total MSHDA Reimbursement Balance		\$ 31,345,000	\$ 31,345,000	\$ 31,313,846	\$ 31,056,734	\$ 30,688,510	\$ 30,070,567	\$ 29,413,220	\$ 28,501,359	\$ 27,539,064	\$ 26,422,149	\$ 25,277,066	\$ 24,103,113	\$ 22,899,567	\$ 21,665,689	\$ 20,400,720	\$ 19,103,883	\$ 17,774,382	\$ 16,411,399
	Interest at 6%			\$ 1,878,831	\$ 1,863,404	\$ 1,841,311	\$ 1,804,234	\$ 1,764,793	\$ 1,710,082	\$ 1,652,344	\$ 1,585,329	\$ 1,516,624	\$ 1,446,187	\$ 1,373,974	\$ 1,299,941	\$ 1,224,043	\$ 1,146,233	\$ 1,066,463	\$ 984,684
Total Annual Developer Reimbursement		\$ -	\$ -	\$ 85,867	\$ 708,669	\$ 1,014,921	\$ 1,703,213	\$ 1,811,819	\$ 2,513,327	\$ 2,652,335	\$ 3,078,511	\$ 3,156,146	\$ 3,235,721	\$ 3,317,286	\$ 3,400,890	\$ 3,486,585	\$ 3,574,421	\$ 3,664,454	\$ 3,756,737

LOCAL BROWNFIELD REVOLVING FUND																			
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:
- Assumes proposed build-out and 2.5% inflation thereafter
- Infrastructure, Site Preparation, and brownfield/work plan preparation costs reimbursed with simple interest at 6%, accrued and paid at end of term.

Tax Increment Revenue Reimbursement Allocation Table
Marshall River Development
440 West Hughes Street
Marshall, Michigan
June 25, 2026

