

CITY COUNCIL AGENDA

Regular Meeting

August 17, 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

Regular Session - August 3, 2026

B. City Bills

Purchases 7/31/26 \$22,535.23

Purchases 8/3/26 \$305,516.98

Purchases 8/5/26 \$722.00

Purchases 8/7/26 \$16,567.05

TOTAL \$345,341.26

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. RESOLUTION 2026-26- OPRA DISTRICT ESTABLISHMENT - 110 S. HAMILTON

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. REVIEW OF CLERK'S DECISION ON THE PETITION SUBMITTED BY COMMITTEE FOR RESPONSIBLE ECONOMIC AND ENVIRONMENTAL DEVELOPMENT

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

B. CONTRACT - COST RESPONSIBILITY AGREEMENT

C. SCHEDULE PUBLIC HEARING - OPRA CERTIFICATE - 110 S. HAMILTON

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

August 3, 2026

Regular Meeting - 7:00 PM

[IGNORE_INDENT]

1) CALL TO ORDER

IN A REGULAR SESSION held on Monday, August 3, 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.

Mayor Wolfersberger added item 12B- Resolution 2026-25- Temporary Moratorium on Approval of Data Centers to the agenda.

Moved by Jacob Gates, supported by Ryan Traver to approve the agenda as amended.
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.

Barry Wayne Adams of 622 W Green St, Lynn Sleight of Marshall, Rebekah Sebring of Fredonia, Donna Ricciardi of Circle Dr, Regis Klingler of Butler Ct, Durrie Parker of Circle Dr, and Laura Valentine of North Dr E gave public comment.

7) CONSENT AGENDA

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

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

Nays: None

Abstain: None

Motion carried.

A. City Council Minutes
Regular Session - July 20, 2026

B. City Bills

Purchases 7/17/2026	\$9,138.04
Purchases 7/20/2026	\$369,882.74
Purchases 7/24/2026	\$422,610.19
TOTAL	\$801,630.97

C. GREAT ESCAPE STAGE CO. - CHARITABLE GAMING LICENSE

8) PRESENTATIONS AND RECOGNITIONS

9) INFORMATIONAL ITEMS

A. 2026 ACTION PLAN - 6 MONTH UPDATE

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. MILLBROOK DEVELOPMENT - BROWNFIELD HOUSING TIF PLAN

Mayor Wolfersberger opened the public hearing on Resolution 2026-24 at 7:33 pm.

Rick Huggett of Orchard Dr, Lynn Sleight, Tim Ruddock of N Madison, David Begg of W Green St, Regis Klingler, Durrie Parker, Barry Wayne Adams, Rebekah Sebring, and Laura Valentine spoke during the public hearing. Glenn Kowalske submitted written comment.

Mayor Wolfersberger closed the public hearing on Resolution 2026-24 at 7:58 pm.

Moved by Ryan Traver, supported by James Hackworth to approve Resolution 2026-23, A Resolution APPROVING the Brownfield Plan for the MARSHALL RIVER DEVELOPMENT (Millbrook of Marshall), ADOPTING the Recommendation of the City of Marshall Brownfield Redevelopment Authority, and CONDITIONING SUCH APPROVAL UPON CERTAIN CONDITIONS and authorize the City Manager to sign the necessary documents. On a roll call vote:

Ayes: Jacob Gates, Ryan Traver, Ryan Underhill, Scott Wolfersberger

Nays: Theresa Chaney-Huggett, James Hackworth, Andrew Scibbe

Abstain: None

Motion carried.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION NO. 2026-23**

A RESOLUTION APPROVING THE BROWNFIELD PLAN FOR THE MARSHALL RIVER DEVELOPMENT (MILLBROOK OF MARSHALL), ADOPTING THE RECOMMENDATION OF THE CITY OF MARSHALL BROWNFIELD REDEVELOPMENT AUTHORITY, AND CONDITIONING SUCH APPROVAL UPON CERTAIN CONDITIONS

Minutes of a regular meeting of the Council of the City of Marshall, held on August 3, 2026 at 7:00 PM.

PRESENT:

ABSENT:

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

WHEREAS, the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of Michigan of 1996, as amended, MCL 125.2651 et seq. (the "Act"), authorizes the creation of brownfield redevelopment authorities and the adoption of brownfield plans to promote the revitalization of eligible property; and

WHEREAS, the City of Marshall (the "City") has established the City of Marshall Brownfield Redevelopment Authority (the "Authority") pursuant to the Act; and

WHEREAS, GCC 550 Hughes, LLC (the "Developer") proposes to redevelop approximately 125 acres comprising six (6) parcels located near West Hughes Street and South Kalamazoo Avenue, along the North Branch of the Kalamazoo River (the "Property"), as a phased, for-rent residential community known as "Millbrook of Marshall," consisting of approximately 994 dwelling units and representing an estimated total capital investment of approximately \$219,000,000 (the "Project"); and

WHEREAS, the Property qualifies as "housing property" and the City is a "qualified local governmental unit" under the Act, and the Authority prepared the Brownfield Plan for the Marshall River Development dated June 5, 2026 (the "Brownfield Plan") to authorize the capture of tax increment revenues to reimburse eligible activities, including the housing development activities authorized by MCL 125.2663b; and

WHEREAS, the housing need supporting the Brownfield Plan is documented by the April 2025 Tracy Cross & Associates market study and the Plante Moran residential market report, and is intensified by regional employment growth, including the Ford BlueOval Battery Park project; and

WHEREAS, notice was provided to the affected taxing jurisdictions and to the public as required by the Act, and the City Council held a public hearing on the Brownfield Plan on August 3, 2026, at which all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Authority has recommended that the City Council approve the Brownfield Plan, subject to certain conditions; and

WHEREAS, the conditions recommended by the Authority are reflected in the independent review memorandum and in the draft Development Agreement among the City, the Authority, and the Developer that have been presented to the City Council, and address affordability, monitoring and reporting, public access, tax-increment pass-through, administrative fees, and related matters; and

WHEREAS, the City Council has reviewed the Brownfield Plan, the Authority's recommendation, the review memorandum, and the draft Development Agreement, and has given the matter due consideration.

THEREFORE BE IT RESOLVED by the City Council of the City of Marshall as follows:

Section 1. Recitals. The above recitals are incorporated by reference as though fully set forth herein.

Section 2. Findings. The City Council finds and determines that:

- (a) the Brownfield Plan meets the requirements of the Act, including Sections 13 and 13b thereof (MCL 125.2663 and 125.2663b);
- (b) the Property is eligible property that qualifies as housing property under the Act;
- (c) the proposed method for financing the eligible activities is feasible, and reimbursement of eligible costs will be made solely from tax increment revenues generated by the Project, with no bonds or notes issued and no pledge of the general funds or full faith and credit of the City;
- (d) the costs of the eligible activities are reasonable and necessary to enable the redevelopment of the Property and to deliver attainable, workforce-relevant housing that the local market cannot otherwise support; and
- (e) the Brownfield Plan constitutes a valid public purpose and is in the best interests of the City, its residents, and the affected taxing jurisdictions.

Section 3. Approval and Adoption of Recommendation. The City Council hereby approves the Brownfield Plan for the Marshall River Development dated June 5, 2026, and adopts the recommendation of the Authority to approve the Brownfield Plan, subject to and conditioned upon the conditions set forth in Section 4 of this Resolution.

Section 4. Conditions of Approval. The approval granted in Section 3 is expressly subject to and conditioned upon each of the following:

- 1. Affordability.** The Developer shall designate approximately 26% of the units (not fewer than 255 units) as income-restricted units and leased only to households earning 120% of area median income or less, and with rents that shall not increase any faster than inflation as measured by the national Consumer Price Index; the current income-restricted rents are expected to range from \$1,100 to \$1,815 per month depending on unit size and type;
- 2. Monitoring.** The City Council and the Developer shall enter into a Development Agreement specifying how the income-restricted units will be monitored and reported in accordance with the standards promulgated by the Michigan State Housing Development Authority (MSHDA) and in a manner that is relatively simple for City staff to review, the final terms and conditions of which shall be negotiated between City staff and the Developer and approved by the City Council before the first year of tax increment reimbursement;
- 3. Riverwalk Easement.** The Developer shall commit to a public easement for a riverwalk along the entire river frontage of the Property (approximately 5,000 feet along the northern edge), the final terms of which are subject to the City's feasibility and design studies and which is expected to be approximately 20 feet in width, established and recorded with the Calhoun County Register of Deeds before the first year of tax increment reimbursement, unless the City of Marshall requests additional time;
- 4. Dog Park Easement.** The Developer shall commit to a public easement for a community dog park of approximately 1.5 acres, publicly accessible from Hughes Street, the legal description and easement for which shall be recorded with the Calhoun County Register of Deeds before the first year of tax increment reimbursement;

5. Twenty-Percent Pass-Through. The Authority shall pass through 20% of all eligible tax increment available for capture to the respective taxing jurisdictions, expected to result in an estimated \$19,613,115 of new tax increment to local taxing jurisdictions and an additional \$13,921,958 in new tax increment to non-capturable local and county debt millages;

6. Administrative Fee. The Authority shall capture 10% of all eligible tax increment available for capture as an administrative fee; and

7. Finalization, Adoption, and Recording of the Development Agreement.

The City Council and the Developer shall work together to finalize the Development Agreement consistent with these conditions; the City Council shall adopt the final Development Agreement; and the Development Agreement (or a memorandum thereof) shall be recorded with the Calhoun County Register of Deeds together with, and cross-referenced to, the Brownfield Plan.

Section 5. Development Agreement; Further Actions. City staff are directed to work with the Developer to finalize the Development Agreement consistent with Section 4, and to present the final Development Agreement to the City Council for adoption prior to the first year of tax increment reimbursement. Upon adoption, the appropriate City officials are authorized and directed to execute the Development Agreement and any related instruments, and to cause the Development Agreement (or a memorandum thereof), the required easements, and the affordability covenants to be recorded with the Calhoun County Register of Deeds.

Section 6. Authorization of Officials. The Mayor, City Manager, City Clerk, and other appropriate officials of the City are authorized and directed to take all actions and execute all documents necessary or appropriate to carry out the intent of this Resolution, including transmittal of the approved Brownfield Plan to the Authority and the affected taxing jurisdictions as required by the Act.

Section 7. Effective Date. This Resolution shall take effect immediately upon its adoption.

Section 8. Severability. If any section, clause, or provision of this Resolution is held invalid, such invalidity shall not affect the remaining provisions, which shall remain in full force and effect.

Section 9. Repealer. All resolutions and parts of resolutions in conflict with this Resolution are, to the extent of such conflict, rescinded.

Resolution declared adopted this 3rd day of August, 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 August 3, 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

11) OLD BUSINESS

12) REPORTS AND RECOMMENDATIONS

A. SET PUBLIC HEARING - OPRA DISTRICT ESTABLISHMENT - 110 S. HAMILTON

Moved by James Hackworth, supported by Theresa Chaney-Huggett to schedule a public hearing for August 17th, 2026 to consider creation of an OPRA District for 110 South Hamilton Street. On a voice vote: **Motion carried.**

B. RESOLUTION 2026-25- TEMPORARY MORATORIUM

Moved by Ryan Traver, supported by James Hackworth to approve and enact Resolution No. 2026-25, A RESOLUTION INSTITUTING A TEMPORARY MORATORIUM ON APPROVAL OF DATA CENTERS. On a roll call vote:

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

Nays: None

Abstain: None

Motion carried.

CITY OF MARSHALL, MICHIGAN

RESOLUTION NO. 2026-25

A RESOLUTION INSTITUTING A TEMPORARY MORATORIUM

ON APPROVAL OF DATA CENTERS

Minutes of a [regular/special] meeting of the Council of the City of Marshall, held on 3, August, 2026, at 7:00 PM.

PRESENT:

ABSENT:

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

WHEREAS, Data centers may present unique land use considerations, including but not limited to electrical demand, water usage, stormwater management, noise, heat discharge, building scale, visual impacts, public safety concerns, and long-term effects on infrastructure; and

WHEREAS, Existing state statutes and local law may not adequately or specifically address the siting, scale, intensity, and operational impacts of data center facilities; and

WHEREAS, The Marshall City Council believes adequate time is necessary to determine whether recently introduced state legislation will have impact on local control of data centers, and to research, study, and enact noise regulations, review best practices from other jurisdictions, evaluate infrastructure capacity, and consider whether other regulatory tools are warranted; and

WHEREAS, A temporary moratorium on data centers would allow the City time to conduct this review in a deliberate and transparent manner without prejudicing future development decisions; and

WHEREAS, The Marshall City Council recognizes that a moratorium is a planning tool intended to preserve the status quo while thoughtful legal and policy review and regulatory evaluation are undertaken; and

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

1. The Marshall City Council hereby adopts this Resolution creating a moratorium of 365 days, moratorium unless terminated earlier by subsequent ordinance or City Council resolution,
2. No data centers, nor similar developments, shall be approved or otherwise allowed during the moratorium period, being 365-days from the effective date of this Resolution.
3. The City Manager, City officials and the City Attorney shall proceed to study relevant state law, to include recently introduced legislation, noise regulations, environmental concerns, and land uses, and submit relevant information for the Council for local ordinance and code amendments with respect for data centers and similar developments, as appropriate.
4. During the effective period of the moratorium and deferral, any alleged aggrieved property owner or business (i.e., "Petitioner") shall be entitled to petition a hearing before the City Council for the purpose of attempting to demonstrate to the City Council that the temporary deferral established by this Resolution will result in the preclusion of any viable economic use of their property or otherwise violates applicable provisions of state or federal law.

Any such hearings shall be conducted on a reasonable expedited basis before the City Council. At the conclusion of the hearing, the City Council shall make findings and conclusions with respect to whether the Petitioner has demonstrated that all viable economic use of the property has been precluded by the temporary deferment adopted in this Resolution, and whether this Resolution is unconstitutional on its face or as applied to the Petitioner's case.

If it is found and demonstrated that the deferment has the effect of precluding all viable use of the property, or that it violates state or federal law, the City Council shall grant appropriate relief from the deferment to the degree necessary to cure the contravention; and

5. The City Council may extend the term of this Moratorium Resolution prior to expiration of its then-current term, if the City Council determines additional time is necessary to consider and possibly adopt an ordinance or amendments as described herein. Such extensions shall be for thirty (30) days, and multiple extensions are allowed. All other provisions of this Resolution shall remain in full force and effect during any such extension period.
6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are hereby rescinded.

Motion: To approve and enact Resolution No. 2026-25, RESOLUTION INSTITUTING A TEMPORARY MORATORIUM ON APPROVAL OF DATA CENTERS.

AYES:

NAYS:

ABSENT:

The foregoing Resolution declared adopted on the date written above.

Resolution declared adopted this 3 day of August 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/special] meeting held on August 3, 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

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.

Regis Klingler, Lynn Sleight, Barry Wayne Adams, Ryan Watson of N Mulberry, Laura Valentine, and Rebekah Sebring gave public comment.

15) COUNCIL AND MANAGER COMMUNICATIONS

16) ADJOURNMENT

The meeting was adjourned at 9:05 pm.