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	TOTAL
Total State Incremental Revenue	\$ 1,624,795	\$ 1,665,698	\$ 1,707,624	\$ 1,750,598	\$ 1,794,647	\$ 1,839,796	\$ 1,886,075	\$ 1,933,510	\$ 1,982,131	\$ 2,031,968	\$ 2,083,051	\$ 2,135,410	\$ 2,189,079	\$ 2,244,090	\$ 44,233,402
State Brownfield Redevelopment Fund (50% of SET)	\$ (204,554)	\$ (209,704)	\$ (214,982)	\$ (220,392)	\$ (225,938)	\$ (231,622)	\$ (237,448)	\$ (243,420)	\$ (249,541)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,223,767)
State TIR Available for Reimbursement	\$ 1,420,241	\$ 1,455,994	\$ 1,492,642	\$ 1,530,206	\$ 1,568,709	\$ 1,608,174	\$ 1,648,626	\$ 1,690,090	\$ 1,732,590	\$ 2,031,968	\$ 2,083,051	\$ 2,135,410	\$ 2,189,079	\$ 2,244,090	\$ 40,009,635
Total Local Incremental Revenue	\$ 2,881,740	\$ 2,954,286	\$ 3,028,646	\$ 3,104,865	\$ 3,182,989	\$ 3,263,067	\$ 3,345,146	\$ 3,429,278	\$ 3,515,512	\$ 3,603,903	\$ 3,694,503	\$ 3,787,369	\$ 3,882,556	\$ 3,980,122	\$ 78,452,462
BRA Administrative Fee (10%)	\$ (450,653)	\$ (461,998)	\$ (473,627)	\$ (485,546)	\$ (497,764)	\$ (510,286)	\$ (523,122)	\$ (536,279)	\$ (549,764)	\$ (563,587)	\$ (577,755)	\$ (592,278)	\$ (607,163)	\$ (622,421)	\$ (12,268,586)
Local TIR Available for Reimbursement	\$ 2,431,086	\$ 2,492,288	\$ 2,555,019	\$ 2,619,319	\$ 2,685,226	\$ 2,752,781	\$ 2,822,024	\$ 2,892,999	\$ 2,965,748	\$ 3,040,316	\$ 3,116,748	\$ 3,195,091	\$ 3,275,392	\$ 3,357,701	\$ 66,183,875
Total State & Local TIR Available	\$ 3,851,327	\$ 3,948,282	\$ 4,047,661	\$ 4,149,525	\$ 4,253,935	\$ 4,360,955	\$ 4,470,651	\$ 4,583,089	\$ 4,698,338	\$ 5,072,284	\$ 5,199,799	\$ 5,330,501	\$ 5,464,471	\$ 5,601,791	\$ 106,193,510
DEVELOPER															
DEVELOPER Reimbursement Balance	\$ 45,234,097	\$ 41,382,770	\$ 37,434,488	\$ 33,386,827	\$ 29,237,302	\$ 24,983,368	\$ 20,622,413	\$ 16,151,762	\$ 11,568,673	\$ 6,870,335	\$ 30,820,421	\$ 25,620,622	\$ 20,290,121	\$ 14,825,650	\$ 9,223,859
MSHDA Housing TIF Costs - Developer Financing Gap	\$ 28,796,520	\$ 26,344,723	\$ 23,831,204	\$ 21,254,418	\$ 18,612,786	\$ 15,904,685	\$ 13,128,453	\$ 10,282,388	\$ 7,364,744	\$ 4,373,730	\$ 1,144,659	\$ -	\$ -	\$ -	-
State Tax Reimbursement	\$ 904,141	\$ 926,902	\$ 950,232	\$ 974,146	\$ 998,657	\$ 1,023,781	\$ 1,049,534	\$ 1,075,930	\$ 1,102,986	\$ 1,293,573	\$ 458,553	\$ -	\$ -	\$ -	\$ 20,421,401
Local Tax Reimbursement	\$ 1,547,656	\$ 1,586,618	\$ 1,626,553	\$ 1,667,487	\$ 1,709,444	\$ 1,752,450	\$ 1,796,531	\$ 1,841,715	\$ 1,888,028	\$ 1,935,498	\$ 686,106	\$ -	\$ -	\$ -	\$ 34,578,599
Total MSHDA Reimbursement Balance	\$ 26,344,723	\$ 23,831,204	\$ 21,254,418	\$ 18,612,786	\$ 15,904,685	\$ 13,128,453	\$ 10,282,388	\$ 7,364,744	\$ 4,373,730	\$ 1,144,659	\$ -	\$ -	\$ -	\$ -	-
MSHDA Housing TIF Costs - Authority	\$ 26,179	\$ 23,950	\$ 21,665	\$ 19,322	\$ 16,921	\$ 14,459	\$ 11,935	\$ 9,348	\$ 6,695	\$ 3,976	\$ 1,041	\$ -	\$ -	\$ -	-
State Tax Reimbursement	\$ 822	\$ 843	\$ 864	\$ 886	\$ 908	\$ 931	\$ 954	\$ 978	\$ 1,003	\$ 1,176	\$ 417	\$ -	\$ -	\$ -	\$ 18,565
Local Tax Reimbursement	\$ 1,407	\$ 1,442	\$ 1,479	\$ 1,516	\$ 1,554	\$ 1,593	\$ 1,633	\$ 1,674	\$ 1,716	\$ 1,760	\$ 624	\$ -	\$ -	\$ -	\$ 31,435
Total MSHDA Reimbursement Balance	\$ 23,950	\$ 21,665	\$ 19,322	\$ 16,921	\$ 14,459	\$ 11,935	\$ 9,348	\$ 6,695	\$ 3,976	\$ 1,041	\$ -	\$ -	\$ -	\$ -	-
MSHDA Housing TIF Costs - Developer Infr/Site Prep/BF Prep	\$ 16,411,399	\$ 15,014,097	\$ 13,581,620	\$ 12,113,086	\$ 10,607,596	\$ 9,064,224	\$ 7,482,025	\$ 5,860,026	\$ 4,197,234	\$ 2,492,629	\$ 29,674,721	\$ 25,620,622	\$ 20,290,121	\$ 14,825,650	\$ -
State Tax Reimbursement	\$ 515,278	\$ 528,250	\$ 541,546	\$ 555,175	\$ 569,144	\$ 583,462	\$ 598,139	\$ 613,182	\$ 628,602	\$ 737,219	\$ 1,624,081	\$ 2,135,410	\$ 2,189,079	\$ 2,244,090	\$ 19,569,669
Local Tax Reimbursement	\$ 882,023	\$ 904,228	\$ 926,987	\$ 950,316	\$ 974,228	\$ 998,737	\$ 1,023,860	\$ 1,049,610	\$ 1,076,004	\$ 1,103,058	\$ 2,430,018	\$ 3,195,091	\$ 3,275,392	\$ 3,357,701	\$ 31,573,842
Total MSHDA Reimbursement Balance	\$ 15,014,097	\$ 13,581,620	\$ 12,113,086	\$ 10,607,596	\$ 9,064,224	\$ 7,482,025	\$ 5,860,026	\$ 4,197,234	\$ 2,492,629	\$ 652,352	\$ 25,620,622	\$ 20,290,121	\$ 14,825,650	\$ 9,223,859	\$ -
	\$ 900,846	\$ 814,897	\$ 726,785	\$ 636,456	\$ 543,853	\$ 448,921	\$ 351,602	\$ 251,834	\$ 149,558	\$ 39,141	\$ 29,022,369	Interest Accrued and Reimbursed at end of Term			
Total Annual Developer Reimbursement	\$ 3,851,327	\$ 3,948,282	\$ 4,047,661	\$ 4,149,525	\$ 4,253,935	\$ 4,360,955	\$ 4,470,651	\$ 4,583,089	\$ 4,698,338	\$ 5,072,284	\$ 5,199,799	\$ 5,330,501	\$ 5,464,471	\$ 5,601,791	\$ 106,193,510
LOCAL BROWNFIELD REVOLVING FUND															
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:
- Assumes proposed build-out and 2.5% inflation thereafter
- Infrastructure, Site Preparation, and brownfield/work plan preparation costs reimbursed with simple interest at 6%, accrued and paid at end of term.

Table 3
Housing Development Activities Calculation

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**Marshall Adjusted Control Rent*

SUMMARY						
Phase	FORMULA	Developer AMI Commitment	Location	No. of Units	PRL GAP CAP	Per Unit Avg
Phase I	Marshall Adjusted Control Rent	90-120%	Calhoun	84	\$19,803,264	\$235,753
Phase II	Marshall Adjusted Control Rent	90-110%	Calhoun	78	\$18,111,456	\$232,198
Phase III	Marshall Adjusted Control Rent	90-110%	Calhoun	68	\$14,341,104	\$210,899
Phase IV	Marshall Adjusted Control Rent	120%	Calhoun	25	\$2,778,048	\$111,122
TOTAL Housing Subsidy				255	\$55,033,872	\$215,819
Approved BRA TIF Request for Financing Gap					\$55,000,000	
Other Housing Activities Allowed						
Site Preparation*					\$19,598,935	
Infrastructure Improvements*					\$11,716,065	
BF/WP Prep and Development					\$30,000	
BF/WP Implementation - Authority					\$50,000	
Total Housing Subsidy Requested for Approval					\$86,395,000	
*Infrastructure and Site Preparation costs to be reimbursed with 6% simple interest, accrued and paid at end of term.						

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**Marshall Adjusted Control Rent*

PHASE I																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
Marshall Adjusted Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,095	-	\$1,100	-	\$169	=	\$826	x	3	x	12	x	29	=	\$862,344	\$287,448
Marshall Adjusted Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,095	-	\$1,100	-	\$169	=	\$826	x	6	x	12	x	28	=	\$1,665,216	\$277,536
Marshall Adjusted Control Rent	100%	Calhoun	1 Bedroom	\$2,095	-	\$1,243	-	\$186	=	\$666	x	12	x	12	x	29	=	\$2,781,216	\$231,768
Marshall Adjusted Control Rent	100%	Calhoun	1 Bedroom	\$2,095	-	\$1,243	-	\$186	=	\$666	x	23	x	12	x	28	=	\$5,146,848	\$223,776
Marshall Adjusted Control Rent	110%	Calhoun	2 Bedroom	\$2,525	-	\$1,539	-	\$255	=	\$731	x	6	x	12	x	29	=	\$1,526,328	\$254,388
Marshall Adjusted Control Rent	110%	Calhoun	2 Bedroom	\$2,525	-	\$1,539	-	\$255	=	\$731	x	12	x	12	x	28	=	\$2,947,392	\$245,616
Marshall Adjusted Control Rent	110%	Calhoun	3 Bedroom	\$3,030	-	\$1,697	-	\$344	=	\$989	x	3	x	12	x	29	=	\$1,032,516	\$344,172
Marshall Adjusted Control Rent	110%	Calhoun	3 Bedroom	\$3,030	-	\$1,697	-	\$344	=	\$989	x	6	x	12	x	28	=	\$1,993,824	\$332,304
Marshall Adjusted Control Rent	120%	Calhoun	2 Bedroom - MH	\$2,525	-	\$1,815	-	\$295	=	\$415	x	7	x	12	x	29	=	\$1,010,940	\$144,420
Marshall Adjusted Control Rent	120%	Calhoun	2 Bedroom - MH	\$2,525	-	\$1,815	-	\$295	=	\$415	x	6	x	12	x	28	=	\$836,640	\$139,440
												TOTAL Housing Subsidy		84				\$19,803,264	\$235,753

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**Marshall Adjusted Control Rent*

PHASE II																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
Marshall Adjusted Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,095	-	\$1,100	-	\$169	=	\$826	x	7	x	12	x	26	=	\$1,803,984	\$257,712
Marshall Adjusted Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,095	-	\$1,100	-	\$169	=	\$826	x	4	x	12	x	25	=	\$991,200	\$247,800
Marshall Adjusted Control Rent	100%	Calhoun	1 Bedroom	\$2,095	-	\$1,243	-	\$186	=	\$666	x	14	x	12	x	26	=	\$2,909,088	\$207,792
Marshall Adjusted Control Rent	100%	Calhoun	1 Bedroom	\$2,095	-	\$1,243	-	\$186	=	\$666	x	14	x	12	x	25	=	\$2,797,200	\$199,800
Marshall Adjusted Control Rent	110%	Calhoun	2 Bedroom	\$2,525	-	\$1,539	-	\$255	=	\$731	x	14	x	12	x	26	=	\$3,193,008	\$228,072
Marshall Adjusted Control Rent	110%	Calhoun	2 Bedroom	\$2,525	-	\$1,539	-	\$255	=	\$731	x	14	x	12	x	25	=	\$3,070,200	\$219,300
Marshall Adjusted Control Rent	110%	Calhoun	3 Bedroom	\$3,030	-	\$1,697	-	\$344	=	\$989	x	7	x	12	x	26	=	\$2,159,976	\$308,568
Marshall Adjusted Control Rent	110%	Calhoun	3 Bedroom	\$3,030	-	\$1,697	-	\$344	=	\$989	x	4	x	12	x	25	=	\$1,186,800	\$296,700
												TOTAL Housing Subsidy		78				\$18,111,456	\$232,198

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**Marshall Adjusted Control Rent*

PHASE III																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
Marshall Adjusted Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,095	-	\$1,100	-	\$169	=	\$826	x	4	x	12	x	24	=	\$951,552	\$237,888
Marshall Adjusted Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,095	-	\$1,100	-	\$169	=	\$826	x	5	x	12	x	23	=	\$1,139,880	\$227,976
Marshall Adjusted Control Rent	100%	Calhoun	1 Bedroom	\$2,095	-	\$1,243	-	\$186	=	\$666	x	9	x	12	x	24	=	\$1,726,272	\$191,808
Marshall Adjusted Control Rent	100%	Calhoun	1 Bedroom	\$2,095	-	\$1,243	-	\$186	=	\$666	x	18	x	12	x	23	=	\$3,308,688	\$183,816
Marshall Adjusted Control Rent	110%	Calhoun	2 Bedroom	\$2,525	-	\$1,539	-	\$255	=	\$731	x	8	x	12	x	24	=	\$1,684,224	\$210,528
Marshall Adjusted Control Rent	110%	Calhoun	2 Bedroom	\$2,525	-	\$1,539	-	\$255	=	\$731	x	15	x	12	x	23	=	\$3,026,340	\$201,756
Marshall Adjusted Control Rent	110%	Calhoun	3 Bedroom	\$3,030	-	\$1,697	-	\$344	=	\$989	x	4	x	12	x	24	=	\$1,139,328	\$284,832
Marshall Adjusted Control Rent	110%	Calhoun	3 Bedroom	\$3,030	-	\$1,697	-	\$344	=	\$989	x	5	x	12	x	23	=	\$1,364,820	\$272,964
												TOTAL Housing Subsidy		68				\$14,341,104	\$210,899

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**Marshall Adjusted Control Rent*