Respectfully submitted by,

Michelle Eubank
City Clerk

08/07/2026 09:01 AM
User: KWAGNER
DB: Marshall

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 07/31/2026 - 07/31/2026
JOURNALIZED
PAID

Page: 1/1

INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
07312026	07/31/2026	CITY OF MARSHALL	REIMBURSEMENT FOR FARMER'S MARKET PETTY	337.65
07232026	07/31/2026	EGNATUK, ALEC	REIMBURSEMENT FOR TMDL MEETING REFRESHME	117.09
07/30/2026	07/31/2026	JOHN E GREEN	UB refund for account: 4007	46.20
07242026-A	07/31/2026	LANGFORD, SEAN	BOOT ALLOWANCE - LANGFORD, SEAN	184.15
07242026-B	07/31/2026	LANGFORD, SEAN	BOOT ALLOWANCE - LANGFORD, SEAN	425.05
07242026	07/31/2026	LONG, ANDREW	CLOTHING ALLOWANCE - LONG, ANDREW	232.46
07102026CR	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - CHRISTY RAMEY 0265	312.97
07102026COM	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - CITY OF MARSHALL 0668	451.82
07102026DP	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - DEREK PERRY 0601	2,342.40
07102026JL	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - JOSHUA LANKERD 0577	598.85
07102026JM	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - JUSTIN MILLER 0593	547.19
07102026KW	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - KRISTINA WAGNER 1898	724.92
07102026KA	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - KRISTOPHER AMBROSE 0635	1,599.52
07102026MD	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - MARGUERITE DAVENPORT 0018	2,211.12
07102026MF	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - MARSHALL FIBERNET 0569	1,259.62
07102026ME	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - MARTIN ERSKINE 0551	1,563.05
07102026WP	07/31/2026	MARSHALL COMMUNITY CRE	CREDIT CARD - WILLIAM DOPP III 0536	14.26
07/30/2026	07/31/2026	MOTOR CITY ELECTRIC	UB refund for account: 4273	200.00
07272026	07/31/2026	STEELE, JEREMIAH	TRAVEL REIMBURSEMENT FOR LINEMAN SCHOOL	182.45
07292026	07/31/2026	SUNDBERG, KIP	TRAVEL REIMBURSEMENT TO APPA NATIONAL CO	3,042.97
07282026	07/31/2026	TAYLOR, JEFF	CLOTHING ALLOWANCE - TAYLOR, JEFF	169.49
328	07/31/2026	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 7/20/26 - 7/26/2	5,852.00
07/30/2026	07/31/2026	ZIEGLER, ASHLEY	UB refund for account: 1602800065	120.00
GRAND TOTAL:				22,535.23

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/03/2026 - 08/03/2026
JOURNALIZED
PAID

INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
06182026	08/03/2026	5 STAR SPRINKLERS LLC	START-UP & REPAIRS TO CITY IRRIGATION SY	1,295.00
1TMC-N9JF-3CPD	08/03/2026	AMAZON CAPITAL SERVICE	BOOT/CLOTHING ALLOWANCE - STEELE, JERIMI	564.09
1NC3-KKJ1-WPKW	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 LIQUID RUST REMO	213.52
1FY3-3CXJ-YMKH	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 FLAG POLE ROPE,	134.96
1JLC-DMK1-W9FD	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 HAND SOAP	74.95
1RH1-M7YP-GMPQ	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 UNIFORMS - DRYER	70.28
1KYH-1J6C-GTGW	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 UNIFORMS - STEEL	83.58
1FT3-4JPP-RCNC	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 WATER COOLERS	54.66
1PV9-VFWD-WHK3	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 BOOT ALLOWANCE -	370.74
1X4D-CPLQ-MV1M	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 COMPUTER MONITOR	285.65
1YTK-6QXX-9PNT	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 SOFTBALLS, TRASH	528.70
1M34-1YW9-LKGX	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 BOND PAPER	45.43
1N1T-N1PG-PW39	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 CALCULATOR TAPE	17.09
1NV6-WVRL-DM4K	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 REPORT COVERS	28.22
1Y1X-YHM4-7MP7	08/03/2026	AMAZON CAPITAL SERVICE	ACCT NO. A1P4GM99HG1EO2 SCRIMMAGE VESTS	25.98
6825961-00	08/03/2026	ANIXTER, INC.	3 PHASE IN FIELD METER TESTING FOR 1 WEE	5,370.30
42542429	08/03/2026	APPLIED CAPITAL, LLC	CONTRACT NO. 132-1753516-000 MRLEC COPIE	117.52
3222381	08/03/2026	APPLIED INNOVATION	ACCT NO. LAG783-007 MRLEC COPIER BASE &	135.72
8735	08/03/2026	ASI SECURITY	FORENSIC ROOM CAMERA	2,150.00
8736	08/03/2026	ASI SECURITY	MSP MONITOR CABLE INSTALL	2,275.00
225-541461	08/03/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610 CABIN AIR FILTER	24.39
225-541524	08/03/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610 LED WORK LAMP	108.95
225-541613	08/03/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610 WEATHER STRIP	11.14
225-541712	08/03/2026	AUTO VALUE MARSHALL	ACCT NO. 22500610 OIL FILTER, OIL, AIR F	86.25
22131029.01 - 2	08/03/2026	BARR ENGINEERING MICH	PROFESSIONAL SERVICES FOR FERC RESPONSE	5,435.50
INV13761	08/03/2026	BHMG ENGINEERS, INC.	ENGINEERING SERVICES FOR MAJOR CAMPUS EL	560.55
29477	08/03/2026	BIGSIGNS.COM, INC.	PICKLEBALL SPONSOR WINDSCREEN	3,143.00
404-10169	08/03/2026	BRONSON HELPNET	EMPLOYEE ASSISTANCE PROGRAM 7/1/26 - 9/3	1,075.86
07132026	08/03/2026	BUILDERS' HANDLE AND H	UPS SHIPPING (POWER HOUSE)	25.11
AJ9246G	08/03/2026	CDW GOVERNMENT	COMPUTER MONITORS, HP DOCKS	905.86
AJ98K3G	08/03/2026	CDW GOVERNMENT	SWITCHES FOR NETWORK & PHONE UPGRADES QU	3,555.65
AK1C97E	08/03/2026	CDW GOVERNMENT	WIRELESS ACCESS POINTS FOR NETWORK & PHO	1,669.70
AK1JX6M	08/03/2026	CDW GOVERNMENT	SURFACE DOCK, KEYBOARD, UAG PLASMA CASE	474.99
774234	08/03/2026	CHR SOLUTIONS	FIBERNET MANAGED IT SERVICES JULY 2026	5,100.00
4274604105	08/03/2026	CINTAS CORP	CITY HALL MAT SERVICES 7/2/26	35.00
4274889110	08/03/2026	CINTAS CORP	UNIFORM SERVICES - ELECTRIC & PSB 7/7/26	36.43
4274889127	08/03/2026	CINTAS CORP	UNIFORM SERVICES - WASTEWATER 7/7/26	66.68
4274889172	08/03/2026	CINTAS CORP	UNIFORM SERVICES - WATER 7/7/26	55.15
52547	08/03/2026	CITY OF COLDWATER	SEMI-ANNUAL "BEAST" REPAIRS 1/1/26 - 6/3	124.97
372072	08/03/2026	CIVICPLUS LLC	NEXTREQUEST ECONOMY PLAN 7/1/26 - 6/30/2	6,287.40
376147	08/03/2026	CIVICPLUS LLC	AGENDA & MEETING MANAGEMENT ANNUAL FEE 8	4,553.33
376143	08/03/2026	CIVICPLUS LLC	MUNICIPAL WEBSITE ANNUAL FEES 8/25/26 -	8,816.96
1760759	08/03/2026	CLARK HILL PLC	CLIENT NO. K9950 SERVICES THROUGH 6/30/2	297.50
1760760	08/03/2026	CLARK HILL PLC	CLIENT NO. K9950 SERVICES THROUGH 6/30/2	3,225.00
1760761	08/03/2026	CLARK HILL PLC	CLIENT NO. K9950 SERVICES THROUGH 6/30/2	75.00
07012026	08/03/2026	COGENT COMMUNICATIONS,	FIBERNET ISP PRIMARY PROVIDER JULY 2026	10,275.00
10083	08/03/2026	COURTNEY & ASSOCIATES	MONTHLY RETAINER SERVICE JUNE 2026	250.00
INV-2020035787	08/03/2026	CRITERION INC.	TALENT LITE CHR EDITION 8/1/26 - 7/31/27	3,712.50
39082	08/03/2026	CRYSTAL FLASH, INC.	ACCT NO. 149759-1 REC GAS 7/8/26	1,019.96
39083	08/03/2026	CRYSTAL FLASH, INC.	ACCT NO. 149759-2 DIESEL GAS 7/8/26	931.85
201048	08/03/2026	D & D MAINTENANCE SUPP	ACCT NO. CIMA1 JANITORIAL SUPPLIES MRLEC	128.00
1957	08/03/2026	D&D DIAGNOSTICS LLC	VEHICLE MAINTENANCE #323	1,300.21
668478	08/03/2026	DARLING ACE HARDWARE	MARKING PAINT GREEN	9.99
670101	08/03/2026	DARLING ACE HARDWARE	4" PVC THREADED PLUG	5.99
670103	08/03/2026	DARLING ACE HARDWARE	GREASE	13.99
671567	08/03/2026	DARLING ACE HARDWARE	WASHER	1.79
671484	08/03/2026	DARLING ACE HARDWARE	TOILET PLUNGER	25.98
671608	08/03/2026	DARLING ACE HARDWARE	GLOVES, TRIMMER LINE	21.98
671599	08/03/2026	DARLING ACE HARDWARE	LP GAS	29.56
671705	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	0.85
671690	08/03/2026	DARLING ACE HARDWARE	GLUE, NUTS, BOLTS	9.97
671710	08/03/2026	DARLING ACE HARDWARE	FOLDING SAW	24.99
671697	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	5.16
671788	08/03/2026	DARLING ACE HARDWARE	AUTOCUT HEAD	119.97
671818	08/03/2026	DARLING ACE HARDWARE	SAND DISC	4.99
671825	08/03/2026	DARLING ACE HARDWARE	AUTOCUT HEAD	6.00
671817	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	21.20
671851	08/03/2026	DARLING ACE HARDWARE	GRASS SEED	109.99
671914	08/03/2026	DARLING ACE HARDWARE	LIQUID CHLORINATOR, CLEANER	41.96
671901	08/03/2026	DARLING ACE HARDWARE	PRO TRIMMER LINE	26.99
671884	08/03/2026	DARLING ACE HARDWARE	GARDEN SPRAYER	52.98
671920	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	32.90
671886	08/03/2026	DARLING ACE HARDWARE	SCREWS	8.99
671885	08/03/2026	DARLING ACE HARDWARE	DOOR LUBE	19.98
671906	08/03/2026	DARLING ACE HARDWARE	SCREWS	26.58
672082	08/03/2026	DARLING ACE HARDWARE	CASTER WITH SWIVEL	55.96
672103	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	2.79
672091	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	2.79
668180	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	5.52

APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/03/2026 - 08/03/2026
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INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
668884	08/03/2026	DARLING ACE HARDWARE	HP ULTRA OIL MIX	32.99
666778	08/03/2026	DARLING ACE HARDWARE	SOCKET ADAPTER	25.98
666908	08/03/2026	DARLING ACE HARDWARE	PACKOUT STORAGE ORGANIZER	32.99
670348	08/03/2026	DARLING ACE HARDWARE	KEYS	4.78
667169	08/03/2026	DARLING ACE HARDWARE	PAINT ROLLER	11.18
667380	08/03/2026	DARLING ACE HARDWARE	STEEL FLAT BAR, BALL VALVE	122.96
668612	08/03/2026	DARLING ACE HARDWARE	CARABINER	11.94
669198	08/03/2026	DARLING ACE HARDWARE	EDGER BLADE, SCREWS	12.98
669307	08/03/2026	DARLING ACE HARDWARE	CASTER WITH SWIVEL	55.96
670019	08/03/2026	DARLING ACE HARDWARE	NUTS, BOLTS	5.84
670020	08/03/2026	DARLING ACE HARDWARE	BOTTLED WATER	13.98
670314	08/03/2026	DARLING ACE HARDWARE	TRASH CAN, RECIPROCATING SAW BLADE	42.98
V03237	08/03/2026	DARLING ACE HARDWARE	STIHL KM 91 R KOMBIMOTOR	(619.98)
669356	08/03/2026	DARLING ACE HARDWARE	STIHL KM 91 R KOMBIMOTOR (CORRECTED)	495.98
4067	08/03/2026	ENVIRONMENTAL RESEACH	OVERSIGHT DURING TREATMENT OF KALAMAZOO	4,519.74
18878778	08/03/2026	EPB FIBER OPTICS	ACCT NO. C10527068 FIBERNET TECH SUPPORT	6,000.00
2500512606	08/03/2026	FIRST ADVANTAGE OCCUPA	ACCT NO. 866466 DRUG TEST SERVICES	226.94
1010	08/03/2026	FOURTH LINE POWER ENGI	ENGINEERING SERVICE FOR HIGH SCHOOL CIRC	1,749.35
9975015414	08/03/2026	GRAINGER	FURNACE AIR FILTERS	75.72
07012026	08/03/2026	HERITAGE CLEANERS	ACCT NO. 100243 DRY CLEANING SERVICE FOR	416.00
442	08/03/2026	HERMAN ELECTRIC	SERVICE CALL FOR AIR COMPRESSOR & LIGHTS	120.00
448	08/03/2026	HERMAN ELECTRIC	ADD RECEPTACLE IN STATE POLICE OFFICE	389.94
26-0001825	08/03/2026	HILLSDALE BOARD OF PUB	MUTUAL AID FOR STORM 4/27/26 - 4/28/26	9,307.54
46259	08/03/2026	HUNTER-PRELL COMPANY	ANNUAL BACKFLOW TESTING AT CITY BUILDING	2,647.04
CI-14056	08/03/2026	HYDROCOPR LLC	RESIDENTIAL CROSS CONNECTION PROGRAM YEA	2,859.64
CI-14058	08/03/2026	HYDROCOPR LLC	COMMERCIAL CROSS CONNECTION PROGRAM YEAR	1,403.99
2026-1835	08/03/2026	IMPACT LAWN & LANDSCAP	LAWN MOWING AT INDUSTRIAL PARK JUNE 2026	425.00
2026-1840	08/03/2026	IMPACT LAWN & LANDSCAP	LAWN MOWING AT WASTEWATER PLANT JUNE 202	115.00
2026-1841	08/03/2026	IMPACT LAWN & LANDSCAP	LAWN MOWING AT WATER PLANT JUNE 2026	625.00
44108	08/03/2026	J AND K PLUMBING SUPPL	DRAIN OPENER	37.69
44162	08/03/2026	J AND K PLUMBING SUPPL	1/2" TEE-NL, 1/2" FULL PORT	25.01
44163	08/03/2026	J AND K PLUMBING SUPPL	1/2" ST ELBOW 90	9.78
44164	08/03/2026	J AND K PLUMBING SUPPL	PRESSURE GAUGE, BUSHING	21.09
44169	08/03/2026	J AND K PLUMBING SUPPL	SCREW ASSMT HANDLE, WASHERS	1.20
44231	08/03/2026	J AND K PLUMBING SUPPL	FAUCET STEM, HANDLE SET	56.35
44238	08/03/2026	J AND K PLUMBING SUPPL	SLOAN REPAIR KIT	106.32
21273	08/03/2026	KANSAS MUNICIPAL UTILI	POWER PLANT TECHNOLOGY PROGRAM TUITION -	800.00
48529	08/03/2026	LAKELAND ASPHALT CORPO	1.01 TONS BITUMINOUS AGGREGATES	70.20
48549	08/03/2026	LAKELAND ASPHALT CORPO	4.05 TONS BITUMINOUS AGGREGATES, 10 GALL	341.48
2024027.00 - 22606	08/03/2026	LAWSON-FISHER ASSOCIAT	NUISANCE PLANT MONITORING AND REPORTING	1,905.18
2607-582073	08/03/2026	LEGG LUMBER	2" 4X8 FOAM SHEETS	59.99
020344	08/03/2026	LEWEY'S SHOE REPAIR	BOOT ALLOWANCE - LUIB, EARL	259.00
57767073	08/03/2026	LINDE GAS & EQUIPMENT,	CUST NO. 59879658 GASES	460.54
3975	08/03/2026	MAEDA	2026-2027 CHAMBER MEMBERSHIP	575.00
2026SUMMERTAX	08/03/2026	MARENGO TOWNSHIP	2026 SUMMER PROPERTY TAX PARCEL #15-311-	446.96
07022026-38834	08/03/2026	MARSHALL HARDWARE, LLC	NOTE PADS, MARKERS, TAPE	31.62
07062026-38962	08/03/2026	MARSHALL HARDWARE, LLC	TELESCOPIC REACHER	62.98
07082026-39054	08/03/2026	MARSHALL HARDWARE, LLC	3PK 12-16 GAL FILTER	26.49
05012026-35623	08/03/2026	MARSHALL HARDWARE, LLC	PADLOCK	32.99
05212026-36671	08/03/2026	MARSHALL HARDWARE, LLC	GRATE CLEANER	14.38
07272026	08/03/2026	MCGINTY, HITCH, PERSON	CLIENT NO. 4030.001 SERVICES THROUGH 6/3	15,722.00
23-039 - 41	08/03/2026	MCKENNA ASSOCIATES INC	BUILDING INSPECTION CONTRACT FOR FORD JU	108,294.44
S5716226.001	08/03/2026	MEDLER ELECTRIC COMPAN	MOTOR FUSES	202.69
315119426034103	08/03/2026	MENARDS COMMERCIAL	CREDIT ACCT NO. 587737 TARPS, SCREWS, BO	346.91
315118826033020	08/03/2026	MENARDS COMMERCIAL	CREDIT ACCT NO. 587737 TOOL BAG, ORGANIZ	73.95
INV-0000018780	08/03/2026	METRO WIRELESS	BUSINESS DATA SERVICES - 10 GBPS INTERNE	2,500.00
2020-17927	08/03/2026	MICHIGAN RURAL WATER A	2026-2027 ANNUAL DUES	1,000.00
2080318	08/03/2026	MILLER JOHNSON ATTORNE	CLIENT NO. 52636 SERVICES THROUGH 6/30/2	270.00
139748	08/03/2026	O'LEARY WATER CONDITIO	POWER HOUSE COOLER RENTAL (JUN/JUL) & WA	101.50
900	08/03/2026	OAKLAWN OCCUPATIONAL M	PRE-EMPLOYMENT DRUG SCREENING	80.00
92661	08/03/2026	PEERLESS MIDWEST, INC.	2026 ANNUAL WELL & PUMP MAINTENANCE WATE	1,500.00
M174082	08/03/2026	PENNCARE, INC.	NITRILE GLOVES	199.40
8308090-00	08/03/2026	POWER & TELEPHONE	WALL BOX	638.00
56983192	08/03/2026	POWER LINE SUPPLY	POLE FLAGS	363.00
56983193	08/03/2026	POWER LINE SUPPLY	LEATHER PROTECTORS	135.00
56984358	08/03/2026	POWER LINE SUPPLY	RATCHET WRENCH	38.50
56984416	08/03/2026	POWER LINE SUPPLY	HELIX ANCHORS	721.56
56984626	08/03/2026	POWER LINE SUPPLY	WIRE CONCH	1,190.00
9064676	08/03/2026	POWER SYSTEM ENGINEER	ENGINEERING ELECTRIC UNDERGROUND UPGRADE	550.00
07042026	08/03/2026	QLT CONSUMER LEASE SER	ACCT NO. 269-781-3559 EXTENSION BELLS	15.49
10009345	08/03/2026	RATHCO SAFETY SUPPLY,	2026 BLUES FEST BARRICADES	550.00
139916	08/03/2026	RESCUE 3 INTL & THE RE	ZIPPER CLEANER & LUBRICANT, TEAR AID PAT	56.21
56159	08/03/2026	SONAR SOFTWARE	FIBERNET CUSTOMER MANAGEMENT SOFTWARE JU	2,160.00
07012026	08/03/2026	SPARTAN STORES, LLC	CUST NO. 021063 LAUNDRY DETERGENT	39.96
761-11418892	08/03/2026	STATE OF MICHIGAN	CUST ID: 156863 WATER SAMPLE TESTING	608.00
694432	08/03/2026	TELECRAFTER PRODUCTS	F-CLIPS	137.51
695680	08/03/2026	TELECRAFTER PRODUCTS	F-CLIPS	80.21
07092026	08/03/2026	THE TOWER CLOCK COMPAN	SERVICED CITY HALL CLOCK TOWER	900.00
2914	08/03/2026	THE WOODHILL GROUP, LL	FINANCE SUPPORT APRIL 2026	350.00

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APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/03/2026 - 08/03/2026
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INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
BC-PSINV049397	08/03/2026	THERMALNETICS, INC.	3 YEAR HVAC SERVICE AGREEMENT (YEAR 1) J	1,352.75
INV01093203	08/03/2026	USAB	BLUEBOOK 0-200PSI TRANSMITTER	539.30
530384215	08/03/2026	UTILITIES INSTRUMENTAT	SUPPLY WESTINGHOUSE MODEL DHP CIRCUIT BR	2,285.00
530384216	08/03/2026	UTILITIES INSTRUMENTAT	SUBSTATION RELAY AND CIRCUIT BREAKER PRE	10,254.60
530384369	08/03/2026	UTILITIES INSTRUMENTAT	SUBSTATION RELAY AND CIRCUIT BREAKER PRE	15,381.90
1895	08/03/2026	V & V ASSESSING LLC	ASSESSING SERVICES AUGUST 2026	5,200.00
404866	08/03/2026	VIEW NEWSPAPER GROUP	ACCOUNT ID: 100527 NEWSPAPER ADS JUNE 20	1,633.00
793882	08/03/2026	WEED MAN & MOSQUITO HE	VEGETATION CONTROL	550.00
113776920	08/03/2026	WEX BANK	ACCT NO. 0470-00-462076-1 FUEL JUNE 2026	14,454.44
INV923187	08/03/2026	WITMER PUBLIC SAFETY G	GEAR KEEPER RETRACTOR, DOOR SLIP KNIFE	59.32
INV923654	08/03/2026	WITMER PUBLIC SAFETY G	HOTSTICK VOLTAGE DETECTOR	607.51
GRAND TOTAL:				305,516.98

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APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/05/2026 - 08/05/2026
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INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
08052026	08/05/2026	CITY OF MARSHALL	REIMBURSEMENT FOR FARMER'S MARKET PETTY	722.00
GRAND TOTAL:				722.00

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APPROVAL LIST FOR CITY OF MARSHALL
EXP CHECK RUN DATES 08/07/2026 - 08/07/2026
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INVOICE NUMBER	EXPECTED CHECK RUN	VENDOR NAME	DESCRIPTION	AMOUNT PAID
08/06/2026	08/07/2026	BAUM, JASON	UB refund for account: 2900040032	5.71
07292026	08/07/2026	BURGHDORF, CODY	BOOT/CLOTHING ALLOWANCE - BURGHDORF, COD	273.35
07312026	08/07/2026	BUSHEE, RANDY	INSPECTION SERVICES 7/1/26 - 7/31/26	1,200.00
08/06/2026	08/07/2026	CARL GIBSON PHD OR JAM	UB refund for account: 122	44.00
07312026	08/07/2026	CB HALL ELECTRIC COMP	ELECTRICAL INSPECTION SERVICES 7/1/26 -	1,500.00
9955596	08/07/2026	DEFOREST BROTHERS	CONC:SIDEWALK REPAIR AT EAST MANSION NORTH SI	1,450.00
9955597	08/07/2026	DEFOREST BROTHERS	CONC:SIDEWALK REPAIR AT EAST MANSION EAST SID	1,350.00
9955598	08/07/2026	DEFOREST BROTHERS	CONC:SIDEWALK REPAIR AT HIGH STREET	1,450.00
9955599	08/07/2026	DEFOREST BROTHERS	CONC:SIDEWALK REPAIR AT HIGH STREET	1,850.00
08042026	08/07/2026	EGNATUK, ALEC	REIMBURSEMENT FOR WI-FI ROUTER	69.99
07312026	08/07/2026	HUBBERT, DANIEL	BUILDING INSPECTION SERVICES 7/1/26 - 7/	525.00
07312026	08/07/2026	POWERS, BRYAN	BUILDING INSPECTION SERVICES 7/1/26 - 7/	2,850.00
08062026	08/07/2026	S.A.F.E. PLACE SHELTER	2026 NATIONAL NIGHT OUT DONATIONS	275.00
329	08/07/2026	TOP TO BOTTOM TREE SER	ELECTRIC LINE CLEARANCE 7/27/26 - 8/2/26	3,724.00
GRAND TOTAL:				16,567.05

ITEM: 10.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marcia Strange, Director of Community Development
DATE: August 17, 2026
SUBJECT: **RESOLUTION 2026-26- OPRA DISTRICT ESTABLISHMENT - 110 S. HAMILTON**

The City has received an Application for Obsolete Property Rehabilitation (OPRA) Exemption for 110 South Hamilton Street (Parcel No. 53-001-031-00). This OPRA application is included in the packet. The applicant, Mankerian Properties, LLC proposes a comprehensive renovation of the functionally obsolete two-story commercial building located in the social district. The property is in need of improvements to make it a viable facility. Upon completion, the building will be home to The Yardage Club, an indoor golf club bringing new year-round activity, employment and visitors. Information regarding the proposed renovation and future use are provided in the packet.

OPRA is a tool created by the legislature in 2000, to encourage the redevelopment of blighted structures. It works by freezing the taxable value of a property for a period of up to twelve (12) years. Freezing the taxable value of a property provides an incentive for a property owner to make significant improvements to a building without incurring an increase in property taxes for the period approved by the City. The requested 6 year exemption aligns with the timeframe allowed in the adopted OPRA policy for the value of investment by the Applicant.

Before the OPRA Certificate can be considered, an OPRA District must be established, which requires a public hearing. The extents of the proposed District are the property limits and are defined in the provided Property Description (Tax ID No. 13-53-001-031-00). Staff recommends scheduling a public hearing for an upcoming meeting to consider this request.

BUDGET IMPACT:

The taxable value will not change on the property for a period of six years.

RECOMMENDATION:

Approve Resolution 2026-26, A Resolution Establishing an Obsolete Property Rehabilitation (OPRA) District for 110 South Hamilton Street and authorize the City Manager to sign the necessary documents.

RESOLUTION 2026-26
RESOLUTION TO ESTABLISH AN OBSOLETE PROPERTY
REHABILITATION DISTRICT

Minutes of a regular meeting of the Council of the City of Marshall, held on August 17, 2026 at 7:00 PM.

PRESENT:

ABSENT:

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

**Resolution 2026-26 Establishing an Obsolete Property Rehabilitation (OPRA)
District for 110 South Hamilton Street**

WHEREAS, pursuant to PA 146 of 2000, the City of Marshall has the authority to establish "Obsolete Property Rehabilitation Districts" within the City of Marshall; and

WHEREAS, Mankerian Properties LLC has filed a written request with the clerk of the City of Marshall requesting the establishment of the Obsolete Property Rehabilitation District for an area in the vicinity of 110 South Hamilton Street located in the City of Marshall hereinafter described; and

WHEREAS, the City Council of the City of Marshall determined that the district meets the requirements set forth in section 3(1) of PA 146 of 2000; and

WHEREAS, written notice has been given by mail to all owners of real property located within the proposed district and to the public by newspaper advertisement in the Marshall Advisor and/or by public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on August 17, 2026 a public hearing was held and all residents and taxpayers of the City of Marshall were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Marshall to establish the Obsolete Property Rehabilitation District as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Marshall that the following described parcel(s) of land situated in the City of Marshall, Calhoun County, and State of Michigan, to wit:

LOT 31 OF THE CITY OF MARSHALL, ACCORDINT OT THE PLAT THEREOF
RECORDED IN LIBER A. OF MISC. PAGE 21 IN THE OFFICE OF THE REGISTER

OF DEEDS FOR CALHOUN COUNTY, MICHIGAN; EXCEPTING THEREFROM A PARCEL OF LAND 66 FEET LONG EAST AND WEST BY 51-1/2 FEET WIDE NORTH AND SOUTH OFF THE SOUTH END THERE OF; AND EXCEPTING, COMMENCING ON EAST LINE OF LOT 31 OF THE CITY OF MARSHALL AT A POINT 51-1/2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON EAST LINE OF SAID LOT 30 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF SAID LOT 66 FEET TO WEST LINE OF SAID LOT; THENCE EAST 66 FEET TO THE PLACE OF THE BEGINNING. COMMONLY KNOWN AS: 110 SOUTH HAMILTON STREET, MARSHALL, MI 49068

be and here is established as an Obsolete Property Rehabilitation District pursuant to the provisions of PA 146 of 2000 to be known as 110 SOUTH HAMILTON Obsolete Property Rehabilitation District No. 1.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Marshall, County of Calhoun, Michigan at a regular meeting held on August 17, 2026.

Michelle Eubank
Clerk

7/28/2026

City Clerk
City of Marshall
323 West Michigan Avenue
Marshall, MI 49068

Copy: Marcia Strange, Director of Community Development (review copy per the City's OPRA process)

Re: Application for Obsolete Property Rehabilitation Exemption Certificate — 110 South Hamilton Street (Parcel No. 53-001-031-00)

Dear City Clerk:

Mankerian Properties, LLC hereby files, in duplicate, the enclosed application for an Obsolete Property Rehabilitation Exemption Certificate under the Obsolete Property Rehabilitation Act, Public Act 146 of 2000 (MCL 125.2781 et seq.), and the City of Marshall's Obsolete Property Rehabilitation Act Policy, for the property at 110 South Hamilton Street. A review copy has been provided to the Director of Community Development consistent with the City's process.

This application follows our request to establish an Obsolete Property Rehabilitation District for the parcel, filed with the City Clerk on July 7, 2026. The proposed rehabilitation is a comprehensive renovation of this functionally obsolete two-story commercial building in the heart of Marshall's social district, with a total rehabilitation investment of approximately \$299,819. Upon completion, the building will be home to The Yardage Club, an indoor golf club bringing new year-round activity, employment, and visitors to downtown Marshall.

Rehabilitation will commence promptly upon establishment of the Obsolete Property Rehabilitation District — anticipated August 2026 based on the City's tentative calendar — or at such later time as the City directs, and is expected to be complete within approximately eleven weeks. The applicant is prepared to commence rehabilitation immediately upon establishment of the District — contractors are engaged, financing is closed, and permit plans are complete and under City review.

We respectfully request an exemption certificate with a term of 6 years, consistent with the City's adopted Level of Investment schedule.

The applicant's written statement that the rehabilitation would not be undertaken without the exemption is enclosed as a standalone attachment (Enclosure 10).

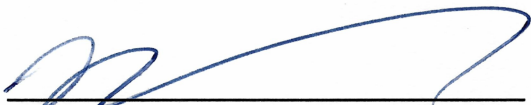
Enclosed with this letter (filed in duplicate) are:

1. Michigan Department of Treasury Form 3674 (Application for OPRA Exemption)
2. Project narrative addressing the facility, proposed use, rehabilitation scope, fixed building equipment, time schedule, and expected economic advantages
3. Itemized rehabilitation cost summary with supporting contractor proposals
4. Project proforma
5. Legal description of the property
5. Certified copy of the recorded warranty deed, including legal description (Exhibit A)
6. Photographs of the property in its existing condition
7. Architectural plans (Driven Design, dated July 2, 2026)
8. Statement of functional obsolescence from the City Assessor
9. Applicant's statement regarding necessity of the exemption
10. Application processing fee of \$250 (check from Mankerian Properties, LLC)

We appreciate the guidance the City has provided throughout this process and are glad to supply any additional information or meet in person at your convenience. Manouk Mankerian is available locally and can be reached at the contact information below.

Respectfully submitted,

Mankerian Properties, LLC



Manouk Mankerian, Member
(269) 358-5893 & mike@yardageclub.com



Jody L. Mankerian, Member
(269) 425-4876 & plaidherb@aol.com

Application for Obsolete Property Rehabilitation Exemption Certificate

Issued under authority of Public Act 146 of 2000, as amended.

This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) See State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

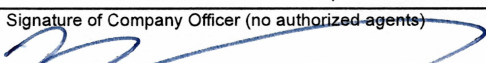
Applicant (Company) Name (applicant must be the OWNER of the facility)			
Mankerian Properties, LLC			
Company Mailing Address (Number and Street, P.O. Box, City, State, ZIP Code)			
110 S Hamilton St. Marshall, Mi. 49068			
Location of obsolete facility (Number and Street, City, State, ZIP Code)			
110 S Hamilton St. Marshall, Mi. 49068			
City, Township, Village (indicate which)		County	
Marshall		Calhoun	
Date of Commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)	
8/18/2026	11/1/2026	MPS 13110	
Estimated Cost of Rehabilitation		Number of years exemption requested	
\$299,891.26		6 Years	
Attach legal description of obsolete property on separate sheet.			
Expected Project Outcomes (Check all that apply)			
☒ Increase commercial activity			
☐ Retain employment			
☒ Create employment			
☐ Prevent a loss of employment			
☒ Revitalize urban areas			
☐ Increase number of residents in the community in which the facility is situated			
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment. <u>7</u>			
☒ Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the box at left if you wish to be considered for this exclusion.			

APPLICANT CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (No authorized agents)	Telephone Number	Fax Number
Manouk Mankerian	(269) 358-5893	
Mailing Address	E-mail Address	
110 S Hamilton St. Marshall, Mi. 49068	mike@yardageclub.com	
Signature of Company Officer (no authorized agents)	Title	
	Member	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on page 2. Part 3 is to be completed by the Assessor.

Signature	Date Application Received

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code

LOCAL GOVERNMENT ACTION		
This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and Instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.		
PART 1: ACTION TAKEN		
Action Date _____		
☐ Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years) ☐ Denied		
Date District Established _____	LUCI Code _____	School Code _____
PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)		
A statement that the local unit is a Qualified Local Governmental Unit. A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000. A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit. A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years. A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing. A statement that the applicant is not delinquent in any taxes related to the facility. If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit. A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.	A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000. A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District. A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district. A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in. A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000. A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.	
PART 3: ASSESSOR RECOMMENDATIONS		
Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)		
Building Taxable Value	Building State Equalized Value	
\$	\$	
Name of Government Unit _____	Date of Action Application _____	Date of Statement of Obsolescence _____
PART 4: CLERK CERTIFICATION		
The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act of 2000 may be in jeopardy.		
Name of Clerk _____	Telephone Number _____	
Clerk Mailing Address _____		
Mailing Address _____		
Telephone Number _____	Fax Number _____	E-mail Address _____
Clerk Signature _____		Date _____

For faster service, email completed application and attachments to PTE@michigan.gov. An additional submission option is to mail the completed application and attachments to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909. If you have any questions, call 517-335-7491.

ATTACHMENT TO FORM 3674 — OBSOLETE PROPERTY REHABILITATION EXEMPTION APPLICATION

Applicant: Mankerian Properties, LLC | **Property:** 110 South Hamilton Street, Marshall, MI 49068
| Parcel No. 53-001-031-00

(a) GENERAL DESCRIPTION OF THE OBSOLETE FACILITY

The facility is a two-story commercial building with a basement, totaling approximately 3,827 square feet, located at 110 South Hamilton Street in downtown Marshall, in the heart of Marshall's social district. The first floor comprises approximately 2,300 square feet of commercial floor area. The building was constructed in approximately 1925 and originally used as a light industrial building, with first-floor light industrial manufacturing and second-floor office space. The building is currently vacant.

Mankerian Properties, LLC acquired the property on October 7, 2019 for \$49,000 — a price reflecting the building's deteriorated condition and functional limitations. Following an inspection on July 20, 2026, the City Assessor determined the property to be functionally obsolete, citing the lack of modern electrical, plumbing, and mechanical systems; the poor condition of the walls, floors, and ceilings; windows and doors that are very old and inefficient by today's standards; and a building height and lack of clear-span floor space that make the building's original light-industrial use impossible. Consistent with those findings, the building currently has no functioning restroom facilities, and the rehabilitation requires complete removal and replacement of the mechanical, plumbing, and fire-protection systems back to the utility mains. The Assessor's statement further identifies first-floor commercial use as the most feasible redevelopment of the property — precisely the use proposed in this application. The Assessor's signed statement of obsolescence, dated July 20, 2026, is included with this application. A Property Transfer Affidavit (Form 2766) from the 2019 acquisition is on file with the City of Marshall Assessor. Photographs documenting the building's existing condition are included with this application.