PHASE IV																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
Marshall Adjusted Control Rent	120%	Calhoun	3 Bedroom - TH	\$3,030	-	\$1,800	-	\$382	=	\$848	x	12	x	12	x	22	=	\$2,686,464	\$223,872
Marshall Adjusted Control Rent	120%	Calhoun	3 Bedroom - TH	\$3,030	-	\$1,800	-	\$382	=	\$848	x	13	x	12	x	21	=	\$2,778,048	\$213,696
												TOTAL Housing Subsidy		25				\$2,778,048	\$111,122

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

***MSHDA Control Rent**

SUMMARY						
Phase	FORMULA	Developer AMI Commitment	Location	No. of Units	PRL GAP CAP	Per Unit Avg
Phase I	MSHDA Control Rent	90-120%	Calhoun	84	\$30,867,924	\$367,475
Phase II	MSHDA Control Rent	90-110%	Calhoun	78	\$27,465,696	\$352,124
Phase III	MSHDA Control Rent	90-110%	Calhoun	68	\$21,750,444	\$319,859
Phase IV	MSHDA Control Rent	120%	Calhoun	25	\$4,399,668	\$175,987
TOTAL Housing Subsidy				255	\$84,483,732	\$331,309
Approved BRA TIF Request for Financing Gap					\$55,000,000	
Other Housing Activities Allowed						
Site Preparation*					\$19,598,935	
Infrastructure Improvements*					\$11,716,065	
BF/WP Prep and Development					\$30,000	
BF/WP Implementation - Authority					\$50,000	
Total Housing Subsidy Requested for Approval					\$86,395,000	
*Infrastructure and Site Preparation costs to be reimbursed with 6% simple interest, accrued and paid at end of term.						

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**MSHDA Control Rent*

PHASE I																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
MSHDA Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,440	-	\$1,100	-	\$169	=	\$1,171	x	3	x	12	x	29	=	\$1,222,524	\$407,508
MSHDA Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,440	-	\$1,100	-	\$169	=	\$1,171	x	6	x	12	x	28	=	\$2,360,736	\$393,456
MSHDA Control Rent	100%	Calhoun	1 Bedroom	\$2,440	-	\$1,243	-	\$186	=	\$1,011	x	12	x	12	x	29	=	\$4,221,936	\$351,828
MSHDA Control Rent	100%	Calhoun	1 Bedroom	\$2,440	-	\$1,243	-	\$186	=	\$1,011	x	23	x	12	x	28	=	\$7,813,008	\$339,696
MSHDA Control Rent	110%	Calhoun	2 Bedroom	\$2,940	-	\$1,539	-	\$255	=	\$1,146	x	6	x	12	x	29	=	\$2,392,848	\$398,808
MSHDA Control Rent	110%	Calhoun	2 Bedroom	\$2,940	-	\$1,539	-	\$255	=	\$1,146	x	12	x	12	x	28	=	\$4,620,672	\$385,056
MSHDA Control Rent	110%	Calhoun	3 Bedroom	\$3,525	-	\$1,697	-	\$344	=	\$1,484	x	3	x	12	x	29	=	\$1,549,296	\$516,432
MSHDA Control Rent	110%	Calhoun	3 Bedroom	\$3,525	-	\$1,697	-	\$344	=	\$1,484	x	6	x	12	x	28	=	\$2,991,744	\$498,624
MSHDA Control Rent	120%	Calhoun	2 Bedroom - MH	\$2,940	-	\$1,815	-	\$295	=	\$830	x	7	x	12	x	29	=	\$2,021,880	\$288,840
MSHDA Control Rent	120%	Calhoun	2 Bedroom - MH	\$2,940	-	\$1,815	-	\$295	=	\$830	x	6	x	12	x	28	=	\$1,673,280	\$278,880
												84				\$30,867,924	\$367,475		

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**MSHDA Control Rent*

PHASE II																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
MSHDA Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,440	-	\$1,100	-	\$169	=	\$1,171	x	7	x	12	x	26	=	\$2,557,464	\$365,352
MSHDA Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,440	-	\$1,100	-	\$169	=	\$1,171	x	4	x	12	x	25	=	\$1,405,200	\$351,300
MSHDA Control Rent	100%	Calhoun	1 Bedroom	\$2,440	-	\$1,243	-	\$186	=	\$1,011	x	14	x	12	x	26	=	\$4,416,048	\$315,432
MSHDA Control Rent	100%	Calhoun	1 Bedroom	\$2,440	-	\$1,243	-	\$186	=	\$1,011	x	14	x	12	x	25	=	\$4,246,200	\$303,300
MSHDA Control Rent	110%	Calhoun	2 Bedroom	\$2,940	-	\$1,539	-	\$255	=	\$1,146	x	14	x	12	x	26	=	\$5,005,728	\$357,552
MSHDA Control Rent	110%	Calhoun	2 Bedroom	\$2,940	-	\$1,539	-	\$255	=	\$1,146	x	14	x	12	x	25	=	\$4,813,200	\$343,800
MSHDA Control Rent	110%	Calhoun	3 Bedroom	\$3,525	-	\$1,697	-	\$344	=	\$1,484	x	7	x	12	x	26	=	\$3,241,056	\$463,008
MSHDA Control Rent	110%	Calhoun	3 Bedroom	\$3,525	-	\$1,697	-	\$344	=	\$1,484	x	4	x	12	x	25	=	\$1,780,800	\$445,200
												TOTAL Housing Subsidy		78				\$27,465,696	\$352,124