(b) PROPOSED USE OF THE REHABILITATED FACILITY

The rehabilitated facility will be the home of The Yardage Club, an indoor golf club operated by The Yardage Club Marshall, L.L.C., a Michigan limited liability company, under a lease from the applicant. The Yardage Club will offer four technology-driven golf simulator bays, a staffed pro shop, and a member lounge, serving individual, family, junior, and corporate memberships alongside public walk-in play, and hosting corporate outings, private events, and social gatherings. The facility will operate on a hybrid model combining staffed daytime hospitality with secure, technology-enabled member access extending into evenings and weekends — bringing year-round activity to downtown Marshall, including winter months when regional golf is otherwise unavailable.

(c) GENERAL DESCRIPTION OF THE PROPOSED REHABILITATION

The rehabilitation encompasses the building's major systems and envelope: interior demolition and reconstruction including framing, drywall, and interior walls; a new electrical service, panel, and distribution throughout; plumbing including construction of two restroom facilities; a new six-inch underground fire-protection water service from the city main; new HVAC; a complete fire suppression (sprinkler) system with monitored fire alarm; replacement of the street-facing storefront system, windows, and entry doors; interior and exterior concrete work including floor leveling; new interior and exterior lighting; garage door modification; and interior and exterior finishes including floor coating, tile, painting, doors, trim, shelving, and countertops. The renovation work area encompasses approximately 2,280 square feet — 59% of the total building area — and is classified as a Level 3 Alteration under the 2021 Michigan Rehabilitation Code, the most extensive alteration classification. The total rehabilitation investment is approximately \$299,819, detailed in the attached itemized cost summary and supported by contractor proposals. All work will be performed under City of Marshall permit application no. 2026.059 (in review; issuance pending completion of the OPRA process), per plans prepared by Driven Design (architectural set dated July 2, 2026, included with this application).

(d) DESCRIPTIVE LIST OF FIXED BUILDING EQUIPMENT

Upon completion, the rehabilitated facility will contain the following fixed building equipment funded by the applicant: new electrical service, panel, and distribution throughout with new utility metering; a complete wet-pipe fire suppression (sprinkler) system with monitored fire alarm; new heating, ventilation, and air conditioning equipment; new plumbing systems including two fully fixtured restrooms, water heater, drinking fountain, and service basin; interior and exterior lighting; and new aluminum storefront framing, glazing, windows, and entry doors.

(Note: golf simulation equipment, computers, furniture, and point-of-sale systems are personal property of the operating tenant and are excluded from this application and its investment figure.)

(e) TIME SCHEDULE FOR UNDERTAKING AND COMPLETING THE REHABILITATION

Rehabilitation will commence following the establishment of the Obsolete Property Rehabilitation District — anticipated August 18, 2026, per the City's tentative calendar — and is expected to require approximately eleven weeks, with completion targeted for November 1, 2026. Work will proceed with interior demolition and rough construction (framing, drywall, and interior walls), followed by concurrent building-systems installation (electrical service and distribution, plumbing and restroom construction, HVAC, underground fire-protection water service, and the fire suppression and monitoring systems), envelope replacement (storefront system, windows, and entry doors), and interior and exterior finishes (floor leveling and coating, tile, painting, doors, trim, and fixtures). Long-lead materials — including the storefront system, fire-suppression equipment, and lighting — will be ordered upon district establishment to hold this schedule.

(f) STATEMENT OF THE ECONOMIC ADVANTAGES EXPECTED FROM THE EXEMPTION

The exemption will support the return of a long-underutilized downtown building to productive commercial use, with economic benefits including:

Private investment. Approximately \$299,819 in building rehabilitation by the applicant, complemented by approximately \$186,000 in committed financing through Marshall Community Credit Union covering the operating tenant's golf simulation technology, equipment, and furnishings — a combined private investment approaching half a million dollars in a building that transferred for \$49,000 in 2019.

Employment. The project supports seven positions — two owner-operators active in the business, two part-time staff positions, and ongoing engagements with local Marshall marketing and accounting firms — in addition to construction-trade employment throughout the rehabilitation period, with crews totaling more than fifty workers across approximately twenty trades, including demolition, excavation, concrete, framing, electrical, plumbing, HVAC, fire suppression, glazing, tile, and finish work.

New downtown activity. The Yardage Club projects 48 members by the end of its first operating year, growing to nearly 100 by year three, with first-year revenue of approximately \$198,000 growing to approximately \$539,000 by year three. Public walk-in play — projected at more than 1,000 bay-hours in year one, nearly tripling by year three — together with corporate memberships, private events, and social gatherings, will draw visitors to downtown Marshall year-round, including evenings, weekends, and winter months, generating foot traffic that benefits neighboring downtown businesses.

Long-term tax base. The rehabilitation converts a functionally obsolete building into a modern commercial facility. Upon expiration of the exemption period, the property will contribute to the City's tax rolls at its full rehabilitated value — value that would not exist absent the rehabilitation this exemption supports.

ITEMIZED REHABILITATION COST SUMMARY

Application for Obsolete Property Rehabilitation Exemption Certificate
 Applicant: Mankerian Properties, LLC | 110 South Hamilton Street, Marshall, MI 49068 | Parcel No.
 53-001-031-00

Contractor / Supplier	Scope of Work	Amount
Poly Pro's Coatings	Floor Coating	\$16,365.00
Regional Concrete	Exterior Concrete Driveway	\$10,750.00
JZ Handyman	Interior Power Wash	\$2,880.00
Lowes	Interior Doors	\$1,795.00
McClelland Builders	Construction Rough & Finish	\$34,894.00
Total Fire Protection	Fire Monitoring System	\$5,000.00
Total Fire Protection	Sprinkler System	\$27,561.00
Tubergen	4" Water Main	\$36,115.00
GLGC	Rough & Finish Plumbing Material & Labor	\$15,300.00
J&J Sheet Metal	HVAC	\$29,000.00
Herman Electric	Rough & Finish Electrical Material & Labor	\$28,492.47
Lowes	Restroom Items	\$360.00
kendall Electric	Lighting Fixtures	\$12,154.46
Todd Smith	Interior Paint Material & Labor	\$8,700.00
Todd Smith	Exterior Paint Material & Labor	\$8,200.00
Larry's Floorcovering	Restroom Tile	\$9,680.27
Doors Unlimited	Garage Door	\$1,495.00
Rogers Glass	Windows & Doors	\$48,900.00
Lowes	Shelving	\$477.00
Lowes	Countertops & Checkout Cabinet	\$1,700.06
	TOTAL REHABILITATION INVESTMENT	\$299,819.26

Supporting contractor proposals and quotes for each line item follow this summary. Total matches Form 3674, Estimated Cost of Rehabilitation.

PROJECT PROFORMA

Obsolete Property Rehabilitation Exemption Application

Applicant: Mankerian Properties, LLC | Property: 110 South Hamilton Street, Marshall, MI 49068
| Parcel No. 53-001-031-00

1. PROJECT OVERVIEW

Mankerian Properties, LLC will rehabilitate the vacant two-story commercial building at 110 South Hamilton Street at a total rehabilitation investment of approximately \$299,819. Upon completion, Mankerian Properties, LLC will lease the first-floor commercial space to The Yardage Club Marshall, L.L.C., which will operate The Yardage Club, an indoor golf club. The operating tenant separately holds approximately \$186,000 in committed financing through Marshall Community Credit Union covering its golf simulation technology, equipment, and furnishings — bringing combined private investment in the property and business to approximately \$485,819.

2. REHABILITATION FUNDING — SOURCES AND USES

USES:

Building rehabilitation (per attached itemized cost summary): \$299,819

Owner-funded soft costs, carrying costs, and contingency: approximately \$125,181

SOURCES:

Commercial financing — Marshall Community Credit Union (closed June 25, 2026): \$300,000

Owner equity — Mankerian Properties, LLC members: approximately \$125,000

TOTAL SOURCES: approximately \$425,000

Financing for the rehabilitation is fully committed and closed. No portion of the project is contingent on unsecured funding.

3. PROPERTY-LEVEL OPERATING PROFORMA (MANKERIAN PROPERTIES)

Upon completion of the rehabilitation, Mankerian Properties, LLC will lease the rehabilitated commercial space to The Yardage Club Marshall, L.L.C. under a commercial lease currently being finalized. Anticipated lease structure:

Landlord: Mankerian Properties, LLC

Tenant: The Yardage Club Marshall, L.L.C.

Premises: First-floor commercial space, 110 South Hamilton Street (approximately 2,300 SF)

Lease type: Commercial lease at market-rate terms

Anticipated commencement: Upon completion of rehabilitation and opening of the facility

Projected base rent: Approximately \$26,000–\$28,000 annually (\$2,200–\$2,350 per month)

Escalations: Customary annual escalations (approximately 3%) over the initial term

Anticipated initial term: One-year initial term with renewal options

PROJECTED PROPERTY-LEVEL INCOME:

Year 1: approximately \$26,000–\$28,000

Year 2: prior year plus escalation

Year 3: prior year plus escalation

Lease income services Mankerian Properties, LLC rehabilitation financing and is supported by the operating tenant's projections summarized in Section 4.

4. OPERATING TENANT PROJECTIONS (THE YARDAGE CLUB MARSHALL, L.L.C.)

The Yardage Club's three-year operating projections, prepared on conservative assumptions (four bays, standard published pricing, seasonally adjusted revenue) and reviewed in connection with commercial financing:

Year 1: 48 members by year-end; revenue of approximately \$198,000; year-end bay utilization of 27%

Year 2: 70 members by year-end; revenue of approximately \$375,000; year-end bay utilization of 40%

Year 3: 99 members by year-end; revenue of approximately \$539,000; year-end bay utilization of 57%

The business operates profitably from its first year, with net operating income growing substantially as membership scales. Public walk-in play is projected at more than 1,000 bay-hours in Year 1, growing to nearly 3,000 by Year 3, in addition to the membership base above. Operations include a staffed pro shop host position from opening, with first-year payroll of approximately \$72,000 and additional staffing as membership grows.

5. EMPLOYMENT AND ECONOMIC IMPACT

Construction phase: crews totaling more than fifty workers across approximately twenty trades — including demolition, excavation, concrete, framing, electrical, plumbing, HVAC, fire suppression, glazing, tile, and finish work — for the duration of the rehabilitation.

Operations: two part-time staff positions from opening, alongside two active owner-operators, with staffing growth as membership scales.

Downtown activity: year-round member and public visits, corporate memberships, private events, and social gatherings drawing consistent foot traffic to South Hamilton Street, including evenings, weekends, and winter months.

6. BASIS OF PROJECTIONS

Projections are drawn from the operating tenant's financial model, prepared for and reviewed in connection with commercial financing through Marshall Community Credit Union (loans closed June 25, 2026). Key assumptions: six membership tiers at published rates; 24/7 booked

availability as the utilization denominator, with bay utilization growing from 12% in the opening month to 27% by the end of Year 1; seasonal adjustment applied (winter demand premium, summer discount); membership growth from 20 members at opening to 48 by end of Year 1.

10/15/2019

I HEREBY CERTIFY THAT THERE ARE NO TAX LIENS ON TITLES HELD BY THE STATE ON THE LANDS DESCRIBED IN THE WITHIN DOCUMENT, AND THAT THERE ARE NO TAX LIENS OR TITLES HELD BY INDIVIDUALS ON SAID LANDS FOR THE FIVE YEARS PRECEDING THE DATE OF THIS INSTRUMENT, AS APPEARS IN MY OFFICE. THIS CERTIFICATE DOES NOT APPLY ON TAXES, IF ANY NOW IN PROCESS OF COLLECTION.

Brian W. Wensauer
BRIAN WENSAUER, CALHOUN COUNTY TREASURER

LIBER 4360 PAGE 0510
DELIVERED TO CALHOUN COUNTY
Received 10/14/2019 01:31:54 PM
Recorded 10/15/2019 08:57:53 AM
Anne B. Norlander
CALHOUN COUNTY REGISTER OF DEEDS
RECEIPT #: 55185
\$30.00 ERECORDING
\$5.00 Tax Certificate Fee

CALHOUN COUNTY
OCTOBER 15, 2019
RECEIPT # 55185

STATE OF MICHIGAN
REAL ESTATE
TRANSFER TAX
\$53.90- CO
\$367.50- ST
Stamp # 84837

WARRANTY DEED

Grantor, Franco Dominico, Trustee of the Jeffrey A. Begg Trust dated February 14, 2002, whose address is PO Box 283, Marshall, MI 49068, CONVEYS AND WARRANTS to Mankarian Properties, LLC, whose address is 301 South Liberty Street, Marshall, MI 49068, the following described real property that is situated in the City of Marshall, County of Calhoun, State of Michigan, and commonly known as 110 South Hamilton Street. Marshall, Michigan 49068, and legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Tax 13-53-001-031-00

Forty-Nine Thousand and No/100 Dollars.
for the sum of ~~one hundred ten thousand and two hundred forty dollars~~ (\$49,000.00) and

*Re-Record to
correct spelled
consideration.

subject to easements, reservations, restrictions, and limitations of record, if any.

This premises may be located within the vicinity of farmland or a farm operation. Generally accepted agriculture and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

This transfer is subject to building and use restrictions, easements of record, and zoning ordinances, if any.

Dated: 10/13/19


Franco Dominico
Trustee of the Jeffrey A. Begg Trust,
Grantor

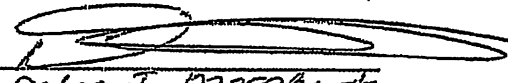
STATE OF MICHIGAN)

COUNTY OF CALHOUN)

Acknowledged before me in Calhoun County, Michigan, on this 14th day of October, 2019, by Franco Dominico, Trustee of the Jeffrey A. Begg Trust.

Drafted by:
Kelly L. O'Connor (P75211)
O'CONNOR & BENNETT
LAW FIRM, PLC
1106 S. Kalamazoo Ave.
Marshall, MI 49068
(269) 781-8460
www.oconnorbennett.com

Mail to after recording:
Devon Title Agency
720 Capital Avenue SW
Battle Creek, MI 49015


Debra J. Morehart
Kelly L. O'Connor, Notary Public
Calhoun County, Michigan
Acting in Calhoun County, Michigan
My commission expires 10-14-2025 10/5/2024

SEND SUBSEQUENT TAX BILLS TO: GRANTEE

DEBRA J. MOREHART
NOTARY PUBLIC, CALHOUN COUNTY, MI
MY COMMISSION EXPIRES OCT. 05, 2024
ACTING IN THE COUNTY OF CALHOUN

Tax Parcel LIBER 4367 PAGE 004 Recording Fee _____ Transfer Tax _____
DELIVERED TO CALHOUN COUNTY
Received 11/07/2019 09:22:56 AM
Recorded 11/07/2019 09:25:03 AM
Anne B. Norlander
CALHOUN COUNTY REGISTER OF DEEDS
RECEIPT #: 57492
\$30.00 ERECORDING
\$0.00 Tax Certificate Fee

EXHIBIT A

File No. 20201023

LAND SITUATED IN THE CITY OF MARSHALL, COUNTY OF CALHOUN, STATE OF MI DESCRIBED AS FOLLOWS:

LOT 31 OF THE CITY OF MARSHALL, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER A. OF MISC. PAGE 21 IN THE OFFICE OF THE REGISTER OF DEEDS FOR CALHOUN COUNTY, MICHIGAN; EXCEPTING THEREFROM A PARCEL OF LAND 66 FEET LONG EAST AND WEST BY 51-1/2 FEET WIDE NORTH AND SOUTH OFF THE SOUTH END THEREOF; AND EXCEPTING, COMMENCING ON EAST LINE OF LOT 31 OF THE CITY OF MARSHALL AT A POINT 51-1/2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT; THENCE NORTH ON EAST LINE OF SAID LOT 30 FEET; THENCE WEST PARALLEL WITH SOUTH LINE OF SAID LOT 66 FEET TO WEST LINE OF SAID LOT; THENCE EAST 66 FEET TO THE PLACE OF BEGINNING.

Commonly known as: 110 South Hamilton Street, Marshall, MI 49068
Tax ID No. 13-53-001-031-00

NOTED FOR RECORDING
RECORDED
INDEXED
MAR 11 2021
CLERK OF THE REGISTER OF DEEDS
CALHOUN COUNTY, MICHIGAN

STATE OF MICHIGAN }
COUNTY OF CALHOUN } SS I, KIMBERLY A. HINKLEY, Clerk and
Register of Deeds of the County of
Calhoun do hereby CERTIFY that
the foregoing is a true and correct copy of a document on file
in said County.

Signed and sealed at Marshall, Michigan
this 15th day of July, 20 26
KIMBERLY A. HINKLEY, COUNTY CLERK & REGISTER OF DEEDS
By Kimberly A. Hinkley DEPUTY CLERK

Exterior Photographs



View of the south side.



View of the southeast corner.



View of northeast corner.

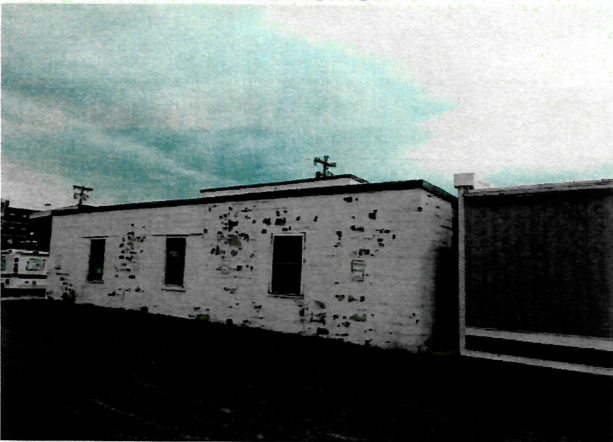
Exterior Photographs



View of the north side.



View of the northwest corner.



View of the southwest corner.

Interior Photographs



View of main level.



View of main level.



View of main level.

Interior Photographs



View of basement entry.



View of basement storage.



View of upper level.

Interior Photographs



View of upper level.

THE YARDAGE CLUB

110 S. HAMILTON ST, MARSHALL, MI 49068

RENDERING - FOR REFERENCE ONLY



EXISTING PHOTOS - FOR REFERENCE ONLY



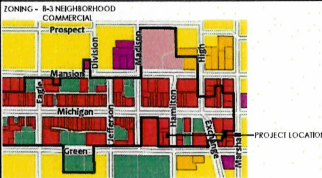
PROJECT NOTES

- CONSTRUCTION MUST COMPLY WITH ALL NATIONAL, STATE, AND LOCAL BUILDING CODES, AS WELL AS ALL LOCAL ORDINANCES.
- DO NOT SCALE DRAWINGS. NOMINAL DIMENSIONS ARE SHOWN. REFER TO DETAILS, NOTES, SPECIFICATIONS AND PARTITION KEY FOR INFORMATION. CONTACT ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED.
- EXISTING BUILDING AND SITE INFORMATION WAS OBTAINED FROM THE OWNER AND ADDITIONAL FIELD MEASUREMENTS BY THE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK. DRAWINGS MAY CONTAIN DISCREPANCIES TO CONCEALED CONDITIONS, INACCURACIES IN THE ORIGINAL DRAWINGS, INACCESSIBLE LOCATIONS, UNRECORDED BUILDING ALTERATIONS AND OTHER CONFLICTING INFORMATION. INFORMATION OUTSIDE OF CONTRACT AREA IS RELATIVE AND FOR REFERENCE ONLY. ALWAYS VERIFY FIELD CONDITIONS BEFORE COMMENCING WORK. NOTIFY ARCHITECT IF FIELD CONDITIONS CONFLICT SUBSTANTIALLY WITH PROVIDED WORK.
- INSTRUCTIONS FOR BUILDING CONSTRUCTION MAY BE LOCATED IN ANY PART OF THE CONSTRUCTION DRAWINGS. FAILURE OF THE GENERAL CONTRACTOR OR HIS SUB CONTRACTORS AND SUPPLIERS TO SEE INFORMATION IN ANY PART OF THE CONTRACT DOCUMENTS WILL NOT BE A VALID REASON FOR ISSUING A CHANGE ORDER.
- ALL HOLES CREATED FROM ABANDONED DUCT, CONDUIT, ELEC. DEVICES, ETC., WHICH ARE IN VIEW AND ARE NOT SCHEDULED TO BE BOARDED OVER, OR ON A WALL TO BE DEMOLISHED, ARE TO BE FIELDED AND PATCHED TO MATCH EXISTING.
- PATCH AND REPAIR ALL EXISTING WALL SURFACES ADJACENT TO NEW WORK AS REQUIRED TO ACHIEVE AN UNINTERRUPTED SURFACE APPEARANCE. PATCH AND REPAIR ALL FLOORING FOR EXISTING BUILDINGS TO ACHIEVE A CONTINUOUS, SMOOTH, AND FLUSH FLOOR SURFACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING REQUIRED TO EXISTING WORK. THE CONTRACTOR SHALL COORDINATE ALL TEMPORARY CONSTRUCTION WITH THE ARCHITECT AND OWNER TO ASSURE A MINIMUM AMOUNT OF INTERRUPTION WITH THE OWNER'S ACTIVITIES.
- IF THE PROJECT IS A REMODEL, THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS UNDISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL LOCAL REQUIRED PERMITS AND INSPECTIONS.
- ALL SAFETY ISSUES RELATED TO CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- ALL WORK TO BE GUARANTEED A MINIMUM OF ONE YEAR FROM THE DATE OF OWNER ACCEPTANCE OF WORK, EXCEPT WHERE MANUFACTURER'S GUARANTEE IS LONGER.
- IF DISCREPANCIES OCCUR BETWEEN DRAWINGS AND FIELD CONDITIONS CONTACT THE ARCHITECT TO VERIFY HOW TO PROCEED BEFORE DOING SO.
- SEE 1000 AND 1003 FOR ADDITIONAL PROJECT NOTES, MOUNTING HEIGHTS, AND SYMBOLS.
- 3D VIEWS AND RENDERINGS ON THIS PAGE AND THROUGHOUT THE SET ARE FOR REFERENCE ONLY. VERIFY ALL CONSTRUCTION DETAILS THROUGHOUT THE ENTIRE SET OF DOCUMENTS.
- THE PROJECT SHALL CONFORM TO UNDERWRITERS LABORATORY FIRE RESISTANCE DIRECTORY AND BUILDING MATERIALS DIRECTORY.
- ANY MATERIAL SUBSTITUTION TO A LISTED UL DESIGN NUMBER SHALL BE COORDINATED BY THE CONSTRUCTION MANAGER, CONTRACTOR, SUBCONTRACTOR AND/OR MATERIAL SUPPLIER FOR COMPLIANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPROVALS - FOR ANY MATERIALS SUBSTITUTION IN THE REQUIRED UL DESIGN ASSEMBLY - BY THE FIRE MARSHAL AND BUILDING INSPECTOR HAVING JURISDICTION PRIOR TO ACCEPTANCE.
- FOR ANY CHANGE OF UL DESIGN NUMBER, OR ANY CHANGE IN MATERIAL(S) IN A UL DESIGN ASSEMBLY, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL OTHER RELATED MATERIALS OR ASSEMBLIES AFFECTED BY THE CHANGE OF MATERIAL, OR UL DESIGN NUMBER ASSEMBLY.
- PROVIDE COMPLETE UL APPROVED THROUGH-PENETRATION FIRESTOP SYSTEMS AT ALL RATED WALL PENETRATIONS.
- PROVIDE FIRESTOPPING AS REQUIRED AT ALL OPENINGS FOR PLUMBING, CONDUIT, DUCTWORK, ETC AT FIRE RATED ASSEMBLIES.
- REFER TO THE FLOOR PLANS FOR IDENTIFICATION OF ALL FIRE AND SMOKE-RATED PARTITIONS.

PROJECT DESCRIPTION

AN EXISTING VACANT BUILDING IS RENOVATING THE FIRST FLOOR INTO A GOLF SIMULATOR.

ZONING MAP



CONTEXT MAP



DRAWING LIST

SHEET NUMBER	DRAWING TITLE	DATE
GENERAL		
000	TITLE SHEET	X
001	RENDERINGS	X
002	GENERAL MOUNTING HEIGHTS + ABREVIATIONS	X
003	PLUMBING MOUNTING HEIGHTS	X
004	CODE COMPLIANCE - RETAIL CODE	X
005	CODE COMPLIANCE	X
006	AREA PLANS	X
007	SECURITY PLAN	X
CIVIL		
C100	ARCHITECTURAL SITE PLAN	X
ARCHITECTURAL		
A000	EXISTING FLOOR PLANS	X
A001	EXISTING FLOOR PLANS	X
A100	DEMOLITION PLANS	X
A110	DEMOLITION PLANS	X
A120	PARTITION TYPES	X
A130	NEW FLOOR PLANS	X
A140	NEW FLOOR PLANS	X
A150	REFLECTED CEILING PLANS	X
A200	CEILING DETAILS	X
A210	ROOF PLAN	X
A220	INTERIOR ELEVATIONS	X
A300	DOOR SCHEDULE AND DETAILS	X
A400	WINDOW SCHEDULE AND DETAILS	X
A410	GLAZING ELEVATIONS	X
A420	GLAZING ELEVATIONS	X
A500	EXTERIOR ELEVATIONS	X
A600	BUILDING SECTIONS	X
A700	WALL SECTIONS	X
MECHANICAL		
M000	MACH. ELEC. PLUMB SPECIFICATIONS	X
FIRE SUPPRESSION		
F100	FIRE SUPPRESSION AND ALARM PLAN AND NOTES	X

Ground level: 31

DRIVEN DESIGN

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PROJECT NAME
THE YARDAGE CLUB
PROJECT ADDRESS
110 S. HAMILTON ST, MARSHALL, MI 49068

DESIGNER
PERMIT SET
06/17/2024

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PROJECT NUMBER
2026.059

TITLE SHEET

T000

RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY



RENDERINGS - FOR REFERENCE ONLY

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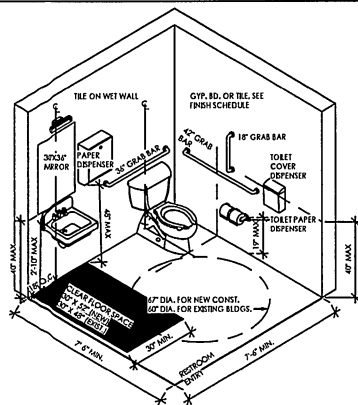
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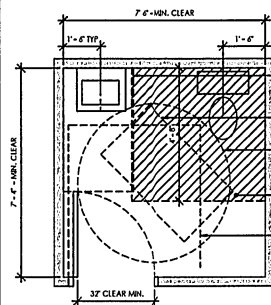
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PROJECT NUMBER
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DATE
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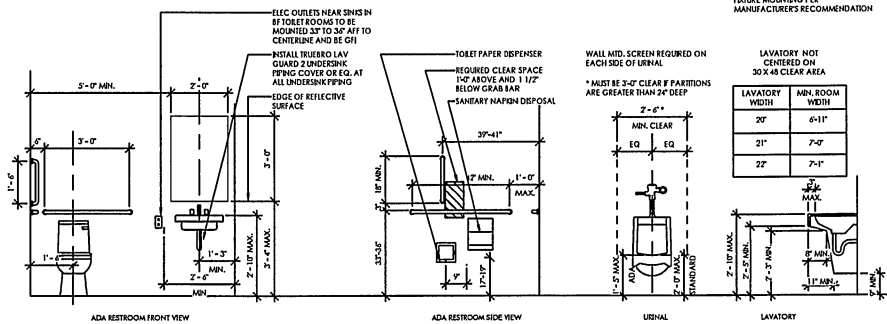
PROJECT NUMBER
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RENDERINGS
T001



ACCESSIBLE RESTROOM AXON - NTS

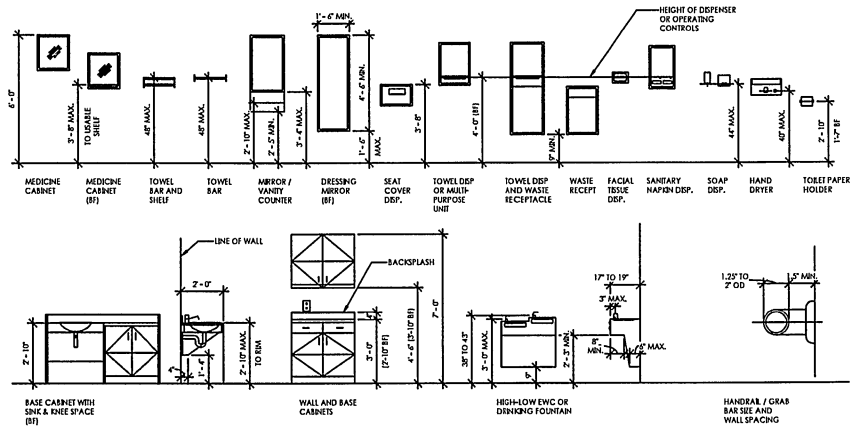


ACCESSIBLE RESTROOM PLAN - NTS



RESTROOM DETAILS - NTS

RESTROOM MOUNTING HEIGHTS



2021 MICHIGAN REHABILITATION CODE

CHAPTER 6: CLASSIFICATION OF WORK

SECTION 604

AREA OF RENOVATION = 2,888 SQUARE FEET WHICH IS 8% OF THE TOTAL BUILDING AREA. THE WORK IS GREATER THAN 50% AND THEREFORE IS CONSIDERED A LEVEL 3 ALTERATION.

SECTION 602.2 EXCEPT AS SPECIFICALLY PROVIDED FOR IN CHAPTER 12, HISTORIC BUILDINGS SHALL COMPLY WITH APPLICABLE PROVISIONS OF THIS CODE FOR THE TYPE OF WORK BEING PERFORMED.

CHAPTER 8: ALTERATIONS - LEVEL 1

SECTION 702.5 REPLACEMENT WINDOWS FOR EMERGENCY ESCAPE AND RESCUE OPENINGS. WHERE WINDOWS ARE REQUIRED TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS IN GROUP R-2 AND R-3 OCCUPANCIES AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE MICHIGAN RESIDENTIAL CODE, REPLACEMENT WINDOWS SHALL BE EXEMPT FROM THE REQUIREMENTS OF SECTION 1031.3 OF THE MICHIGAN BUILDING CODE AND SECTION R310.2 OF THE MICHIGAN RESIDENTIAL CODE PROVIDED THE REPLACEMENT WINDOWS IS THE MANUFACTURER'S LARGEST STANDARD SIZE WINDOW THAT WILL FIT WITHIN THE EXISTING FRAME OR EXISTING ROUGH OPENING. THE REPLACEMENT WINDOW SHALL BE PERMITTED TO BE OF THE SAME OPERATING STYLE AS THE EXISTING WINDOW OR A STYLE THAT PROVIDES FOR AN EQUAL OR GREATER WINDOW OPENING AREA THAN THE EXISTING WINDOW. WHERE THE REPLACEMENT WINDOW IS PART OF A CHANGE OF OCCUPANCY IT SHALL COMPLY WITH SECTION 1011.3.6.

SECTION 702.7 MATERIALS AND METHODS. ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHOD REQUIREMENTS IN THE MICHIGAN BUILDING CODE, INTERNATIONAL ENERGY CONSERVATION CODE, MICHIGAN MECHANICAL CODE, AND MICHIGAN PLUMBING CODE, AS APPLICABLE, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.

SECTION 704.1 GENERAL. ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.

SECTION 706.1 MINIMUM REQUIREMENTS. LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8: ALTERATIONS - LEVEL 2

SECTION 801.4 COMPLIANCE. NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE. EXCEPTIONS: 1. NEW WINDOWS ARE NOT REQUIRED TO COMPLY WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE MICHIGAN BUILDING CODE. 2. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 806. 3. THE LENGTH OF DEAD-END CORRIDORS IN NEWLY CONSTRUCTED SPACES SHALL ONLY BE REQUIRED TO COMPLY WITH THE PROVISIONS OF SECTION 804.7. 4. THE MINIMUM CEILING HEIGHT OF THE NEWLY CREATED HABITABLE AND OCCUPABLE SPACES AND CORRIDORS SHALL BE 7 FEET. 5. WHERE PROVIDED IN BELOW-GRADE TRANSPORTATION STATIONS, EXISTING AND NEW ESCALATORS SHALL BE PERMITTED TO HAVE A CLEAR WIDTH OF LESS THAN 52 INCHES. 6. NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 805.

SECTION 802.2 VERTICAL OPENINGS. EXISTING VERTICAL OPENINGS SHALL COMPLY WITH THE PROVISIONS OF SECTION 802.2.1, 802.2.2 AND 802.2.3.

SECTION 804.1.1 EXISTING VERTICAL OPENINGS. EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR WITH APPROVED OPENING PROTECTIVES. EXCEPTIONS: 1. WHERE VERTICAL OPENING ENCLOSURE IS NOT REQUIRED BY THE INTERNATIONAL BUILDING OR INTERNATIONAL FIRE CODE. 2. INTERIOR VERTICAL OPENINGS OTHER THAN STAIRWELLS MAY BE ENCLOSED AT THE FLOOR AND CEILING OF THE WORK AREA BY INSTALLATION OF NEW LESS THAN 2" OF SOLID WOOD OR EQUIVALENT CONSTRUCTION. 3. THE ENCLOSURE SHALL NOT BE REQUIRED WHERE: 3.1. CONNECTING THE MAIN FLOOR AND MEZANINES; OR 3.2. ALL OF THE FOLLOWING REQUIREMENTS ARE MET: 3.2.1. THE COMMUNICATING AREA HAS A LOW-HAZARD OCCUPANCY OR HAS A MODERATE-HAZARD OCCUPANCY THAT IS PROTECTED THROUGHOUT BY AN AUTOMATIC SPRINKLER SYSTEM; 3.2.2. THE LOWEST LEVEL IS THE STREET LEVEL; 3.2.3. THE ENTIRE AREA IS OPEN AND UNOBTSTRUCTED IN A MANNER SUCH THAT IT MAY BE ASSUMED THAT A FIRE IN ANY PART OF THE INTERCONNECTED SPACES WILL BE READILY VISIBLE TO ALL OF THE OCCUPANTS; 3.2.4. EXIT CAPACITY IS SUFFICIENT TO PROVIDE EGRESS SIMULTANEOUSLY FOR ALL OCCUPANTS OF ALL LEVELS BY CONSIDERING ALL AREAS TO BE A SINGLE FLOOR AREA FOR THE DETERMINATION OF REQUIRED EXIT CAPACITY; 3.2.5. EACH FLOOR LEVEL, CONSIDERED SEPARATELY, HAS AT LEAST ONE-HALF OF ITS INDIVIDUAL REQUIRED EXIT CAPACITY PROVIDED BY AN EXIT OR EXIT LEADING DIRECTLY OUT OF THAT LEVEL WITHOUT HAVING TO TRAVERSE ANOTHER COMMUNICATING FLOOR LEVEL OR BE EXPOSED TO THE SMOKE OR FIRE SPREADING FROM ANOTHER COMMUNICATING FLOOR LEVEL.