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**MSHDA Control Rent*

PHASE III																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
MSHDA Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,440	-	\$1,100	-	\$169	=	\$1,171	x	4	x	12	x	24	=	\$1,348,992	\$337,248
MSHDA Control Rent	90%	Calhoun	1 Bedroom Jr	\$2,440	-	\$1,100	-	\$169	=	\$1,171	x	5	x	12	x	23	=	\$1,615,980	\$323,196
MSHDA Control Rent	100%	Calhoun	1 Bedroom	\$2,440	-	\$1,243	-	\$186	=	\$1,011	x	9	x	12	x	24	=	\$2,620,512	\$291,168
MSHDA Control Rent	100%	Calhoun	1 Bedroom	\$2,440	-	\$1,243	-	\$186	=	\$1,011	x	18	x	12	x	23	=	\$5,022,648	\$279,036
MSHDA Control Rent	110%	Calhoun	2 Bedroom	\$2,940	-	\$1,539	-	\$255	=	\$1,146	x	8	x	12	x	24	=	\$2,640,384	\$330,048
MSHDA Control Rent	110%	Calhoun	2 Bedroom	\$2,940	-	\$1,539	-	\$255	=	\$1,146	x	15	x	12	x	23	=	\$4,744,440	\$316,296
MSHDA Control Rent	110%	Calhoun	3 Bedroom	\$3,525	-	\$1,697	-	\$344	=	\$1,484	x	4	x	12	x	24	=	\$1,709,568	\$427,392
MSHDA Control Rent	110%	Calhoun	3 Bedroom	\$3,525	-	\$1,697	-	\$344	=	\$1,484	x	5	x	12	x	23	=	\$2,047,920	\$409,584
												TOTAL Housing Subsidy		68				\$21,750,444	\$319,859

Housing TIF Financing Gap Cap Calculation - Multifamily Rental

Project: Marshall Multifamily Development

**MSHDA Control Rent*

PHASE IV																			
FORMULA	Developer AMI Commitment	Location	Type	Control Rent*	-	Project Rent	-	Utility Allowance	=	PRL	x	No. of Units	x	No. of Months	x	No. of Years	=	PRL GAP CAP	Per Unit Avg
MSHDA Control Rent	120%	Calhoun	3 Bedroom - TH	\$3,525	-	\$1,800	-	\$382	=	\$1,343	x	12	x	12	x	22	=	\$4,254,624	\$354,552
MSHDA Control Rent	120%	Calhoun	3 Bedroom - TH	\$3,525	-	\$1,800	-	\$382	=	\$1,343	x	13	x	12	x	21	=	\$4,399,668	\$338,436
												TOTAL Housing Subsidy		25				\$4,399,668	\$175,987

ITEM: 12.D

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marcia Strange, Director of Community Development
Justin Miller, Parks and Recreation Superintendent
DATE: July 20, 2026
SUBJECT: **GRANT REQUEST - COLDWATER RIVER STORAGE
CONSERVATION GRANT**

The Parks Department is requesting to apply for the Coldwater River Storage Conservation Grant. The grant will be used for prescribed burns and invasive species management at the Brooks Nature Area as part of a larger improvement goal. As the attached narrative indicates, conservation goals for Brooks Nature Area are to maintain grassland habitat for the benefit of park visitors and grassland wildlife. There is potential to restructure the 'field' concept in favor of a prairie-oak continuum ecosystem that connects the shoreline of Stuart Lake with grasslands and scattered oak trees within the uplands in a mosaic of wet and dry prairie and oak savanna that will benefit a more diverse population of wildlife. These efforts are currently supported on an alternating (annual) basis between the Parks budget and the Brooks Nature Area Special Project Fund. It is anticipated that this grant will support prescribed burn costs for up to ten years.

This grant is a \$40,000 grant that, if approved, requires a match that will be shared between the City of Marshall and the Blue Heron Ministries, who will serve as the project lead contractor for many of the ecological restoration tasks planned. \$5,000 will be provided by Blue Heron Ministries as a match, and a \$5,000 City of Marshall match share are proposed.

BUDGET IMPACT:

There is no budget impact for submitting the request for the grant. If we are successful in receiving the grant, the City would be responsible for a \$5,000 match.

RECOMMENDATION:

Approve the submission of the \$40,000 Coldwater River Storage Conservation Grant, in substantial form, and authorize the City Manager to sign the necessary documents.



History of the Brooks Narrows Area

The Brooks Narrows Area (BNA) was established in 1980. The park is located on the south side of the city of Brooks, Alaska. The BNA is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park.

In 1980, approximately 40 acres of the BNA were transferred to the city of Brooks. The city of Brooks then transferred the BNA to the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park. The BNA is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park.

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Park Habitats

The BNA is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park. The BNA is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park. The BNA is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park.



Wildlife in the park

The Brooks Narrows Area is home to a variety of plants and animals. The BNA is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park. The BNA is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park, which is a part of the Brooks Narrows Park.

BROOKS NATURE AREA

PARK
CLOSES
AT
10PM



Brooks Nature Area Prairie
Reestablishment
April 2010

Project Goals:

- To restore the prairie habitat to its original state.
- To provide a natural area for wildlife and plants.
- To provide a natural area for recreation and education.

Project Results:

- The project was completed on time and within budget.
- The project was a success in restoring the prairie habitat.
- The project was a success in providing a natural area for wildlife and plants.

Project Photos:



**Project
Habitat**
2007 AWARD WINNER



Logo Donated By:
Marshall Area Garden Club
2007



Brooks Nature Area

Restoration Project
Prairie-Oak Continuum
Landscape Assessment



Map Publications
40475 15th Street, Suite 100
San Diego, CA 92121

0.25 mi

7630 ft

presented by
FetchGIS

Disclaimer: This evaluation was prepared as a service to the client and is not intended to be a warranty or representation of any kind. The client is responsible for the accuracy and completeness of the information provided to the client. The client is responsible for the accuracy and completeness of the information provided to the client.