SECTION 804.1.1 EVERY STORY INTENDED FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXIT OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE.

SECTION 804.1.1.1 SINGLE-FLOOR BUILDINGS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM SPACES, ANY STORY OR ANY OCCUPIED ROOM WHERE ONE OF THE FOLLOWING CONDITIONS EXIST: 1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 804.1.1.1(1) OR TABLE 804.1.1.1(2). 2. IN GROUP R-1 OR R-2, BUILDINGS WITHOUT AN APPROVED AUTOMATIC SPRINKLER SYSTEM, INDIVIDUAL SINGLE-ENTRY OR MULTIPLE-ENTRY DWELLING OR SLEEPING UNITS SHALL BE PERMITTED TO HAVE A SINGLE EXIT OR ACCESS TO A SINGLE EXIT FROM THE DWELLING OR SLEEPING UNIT PROVIDED ONE OF THE FOLLOWING CRITERIA ARE MET: 2.1. THE OCCUPANT LOAD IS NOT GREATER THAN 10 AND THE EXIT ACCESS TRAVEL DISTANCE WITHIN THE UNIT DOES NOT EXCEED 75 FEET; 2.2. THE BUILDING IS NOT MORE THAN THREE STORES IN HEIGHT; ALL THIRD-STORY SPACE IS PART OF DWELLING WITH AN EXIT ACCESS OUTSIDEWAY ON THE SECOND STORY; AND THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DOOR TO ANY HABITABLE ROOM WITHIN ANY SUCH UNIT TO THE UNIT ENTRANCE DOORS DOES NOT EXCEED 50 FEET; 3. IN BUILDINGS OF GROUP R-2 OCCUPANCY OF ANY NUMBER OF STORES WITH NOT MORE THAN FOUR DWELLING UNITS PER FLOOR SERVED BY AN INTERIOR EXIT STAIRWAY: WITH A SMOKEPROOF ENCLOSURE IN ACCORDANCE WITH SECTIONS 909.20 AND 1003.19 OF THE INTERNATIONAL BUILDING CODE OR AN EXTERIOR STAIRWAY AS AN EXIT; AND WHERE THE PORTION OF THE EXIT ACCESS TRAVEL DISTANCE FROM THE DWELLING UNIT ENTRANCE DOOR TO THE EXIT IS NOT GREATER THAN 20 FEET.

SECTION 804.5.2 IN ANY WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO THE EXIT DISCHARGE, ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.

SECTION 804.5.3 IN ANY WORK AREA. ALL DOORS OPENING ONTO AN EXIT PASSAGEWAY AT GRADE OR AN EXIT STAIRWAY SHALL BE SELF-CLOSING OR AUTOMATIC-CLOSING BY LISTED CLOSING DEVICES.

SECTION 804.6.1 DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE NOT LESS THAN 1 3/8" SOLID CORE WOOD OR APPROVED EQUIVALENT AND SHALL NOT HAVE ANY GLASS PANELS. OTHER THAN APPROVED WROD GLASS OR OTHER APPROVED GLAZING MATERIAL IN METAL FRAMES. DWELLING UNIT OR SLEEPING UNIT CORRIDOR DOORS IN WORK AREAS IN BUILDINGS OF GROUPS R-2 SHALL BE EQUIPPED WITH APPROVED DOOR CLOSERS. EXCEPTION 8: DOOR ASSEMBLIES HAVING A FIRE PROTECTION RATING OF AT LEAST 20 MINUTES.

SECTION 804.7 DEAD-END CORRIDORS IN ANY WORK AREA SHALL NOT EXCEED 35 FEET. IN GROUP R-2 OCCUPANCIES, DEAD-END CORRIDORS SHALL NOT EXCEED 30 FEET.

SECTION 804.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 804.8.1 MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE.

SECTION 805.1 STRUCTURAL ELEMENTS AND SYSTEMS WITHIN BUILDINGS UNDERGOING LEVEL 2 ALTERATIONS SHALL COMPLY WITH SECTION 805.

SECTION 805.2 ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOWDRIFT EFFECTS, OF MORE THAN 5 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE MICHIGAN BUILDING CODE FOR NEW STRUCTURES.

SECTION 807.1 RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE MICHIGAN MECHANICAL CODE.

SECTION 809.1 LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8: ALTERATIONS - LEVEL 3

SECTION 901.1 LEVEL 3 ALTERATIONS AS DESCRIBED IN SECTION 604 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.

SECTION 903.1 EXISTING STAIRWAYS THAT ARE PART OF THE MEANS OF EGRESS SHALL BE ENCLOSED IN ACCORDANCE WITH SECTION 802.2.1 FROM THE HIGHEST WORK AREA FLOOR TO, AND INCLUDING, THE LEVEL OF EXIT DISCHARGE AND ALL FLOORS BELOW.

SECTION 903.3 INTERIOR FINISH IN EXITS SERVING THE WORK AREA SHALL COMPLY WITH SECTION 802.4 BETWEEN THE HIGHEST FLOOR ON WHICH THERE IS A WORK AREA TO THE FLOOR OF EXIT DISCHARGE.

SECTION 904.1 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN A WORK AREA WHERE REQUIRED BY SECTION 803.2 OR THIS SECTION.

SECTION 904.2 FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE MICHIGAN BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION.

SECTION 907.1 LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE MICHIGAN ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR MICHIGAN RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 10: CHANGE OF OCCUPANCY

SECTION 1001.1 WHERE THE OCCUPANCY OF PART OF AN EXISTING BUILDING IS CHANGED TO ONE OF THE SPECIAL OCCUPANCIES LISTED IN NFPA 70, THE ELECTRICAL WIRING AND EQUIPMENT OF THE BUILDING OR PORTION THEREOF THAT CONTAINS THE PROPOSED OCCUPANCY SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF NFPA 70.

SECTION 1011.5.2 WHEN THE CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.5, EXISTING ELEMENTS OF THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 905 FOR THE NEW OCCUPANCY CLASSIFICATION. NEWLY CONSTRUCTED OR RECONFIGURED MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 10 OF THE MICHIGAN BUILDING CODE.

SECTION 1011.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1011.6, THE HEIGHT AND AREA OF THE EXISTING BUILDING SHALL BE DEEMED ACCEPTABLE.

SECTION 1012.6.2 WHEN A CHANGE OF OCCUPANCY CLASSIFICATION IS MADE TO AN EQUAL OR LESSER HAZARD CATEGORY AS SHOWN IN TABLE 1012.6, EXISTING EXTERIOR WALLS, INCLUDING OPENINGS SHALL BE ACCEPTED.

SECTION 1011.2.3 OPENINGS IN EXTERIOR WALLS SHALL BE PROTECTED AS REQUIRED BY THE MICHIGAN BUILDING CODE. EXCEPTION 3: EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHERE AN AUTOMATIC SPRINKLER SYSTEM HAS BEEN INSTALLED THROUGHOUT. EXCEPTION 4: EXTERIOR OPENING PROTECTIVES ARE NOT REQUIRED WHEN THE CHANGE OF OCCUPANCY GROUP IS TO AN EQUAL OR LOWER HAZARD CLASSIFICATION IN ACCORDANCE WITH TABLE 1011.7.

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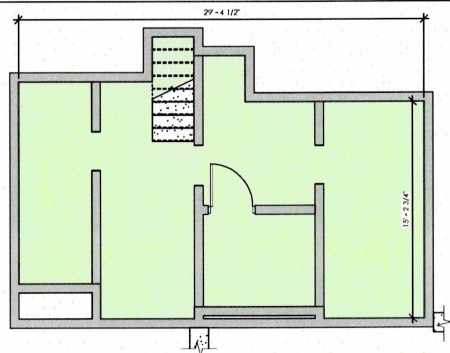
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06/17/2024

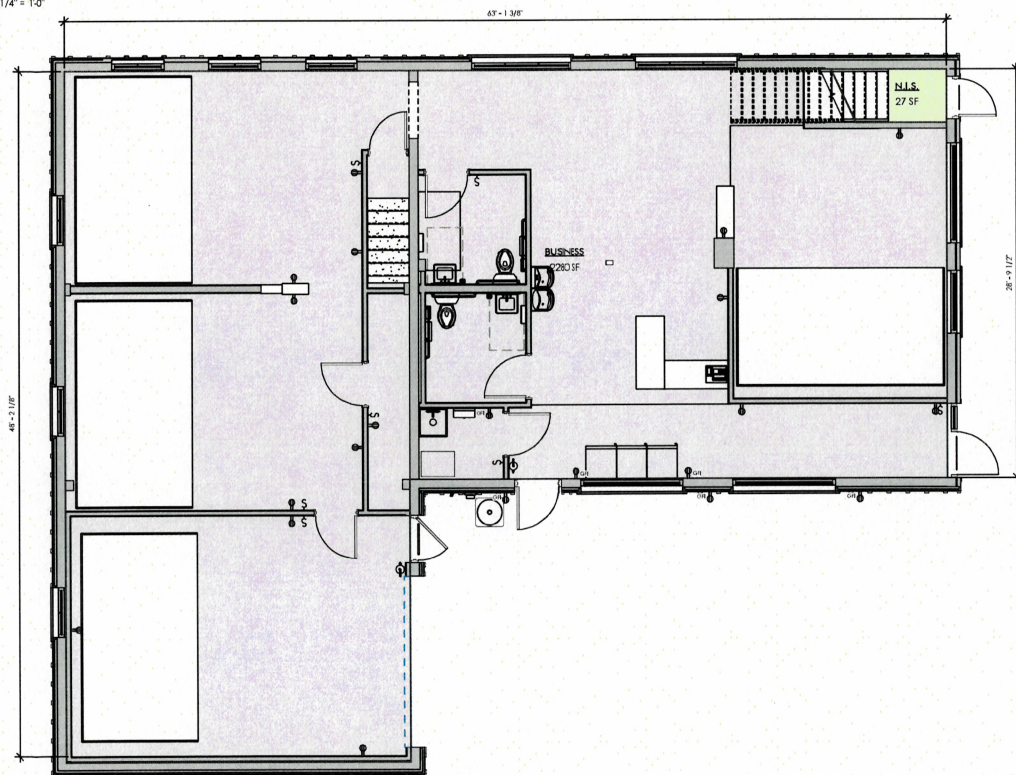
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SCALE
DRAWN BY

PROJECT NUMBER
2024.059
CODE COMPLIANCE - REHAB CODE

T004



2 BASEMENT AREA PLAN
1/4" = 1'-0"



1 FIRST FLOOR AREA PLAN
1/4" = 1'-0"

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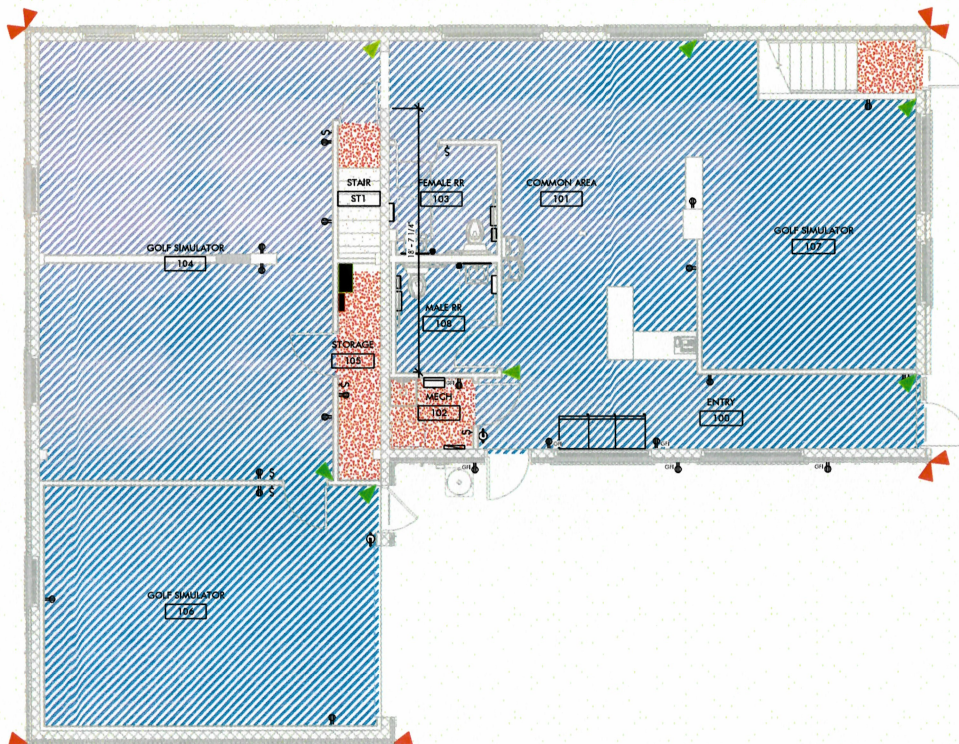
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PROJECT NUMBER
2026.059
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PROJECT NUMBER
2026.059
AREA PLANS

T006

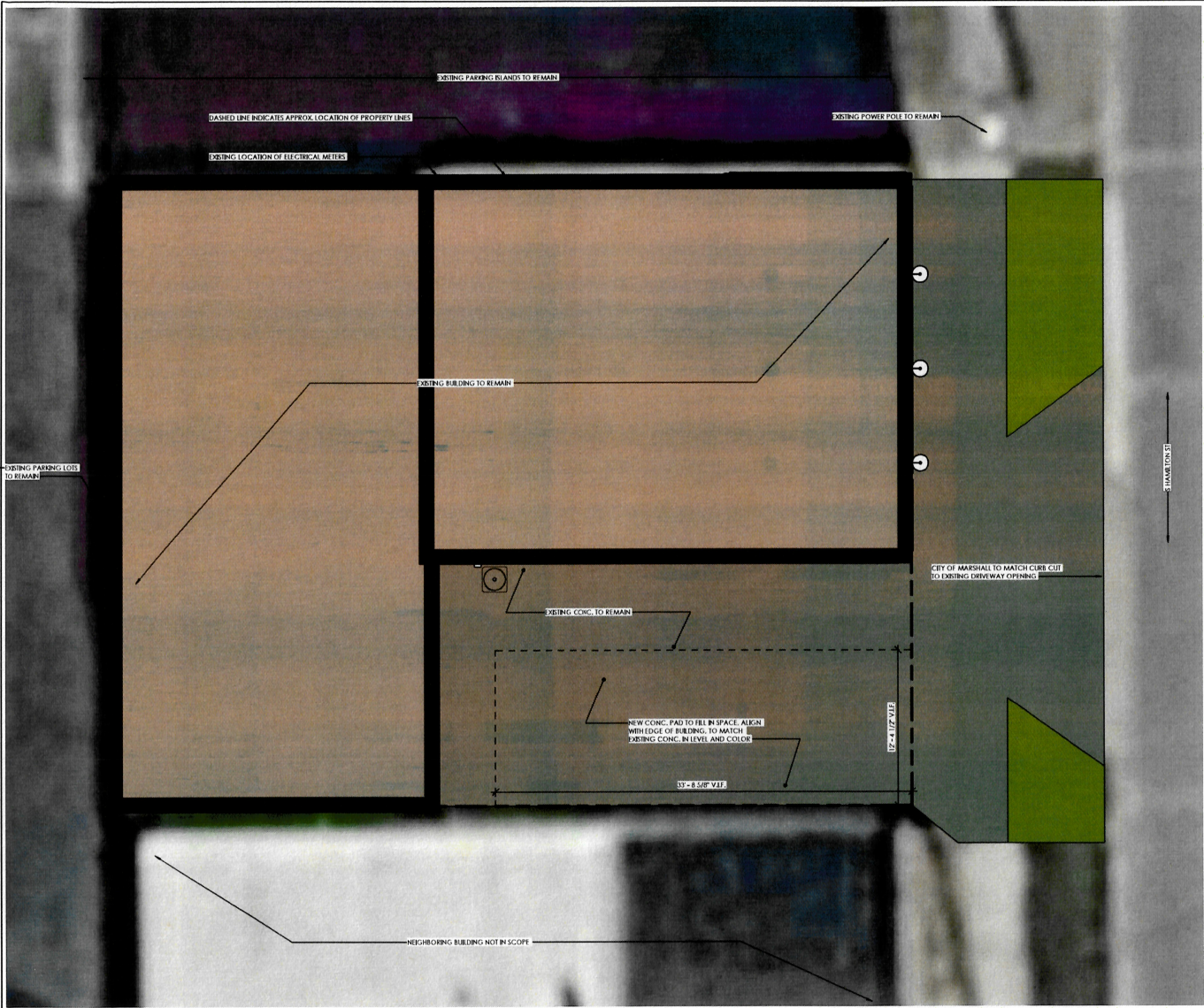


1 FIRST FLOOR SECURITY PLAN
1/4" = 1'-0"

SECURITY LEGEND

- OUTDOOR LED LIGHT FIXTURE
- 2-MEGAPIXEL INDOOR CAMERA OR EQUIVALENT
- 4-MEGAPIXEL OUTDOOR CAMERA OR EQUIVALENT
- MONITOR AND PRINTER
- DVR LOCKBOX
- PUBLIC ACCESS AREA
- LIMITED ACCESS AREA
- RESTRICTED ACCESS AREA

*SECURITY PLANS ARE SHOWN SCHEMATICALLY. A
SECURITY CONSULTANT TO ENSURE ALL AREAS OUTSIDE
OF THE BUILDINGS ARE VISIBLE ON THE INTERIOR AND
EXTERIOR BY CAMERAS.