While you are out walking, take time to notice the many bird species that call the BNA home. Along the Song Bird trail there are 8 new birchhouses and newly planted trees and shrubs that will provide food for the birds.



Native Berries are for the birds!

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The new Song Bird Trail is a .4 mile loop extending the existing trail system to 2.7 total trail miles. The new trail is located near the west side of the Brooks Nature Area. Trail signs will point the way.

Brooks Nature Area
Toward a Borderless Grassland Ecosystem at Brooks Nature Area
Demonstration Project Detailed Budget

Apex Grant request	\$	45,100.00
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Match

City of Marshall (cash)	\$	10,000.00
Brooks Nature Area Board (in-kind)*	\$	24,300.00
Blue Heron Ministries (in-kind)**	\$	3,240.00
Blue Heron Ministries (in-kind) ***	\$	10,800.00
TOTAL Match	\$	48,340.00

Contractor Estimate (\$55,100 available cash)

3 prescribed fires (approx. 1/3 of the area per year)	\$	3,400.00
	\$	3,400.00
	\$	3,400.00
	\$	10,200.00

Invasive species control (mechanical and chemical)	\$	44,900.00
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Labor		(\$28,905)
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Equipment rental, tools, fuel, herbicide		(\$12,387)
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Overhead (insurance, taxes, etc.)		(\$3,608)	8%
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* Project labor: 10 volunteers X 6 visits/year X 3 hours per visit X \$45/hr.

** Project labor. 648 hours X \$5/hr discounted rate

*** Donated director time. Estimated 15 days X \$720/day.

Coldwater River Storage Conservation Grant

Toward a Borderless Grassland Ecosystem at Brooks Nature Area

Brooks Nature Area is an 189-acre natural area owned by the City of Marshall, Calhoun County, Michigan (<https://cityofmarshall.com/207/Brooks-Nature-Area>). The natural area is located within the city limits and borders Stuart Lake. Approximately 3,100 feet of undeveloped lake shoreline is incorporated within Brooks Nature Area. Contextually, Brooks Nature Area and Stuart Lake are located within the Kalamazoo River (Lake Michigan) watershed. Historically, and prior to agriculture, the landscape that is now Brooks Nature Area supported mixed oak savanna, emergent marsh and shrub swamp and mixed conifer swamp wetlands, and oak-hickory forest (per Michigan Natural Features Inventory).

After conversion from agricultural land to parkland in 2006, approximately 80 acres of former agricultural fields were planted to tall grass prairie with a grant from the US Fish and Wildlife Service. A trail system was implemented to encourage park visitors. The emphasis of the wildlife habitat project was to create grassland habitat for grassland-adapted wildlife including grassland birds. Most of the prairie plantings have been maintained with fire on a rotational basis.

1. The conservation goals for Brooks Nature Area are to maintain a grassland habitat for the benefit of park visitors and grassland wildlife. The potential exists to restructure the “field” concept in favor of a prairie-oak continuum ecosystem. The potential exists to recreate a large grassland continuum that visually and ecologically connects the shoreline of Stuart Lake with grasslands and scattered oak trees within the uplands. The resultant landscape will be a mosaic of wet and dry prairie and oak savanna that will benefit both grassland dependent and edge-averse songbirds. This diverse “borderless” landscape will potentially benefit typical wildlife such as whitetail deer and specifically grassland birds such as red-winged blackbirds, eastern meadowlarks, dickcissels, song sparrows, field sparrows, common yellowthroats, American goldfinches, bobolinks, savanna sparrows, Henslow’s sparrows, and grasshopper sparrows. In addition, and with grassland restoration efforts, the park will likely attract herpetofauna such as eastern box turtles, leopard frogs, and Blanding’s turtles. Currently, the prairie fields are slowly converting to brushlands due to invasive species encroachment (i.e. autumn olive Asian bush honeysuckle, multiflora rose, brambles, and Callery pear, etc.). The fencerows and field edges are heavily populated with invasive woody species. The 80-acre project will protect existing grasslands through invasive brush and tree control, highlighting and encouraging existing oak species, and continuation of annual, rotational prescribed fires. The long-term vision can include additional restoration efforts to remove fencerows, eliminate

non-oak associated tree and shrub species, eliminate artificial wetland/upland brush edges, and convert cattail marshes to sedge meadows and graminoid marshlands.

2. Specifically, this project will begin the conversion to a borderless grassland-oak savanna ecosystem by controlling invasive woody species within approximately 16,400 linear feet of field edge and fencerows. Approximately 7.5 acres of currently unmaintained prairie will be traversed systematically to control invasive woody brush populations. Woody encroachment will be controlled with timed herbicide applications. Control techniques will include cut-stump treatment, basal oil treatment, and foliar treatment depending upon time of year, species, and proximity to desirable species. Approximately 80 acres of existing prairie fields will be rotationally managed with prescribed fire. The success of the project will be determined by completion of the above metrics over a 3-year period. Eight (8) permanent photo monitoring points will be established within the 80-acre project area to document changes to the landscape over time. The photo monitoring will occur three (3) times annually and will be accomplished by park volunteers. Reporting will be by the end of each calendar year throughout the 3-year project. The monitoring goal is to show an increase in nativity (grassland species) and a decrease in non-nativity (invasive brush species) over time. An overall “openness” will be demonstrated by the management techniques. The “openness” will be an indication of project success and ecosystem health.
3. If stewardship were to end after project completion, the project results would likely last an additional 3-5 years. The City of Marshall has shown consistent care for the prairies at Brooks Nature Area. It is anticipated that with a renewed vision for stewardship and restoration, the staff, volunteers, and ecological restoration contractors will maintain the resultant landscape for years beyond this project.
4. In a cooperative effort to increase stewardship and move toward a renewed vision for the ecological health and integrity of Brooks Nature Area, Blue Heron Ministries, the City of Marshall Parks Department, and the board of Brooks Nature Area will collaborate to complete this phase of the restoration project. Blue Heron Ministries will serve as the project lead and will perform many of the ecological restoration tasks as the contractor. Blue Heron Ministries is a non-profit (501(c)3) conservation organization that has partnered with private and public entities since 2001 to steward and restore natural areas in northern Indiana and southern lower Michigan. (<https://www.blueheronministries.org>). Successful conservation projects include the 128-acre “Restoration of Duff Lake Fen” for the LaGrange County Parks (LaGrange, IN), 235-acre “Nasby Fen and Nasby Overlook Prairie Restoration” for Indiana Department of Natural Resources at Pigeon River Fish and Wildlife Area (LaGrange County, IN), and 95-acre “Farara Savanna Restoration” for Lake County Parks (Lake County, IN). In