1 SITE PLAN
C100
1/4" = 1'-0"

GENERAL NOTES

1. EXISTING BUILDING TO REMAIN ON THE EXISTING SITE
2. THE UTILITIES THAT ARE CURRENTLY CONNECTED TO THE BUILDING ARE TO REMAIN
3. CONTACT MDS DIG TO LOCATE ALL EXISTING UTILITIES BEFORE DOING ANY SITE WORK
4. PATCH EXISTING ASPHALT PARKING LOT AS REQUIRED, RESTRIPE PARKING LOT B REQUIRED
5. EXISTING VEGETATION TO REMAIN ON THE SITE, TRIM AS REQUIRED
6. PROVIDE A RACKBOX AT THE MAIN ENTRY TO THE BUILDING. COORDINATE WITH LOCAL FIRE DEPARTMENT ON VEHICULAR AND INSTALLATION
7. WORK WITHIN THE STREET TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION
8. PERMITS, TESTING, BONDS & INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. CITY INSPECTION FEES SHALL BE PAID FOR BY THE OWNER.

PROJECT ZONING

IN-3 NEIGHBORHOOD COMMERCIAL

PARKING REQUIREMENTS

RECREATIONAL FACILITIES: TBD BY ZONING ADMINISTRATOR

LANDSCAPE REQUIREMENTS

THIS PROJECT EXISTS IN A ZERO-LOT LINE PROPERTY, AND DOES NOT HAVE ANY LANDSCAPING. PROPERTY IS EXEMPT FROM INTERIOR LANDSCAPING AS STATED IN SECTION 5.15.6.

LEGAL DESCRIPTION

MARSHALL, CITY, UPPER VILLAGE N 51 1/2 FT OF LOT 31.



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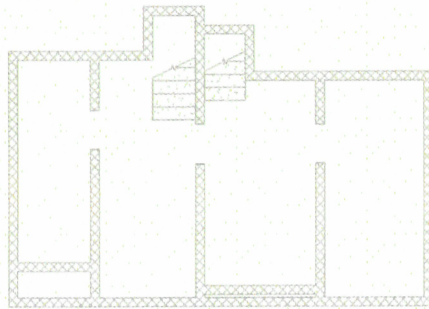
PROJECT NAME
THE YARDAGE CLUB
PROJECT ADDRESS
110 S. HAMILTON ST, MARSHALL, MI 49068

PRELIMINARY
PERMIT SET 06/17/2026

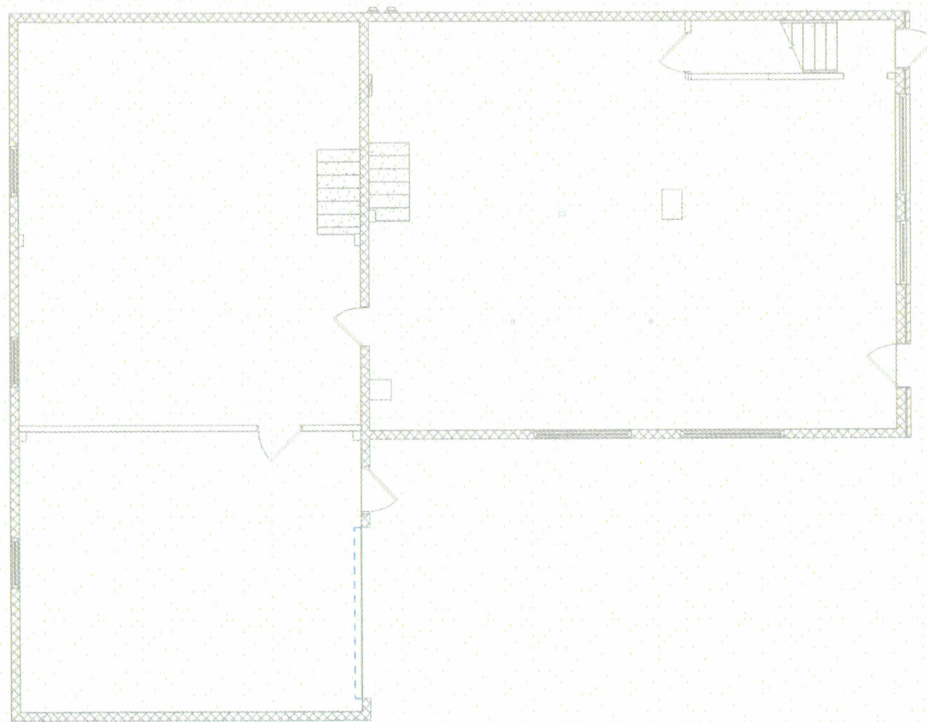
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SCALE 1/4" = 1'-0"
SHEET

PROJECT NUMBER
2026.059
ARCHITECTURAL SITE PLAN

C100



2 BASEMENT EXISTING PLAN
1/4" = 1'-0"



1 FIRST FLOOR EXISTING PLAN
1/4" = 1'-0"

GENERAL NOTES

EXISTING PLANS AND DIMENSIONS ARE SHOWN FOR REFERENCE ONLY.

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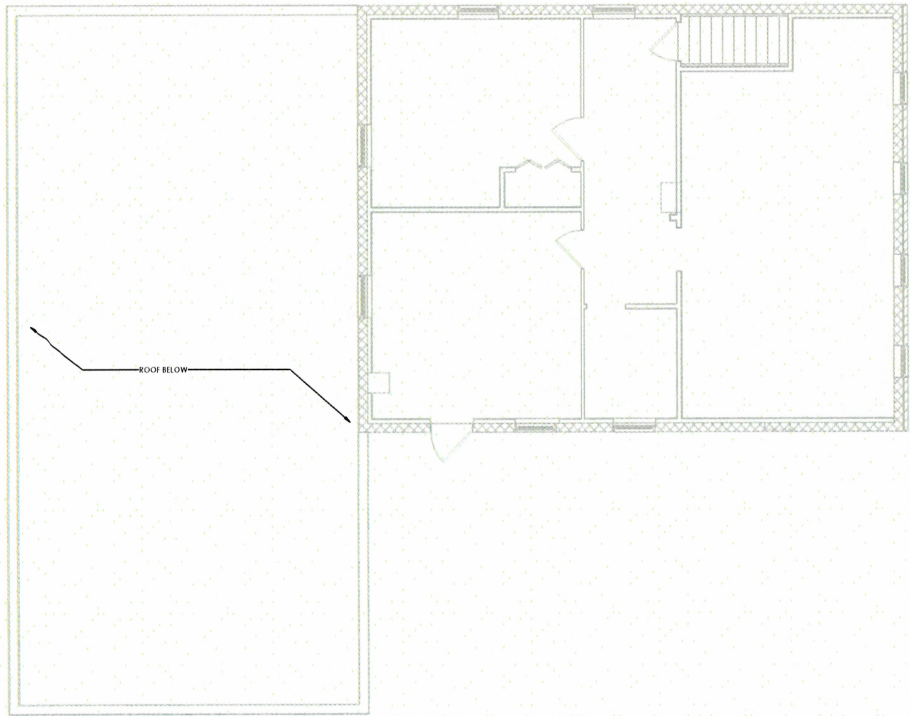
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PROJECT ADDRESS
110 S. HAMILTON ST. MARSHALL, MI 49068

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06/17/2026

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DATE
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SCALE
1/4" = 1'-0"

PROJECT NUMBER
2026.059
EXISTING FLOOR PLANS

A000



 **1**
A001
SECOND FLOOR EXISTING PLAN
1/4" = 1'-0"

GENERAL NOTES

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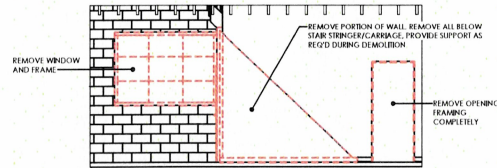
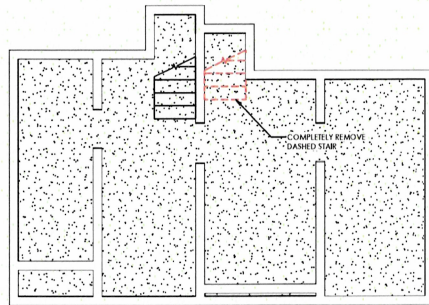
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SCALE 1/4" = 1'-0"
GROUP

PROJECT NUMBER
2026.059
EXISTING FLOOR PLANS

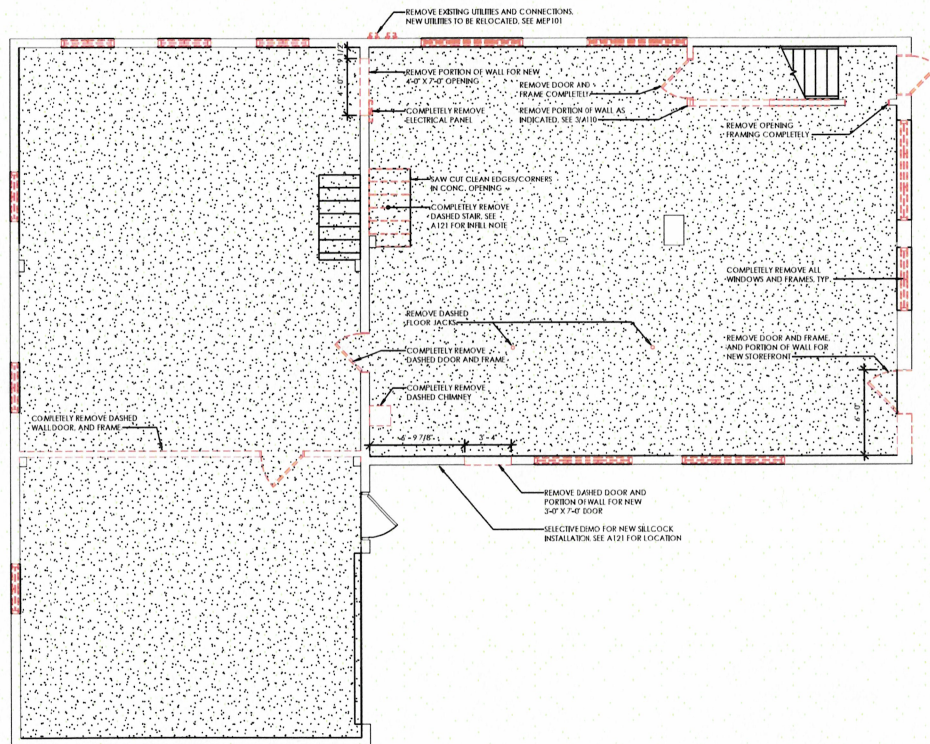
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2 BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

3 STAIR WALL DEMOLITION
1/4" = 1'-0"



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION NOTES

1. REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
2. OWNER TO REMOVE ALL FURNISHINGS/ EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION/ CONSTRUCTION PRIOR TO THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
3. PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMODELED IN THE PROJECT AND IN THE PATH OF THE CONTRACTORS TRAVEL, SETUP AND/ OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
5. ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
6. ALL SAFETY RULES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL, AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
7. SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY. PROVIDE SHORING AS REG'D TO ENSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS. STRUCTURAL ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
8. ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.
9. NOTATIONS ARE MADE IN VARIOUS PLACES ON THE DRAWINGS TO CALL ATTENTION TO DEMOLITION WHICH IS REQUIRED. THESE DRAWINGS ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL MATERIALS RELATED TO THEIR RESPECTIVE TRADES AS REQUIRED TO PERMIT THE CONSTRUCTION OF THE NEW WORK AS SHOWN.
10. THE CONTRACTOR SHOULD TAKE CARE DURING THE PROJECT TO NOT INTERRUPT THE USE IN AREAS NOT IN SCOPE.
11. PRIOR TO ANY DIGGING ON OR AROUND THE SITE UTILITIES ARE TO BE LOCATED USING MMS DIG.
12. ALL RUBBER AND DIRT FROM DEMOLITION IS TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER DEMOLITION. COORDINATE ALL DEMOLITION, DUMPSTER LOCATIONS, BARRICADING, PEDESTRIAN PROTECTION MEASURES, ETC. WITH THE OWNER AND LOCAL MUNICIPALITY PRIOR TO COMMENCEMENT.
13. REMOVE ALL LIGHTING, WIRING, FIRE ALARM DEVICES, RECEPTACLES, AND SPEAKERS FROM WALLS AND CEILINGS BEING REMOVED. COORDINATE WITH ARCHITECT AS REQUIRED. REMOVE ALL ABANDONED EXPOSED CONDUIT AND WIRING BACK TO SOURCE. REMOVE WIRING BACK TO PANEL OR NEAREST JUNCTION BOX. RE-CABLE CIRCUIT BREAKER AS SPARE IN SCOPE OF WORK.
14. PROVIDE BLANK COVERPLATE OVER EMPTY OUTLET BOXES IF DEVICE IS REMOVED AND NOT REPLACED.
15. REMOVE ALL EXISTING HVAC, FIRE PROTECTION AND PLUMBING EQUIPMENT. PIPING BACK TO MAIN AND ALL ASSOCIATED ACCESSORIES, SANITARY, STORM AND VENT STACKS TO REMAIN. CAP ANY UNUSED AREAS.
16. SALVAGE MATERIALS AS REQUIRED IF PART OF THE SCOPE IS MATCHING MATERIALS OR INTEL MATERIALS AS PART OF A RENOVATION PROJECT.
17. REMOVE ALL CEILINGS AND FLOOR FINISHES IN AREAS OF DEMOLITION UNLESS NOTED OTHERWISE.
18. ALL EXISTING COLUMNS AND STRUCTURAL ELEMENTS TO REMAIN. ANY DISCREPANCIES THAT OCCUR IN THE FIELD DURING DEMOLITION SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION.
19. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE TO BE BROOM CLEAN AT ALL TIMES.
20. THE OWNER WILL MAINTAIN OCCUPANCY OF SPACES ADJACENT TO AREAS OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL POTENTIALLY DISRUPTIVE ACTIVITIES WITH THE OWNER.
21. ABANDONED ELECTRICAL FIXTURES/PANELS ARE TO BE REMOVED. PATCH ALL RESULTING OPENINGS.