Michigan, Blue Heron Ministries has served as the ecological restoration contractor on invasive herbaceous and brush control projects and the prescribed fire contractor for Southwest Michigan Land Conservancy, Land Conservancy of West Michigan, Michigan Audubon Society, and Michigan Nature Association.

- Nathan Simons, executive director of Blue Heron Ministries, is a registered landscape architect and specializes in historic native landscape modeling in Lake's Country since 1993. His role in the project will be project and grant administration, project oversight and coordination, and vision-casting.
 - Phil Bieberich, project manager for Blue Heron Ministries since 2008, has years of field experience and restoration field crew supervision. Phil will serve as the project logistician and restoration crew leader.
 - Justin Miller, superintendent of City of Marshall Parks Department, will serve as project liaison for the City and Brooks Nature Area.
 - Patricia Hoch-Melluish, board president Brooks Nature Area, will serve to coordinate volunteer stewardship efforts and scheduling for the benefit of the project.
5. For this project, Blue Heron Ministries requests \$45,100 from Apex Clean Energy. Project match (greater than 1:1) will include \$10,000 cash from City of Marshall, \$24,300 in-kind volunteer labor from Brooks Nature Area, \$3,240 in-kind labor from Blue Heron Ministries, and \$10,800 in-kind administrative time from the director of Blue Heron Ministries. The City of Marshall's pledged match will come from the annual operating budget. Brooks Nature Area pledges volunteer labor (under Blue Heron Ministries' supervision) from ten (10) volunteers, 3 hours/visit, 6 visits per year for three (3) years valued at \$45/hour (half market rate). Blue Heron Ministries pledges a reduced hourly rate of \$5/hour worked (market rate is \$90/hr.; reduced rate is \$85/hr) Blue Heron Ministries plans to spend at least 648 hours working on the project over the 3-year period. Blue Heron Ministries pledges to donate administrative time for grant administration, project monitoring, and project reporting (estimated 15 days at \$720/day).
6. Since the 2020 pandemic and the associated need and desire to find outdoor activities, usership of Brooks Nature Area has increased. The park was "discovered" as a close-by opportunity to enjoy nature by local city residents. The result has been an increased interest in taking care of the park. This project seeks to capitalize on the increased momentum experienced at the park. The time is right to implement a restorative plan that will move knowledge of local ecology forward. This project will utilize the efforts of park patrons and willing volunteers to help move the vision forward. The Board is confident that a small group of engaged volunteers (at least 10 for this project) will help drive the

project forward. Blue Heron Ministries plans to engage the volunteers toward better and appropriate stewardship practices during this project as Blue Heron Ministries' stewardship crew and park volunteers work simultaneously. Blue Heron Ministries plans at least one (1) public meeting to present the project vision and to educate the park patrons about prairie-oak landscape stewardship principles and historic ecological landscape modeling.

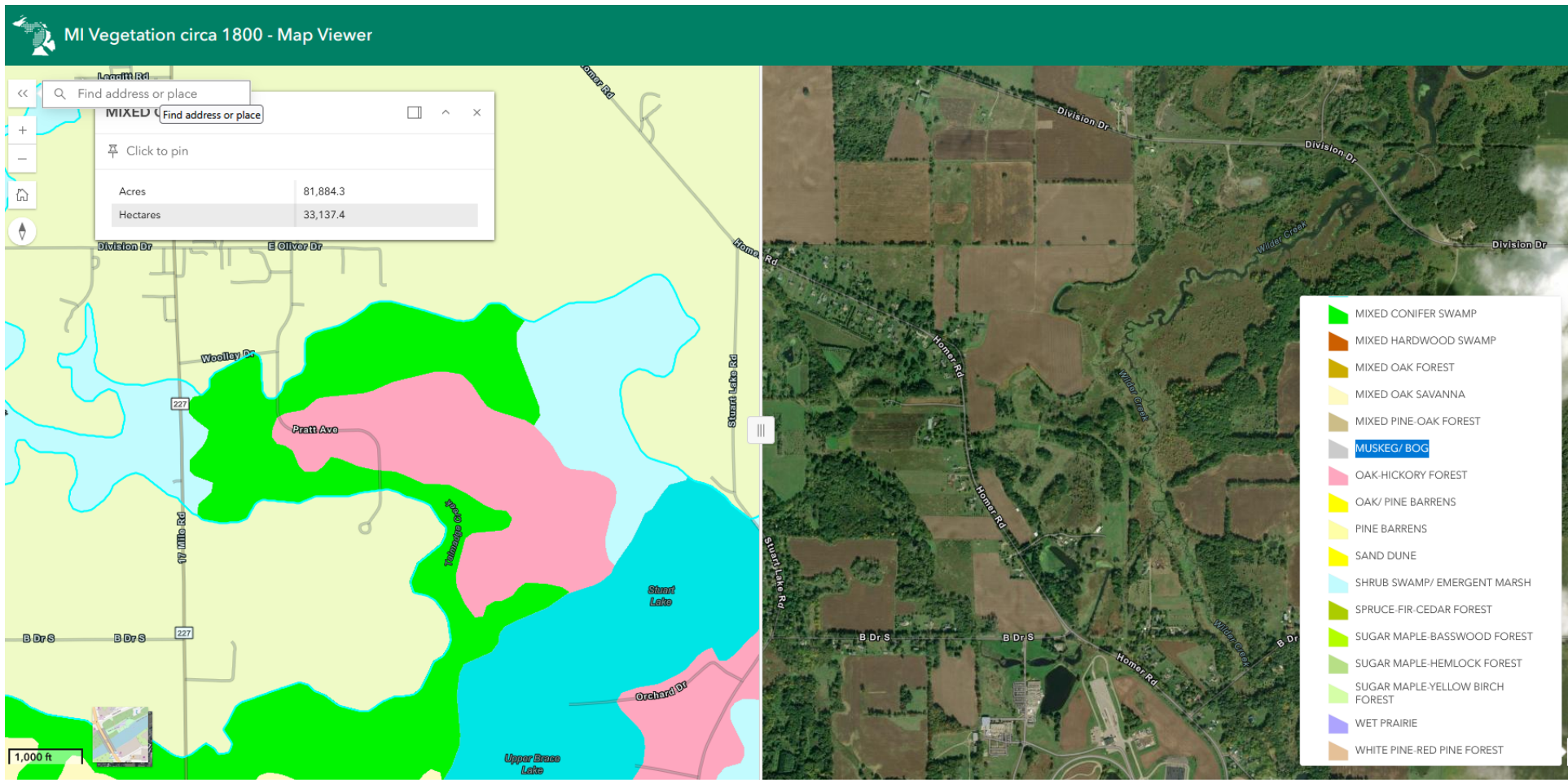
7. Potential challenges include adverse weather conditions in relation to timing of restoration activities. Prescribed fire, which is typically accomplished in the spring can be delayed until fall if weather conditions reduce the likelihood of completion in the spring. Rain can negatively affect the use of herbicides for control of invasive species. A watchful eye on weather forecasts will be important to work around potential rain events. Winter weather, which can sometimes thwart outdoor activities is actually a good time to catch up on missed herbicide application opportunities earlier in the growing season. Selection of appropriate herbicide and application strategies will be in the forefront of the contractor's plans to overcome potential project delays. Overall, the length of the proposed project should allow for weather-related delays; however, in the case of unforeseen project delays, Blue Heron Ministries is prepared to extend the project to four (4) years, if needed.
8. A cooperative effort between a non-profit conservation organization, a municipality, and a park board will engage park patrons and the public to re-think how humans and wildlife can be connected in a long-term stewardship opportunity to benefit both people and the land. This project will be the first step toward envisioning a restored prairie-oak savanna, shoreline-to-woodland landscape continuum that offers ecological integrity and health. To that end, a conversation with MDNR biologist Ken Kesson has already begun to increase awareness of additional funding opportunities (e.g. Wildlife Habitat Assistance Program) to advance the vision beyond the scope of this demonstration project. Shoreline restoration, fencerow removal, forb enrichment within the existing prairies, and oak tree cluster plantings are all aspects and details of the grand vision of creating and stewarding a "borderless" grassland ecosystem for the benefit of humans and wildlife. Blue Heron Ministries is well-suited to lead this project. The non-profit conservation organization is deeply experienced in ecological restoration projects ranging in size from backyard landscapes to 235-acre landscape-scale restoration projects involving invasives species control, native seed mix installation, and prescribed fire. Several of the large-scale projects, as noted above, have been grant-funded by the National Fish and Wildlife Foundation and the Conservation Fund with grant management by Blue Heron Ministries.

In Calhoun County, Michigan, the following songbirds are documented as associating with grasslands:

- **Red-winged Blackbird:** A common species in grasslands, farm fields, and pastures, often seen in large flocks during the nonbreeding season.
- **Eastern Meadowlark:** A grassland-dependent species that utilizes grasslands for all its habitat needs, though it is moderately sensitive to habitat fragmentation.
- **Dickcissel:** Tolerates an abundance of edge and prefers grasslands with a mix of warm-season grasses and forbs.
- **Song Sparrow:** Found in open fields and grasslands, with some species nesting in weeds and grasses or directly on the ground.
- **Vesper Sparrow and Field Sparrow:** Both are tolerant of edge and associated with open fields and grasslands; the Field Sparrow is noted for its pinkish bill and bouncing song.
- **Common Yellowthroat:** Prefers grasslands with a minimum amount of forbs and is tolerant of fragmented habitats.
- **American Goldfinch:** Uses intermediate grasses for food and nesting materials alongside shrubs and small trees.
- **Bobolink:** An edge-sensitive species that benefits from large, unfragmented grasslands and prescribed burning to maintain habitat.
- **Savannah Sparrow and Henslow's Sparrow:** Edge-sensitive species that require large blocks of native grasslands to survive.
- **Grasshopper Sparrow:** Moderately sensitive to fragmentation and found in short to intermediate grasses.
- **Northern Bobwhite Quail:** Tolerates edge and prefers grasslands with a half-and-half mix of grasses and forbs.

Management for these species often involves maintaining large, contiguous blocks of native grasslands, minimizing fragmentation, and using prescribed burning or mechanical treatments to prevent succession into shrublands.

AI-generated answer. Please verify critical facts.



Brooks Nature Area, Marshall, MI