WALL LEGEND

	EXISTING WALL TO REMAIN
	ELEMENTS TO BE REMOVED
	1 HOUR PARTITION
	2 HOUR PARTITION
	EXTENT OF WORK

MATERIAL LEGEND

	CMU
	CONCRETE
	WOOD BLOCKING
	STEEL (LARGE SCALE)
	PLASTER
	RIGID INSULATION
	PLYWOOD
	MELWORK

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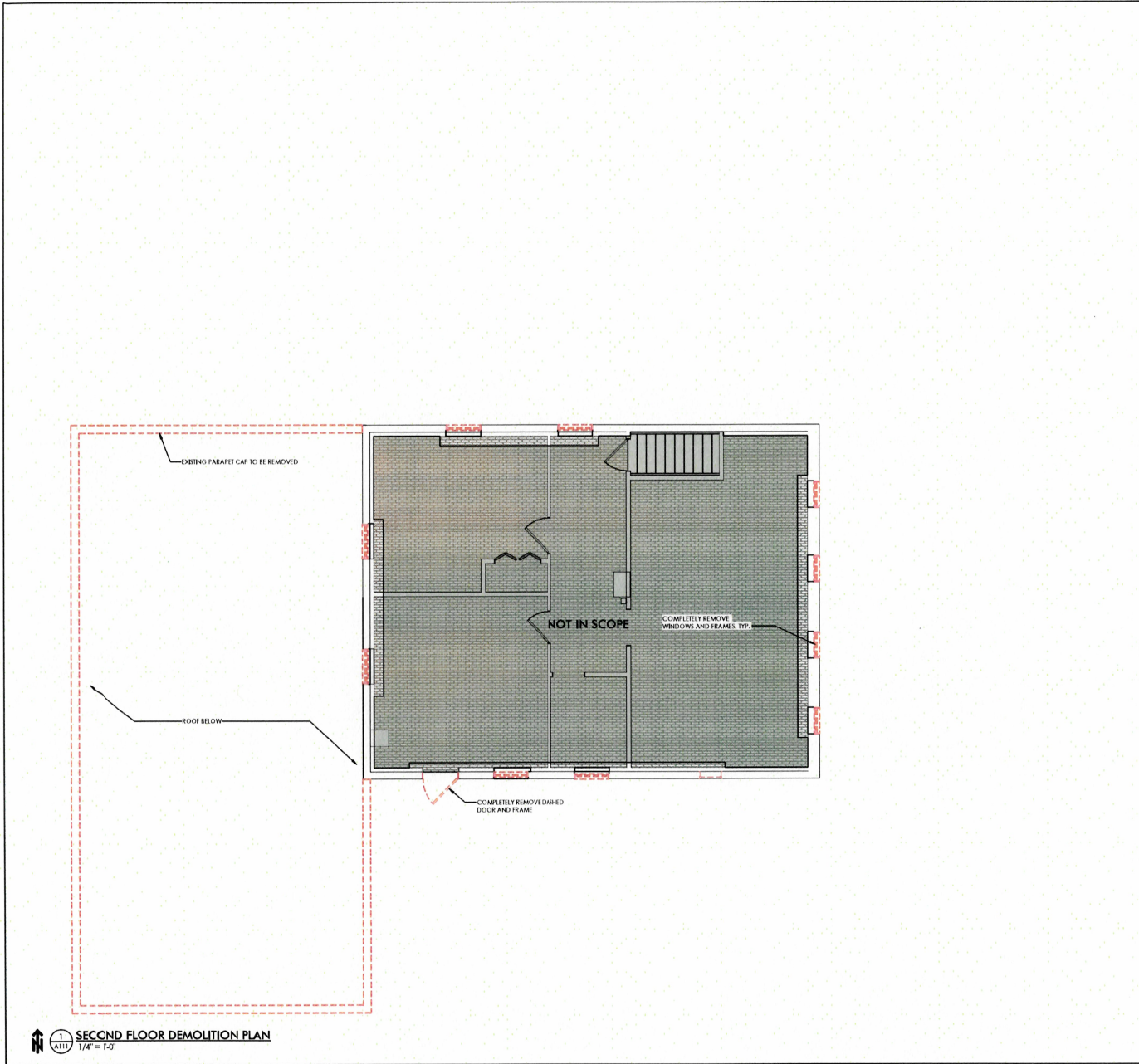
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DESIGNED BY
PERMIT SET
06/17/2026

DESIGNED BY
DATE
7/2/2026 1:19:34 PM
SCALE
As Indicated

PROJECT NUMBER
2026.059
DEMOLITION PLANS

A110



DEMOLITION NOTES

- REMOVE ALL DASHED WALLS, WINDOWS, AND DOORS COMPLETELY.
- OWNER TO REMOVE ALL FURNISHINGS/EQUIPMENT THAT THEY WISH TO RETAIN FROM THE AREAS OF DEMOLITION. CONSTRUCTION FROM THE START OF CONSTRUCTION WORK IN EACH AREA. OWNER TO COORDINATE WITH CONTRACTOR REGARDING THE TIME SCHEDULE FOR THIS TO BE COMPLETED.
- PATCH AND FILL ANY HOLES IN THE WALL CAUSED BY THE REMOVAL OF DOORS, WINDOWS, OR WALLS TO MATCH SURROUNDINGS.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL SURFACES NOT BEING REMOVED IN THE PROJECT AND IN THE PATH OF THE CONTRACTOR TRAVEL, SETUP AND/OR PROJECT MATERIAL STORAGE. THE CONTRACTOR MUST RETURN THE AREAS DISTURBED AS REQUIRED FOR ACCESS TO ITS PRE-EXISTING CONDITION.
- ANY HAZARDOUS MATERIALS ARE TO BE REMOVED BY A LICENSED PROFESSIONAL IN THE STATE OF MICHIGAN.
- ALL SAFETY ISSUES RELATED TO DEMOLITION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST COMPLY WITH ALL STATE, LOCAL, ENVIRONMENTAL AND LABOR LAWS DURING THE CONSTRUCTION OF THIS PROJECT.
- SEQUENCE DEMOLITION WITH STRUCTURAL WORK TO ASSURE SAFETY. PROVIDE SHORING AS REQ'D TO INSURE SAFE CONDITIONS EXIST. SHORING IS NOT SHOWN ON PLANS. STRUCTURAL ELEMENTS ARE TO REMAIN, UNLESS NOTED OTHERWISE. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- ALL TRADES TO COORDINATE BETWEEN ONE ANOTHER TO AVOID CONFLICTS.
- NOTATIONS ARE MADE BY VARIOUS PLACES ON THE DRAWINGS TO CALL ATTENTION TO DEMOLITION WHICH IS REQUIRED. THESE DRAWINGS ARE NOT INTENDED TO SHOW EACH AND EVERY ITEM TO BE REMOVED. CONTRACTOR SHALL REMOVE ALL MATERIALS RELATED TO THEIR RESPECTIVE TRADES AS REQUIRED TO PERMIT THE CONSTRUCTION OF THE NEW WORK AS SHOWN.
- THE CONTRACTOR SHOULD TAKE CARE DURING THE PROJECT TO NOT INTERRUPT THE USE IN AREAS NOT IN SCOPE.
- PRIOR TO ANY DIGGING ON OR AROUND THE SITE UTILITIES ARE TO BE LOCATED USING ARIS DIG.
- ALL RUBBISH AND DEBRIS FROM DEMOLITION IS TO BE REMOVED IMMEDIATELY FROM THE SITE AFTER DEMOLITION. COORDINATE ALL DEMOLITION, DUMPSTER LOCATIONS, BARRICADING, PEDESTRIAN PROTECTION MEASURES, ETC. WITH THE OWNER AND LOCAL MUNICIPALITY PRIOR TO COMMENCEMENT.
- REMOVE ALL LIGHTING, WIRING, FIRE ALARM DEVICES, RECEPTACLES, AND SPEAKERS FROM WALLS AND CEILINGS BEING REMOVED. COORDINATE WITH ARCHITECT AS REQUIRED. REMOVE ALL ABANDONED EXPOSED CONDUIT AND WIRING BACK TO SOURCE. REMOVE WIRING BACK TO PANEL OR NEAREST JUNCTION BOX. RE-LABEL CIRCUIT BREAKER AS SPARE, IN SCOPE OF WORK.
- PROVIDE BLANK COVERPLATE OVER EMPTY OUTLET BOXES IF DEVICE IS REMOVED AND NOT REPLACED.
- REMOVE ALL EXISTING HVAC, FIRE PROTECTION AND PLUMBING EQUIPMENT, PIPING BACK TO MAIN AND ALL ASSOCIATED ACCESSORIES, SANITARY, STORM AND VENT STACKS TO REMAIN. CAP ANY INSIDE AREAS.
- SALVAGE MATERIALS AS REQUIRED IF PART OF THE SCOPE IS MATCHING MATERIALS OR IN-ELI MATERIALS AS PART OF A RENOVATION PROJECT.
- REMOVE ALL CEILINGS AND FLOOR FINISHES IN AREAS OF DEMOLITION UNLESS.
- ALL EXISTING COLUMNS AND STRUCTURAL ELEMENTS TO REMAIN. ANY DISCREPANCIES THAT OCCUR IN THE FIELD DURING DEMOLITION SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION.
- THE CONTRACTOR SHALL MAINTAIN THE JOB SITE TO BROOM CLEAN AT ALL TIMES.
- THE OWNER WILL MAINTAIN OCCUPANCY OF SPACES ADJACENT TO AREAS OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL POTENTIALLY DISRUPTIVE ACTIVITIES WITH THE OWNER.
- ABANDONED ELECTRICAL FIXTURES/PANELS ARE TO BE REMOVED. PATCH ALL RESULTING OPENINGS.

WALL LEGEND		MATERIAL LEGEND	
	EXISTING WALL TO REMAIN		CMU
	ELEMENTS TO BE REMOVED		CONCRETE
	1 HOUR PARTITION		WOOD BLOCKING
	2 HOUR PARTITION		STEEL (LARGE SCALE)
	EXTENT OF WORK		PLASTER
			RIGID INSULATION
			PLYWOOD
			MILLWORK

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PROJECT NAME
THE YARDAGE CLUB

PROJECT ADDRESS
110 S. HAMILTON ST. MARSHALL, MI 49048

DESIGN VERSION
PERM SET

06/17/2024

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C.M.N.

DATE
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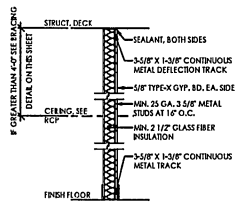
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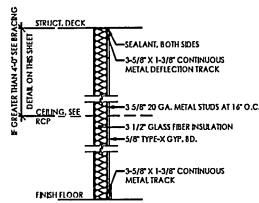
PROJECT NUMBER
2026.059

DEMOLITION PLANS

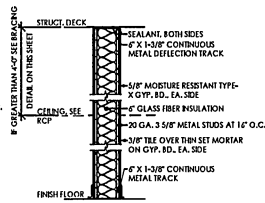
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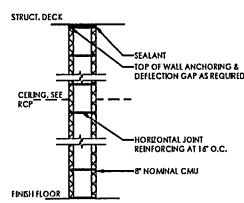
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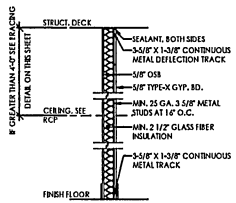
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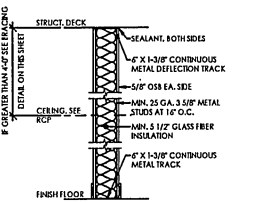
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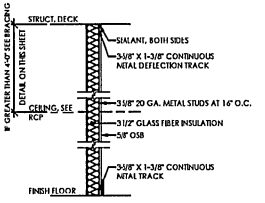
PARTITION TYPE - 4



PARTITION TYPE - 5



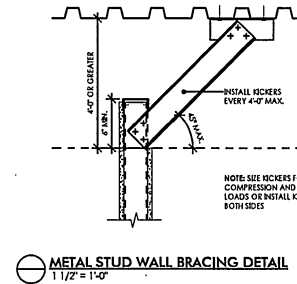
PARTITION TYPE - 6



PARTITION TYPE - 7

GENERAL NOTES

- REFER TO THE FINISH SCHEDULE AND PLANS FOR WALL FINISHES.
- PROVIDE SCHLUTER KERDI-MEMBRANE OVER GYP. BD. WHERE TILE IS TO BE APPLIED.

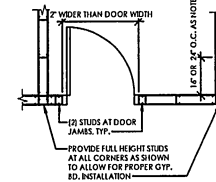


METAL STUD WALL BRACING DETAIL
1 1/2" x 1-0"

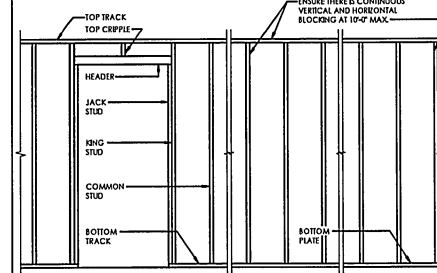
WALL AND CEILING SPECIFICATIONS

- METAL FRAMING**
 - NON-BEARING INTERIOR PARTITION FRAMING TO BE MIN. 33 MBS (20GA.), MIN. 1-1/4" FLANGE, G40 FLANGE, G40.
 - EXTERIOR WALLS AND INTERIOR BEARING PARTITION FRAMING TO BE MIN. 43 MBS (16GA.), MIN. 1-3/8" FLANGE, G40.
 - CEILING FRAMING TO BE MIN. 33 MBS (20GA.), MIN. 1-1/4" FLANGE, G40.
 - JOISTS, RAFTERS AND OTHER FRAMING TO BE MIN. 54 MBS (14GA.), MIN. 2" FLANGE, G40.
- GYPSTUM BOARD**
 - ALL GYPSTUM BOARD TO BE 5/8" TYPE X UNLESS OTHERWISE NOTED.
 - ALL GYPSTUM BOARD INDICATED TO BE ACoustICAL SHALL BE 5/8" TYPE X, COMPRESSED OF TWO LAYERS OF GYPSTUM BOARD LAMINATED TO A SOUND-DAMPENING VELOCITELASTIC POLYMER.
 - ALL GLASS MAT GYPSTUM BOARD TO BE 5/8" TYPE X, WITH FIBERGLASS MAT LAMINATED TO BOTH SIDES.
 - ALL CEMENTITIOUS BACKER UNITS TO BE 5/8" UNLESS NOTED OTHERWISE.
 - ALL WOOD PANELS TO BE THE FLYWOOD IN THE THICKNESS INDICATED BY PLANS.
 - ALL INTERIOR WOOD PANELS NOT IN CONTACT WITH THE CONCRETE OR MASONRY TO BE UC2 OR BETTER.
 - ALL WOOD PANELS IN CONTACT WITH THE CONCRETE OR MASONRY TO BE UC4 OR BETTER.
 - ALL EXTERIOR WOOD PANELS TO BE UC4 OR BETTER.
 - ALL FIRE-RESISTANT-TREATED WOOD (FRTW) TO HAVE A FLAME SPREAD INDEX OF 25 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84. ALL FRTW TO BE SAMSORED AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 12%. ALL FRTW TO BE STAMPED WITH THE CLASSIFICATION MARKING OF A QUALIFIED TESTING AGENCY. INSTALL FRTW WITH HARDWARE VISIBLE WHENEVER POSSIBLE.
 - ALL THE BACKING BOARD SHALL RECEIVE A LEVEL 2 FINISH.
 - ALL GYPSTUM WALLBOARD TO BE TEXTURED SHALL RECEIVE A LEVEL 3 FINISH.
 - ALL GYPSTUM WALL BOARD TO BE PAINTED. UNPAINTED TEXTURED SHALL RECEIVE A LEVEL 4 FINISH. A LEVEL 5 FINISH MAY BE SPECIFIED ON FINISH PLANS.
- SOUND ATTENUATION BATTIS**
 - SOUND ATTENUATION BATTIS TO BE UNFACED GLASS-FIBER.
 - WHERE INSTALLED IN A WALL, SOUND ATTENUATION BATTIS TO BE FULL-DEPTH, FRICTION IF UNLESS OTHERWISE NOTED.
 - WHERE INSTALLED IN CEILINGS, SOUND ATTENUATION BATTIS TO COVER THE AREA ENTIRELY IN THE THICKNESS SPECIFIED.
- THERMAL INSULATION**
 - RIGID INSULATION TO BE EXTRUDED POLYSTYRENE, EXPANDED POLYSTYRENE OR POLYURETHANURATE THAT MEETS OR EXCEEDS THE SPECIFIED R-VALUE. RIGID INSULATION TO BE INSTALLED BUTTED-TOGETHER FOR A TIGHT FIT.
 - BATT INSULATION TO BE GLASS-FIBER OR MINERAL WOOL THAT MEETS OR EXCEEDS THE SPECIFIED R-VALUE. BATT INSULATION TO FILL THE CAVITY COMPLETELY WITH MINIMAL COMPRESSION.
 - LOOSE-FILL INSULATION TO BE CELLULOSE-FIBER, GLASS-FIBER OR MINERAL-FIBER THAT MEETS OR EXCEEDS THE SPECIFIED R-VALUE. INSTALLATION TO BE IN UNIFORM THICKNESS AND LIGHTLY SETTLED WITH MINIMAL COMPACTION.

FRAMING DETAILS

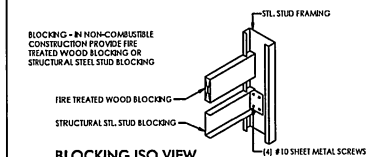


PLAN VIEW



*PROVIDE TREATED WOOD OR METAL TRACK AGAINST ANY CONC. OR MASONRY SURFACE

ELEVATION VIEW



BLOCKING ISO VIEW

INTERIOR STEEL STUD FRAMING

THE INTERIOR STEEL STUD FRAMING GUIDE DESIGNATES THE DESIGN INTENT OF THE ARCHITECT. THE GUIDE IS FOR THE CONTRACTOR'S REFERENCE WHEN INSTALLING INTERIOR STEEL STUD FRAMED WALLS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL INFORMATION FORTIFIED WITHIN THIS GUIDE AND THE CONTRACT DOCUMENTS.

NOTE: VERIFY MIN. STEEL STUD FRAMING GAUGE REQUIREMENTS (MAXIMUM ALLOWABLE HEIGHTS WITH STEEL STUD FRAMING SUPPLIER).

*TIRE BLOCKING TO BE PROVIDED HORIZONTALLY AT 10'-0" O.C. MAX. FIRE CAULK AROUND BLOCKING. METAL STUDS MUST BE A MINIMUM OF 33 MBS.

MAXIMUM ALLOWABLE HEIGHTS (NON-LOAD BEARING - METAL STUDS)

STEEL STUD FRAMING (NON-STRUCTURAL STUDS)		COLD-FORMED METAL FRAMING (STRUCTURAL STUDS)								* DEFLECTION = L/240 * SPSF LATERAL LOAD * SPACING = 16" O.C. * 1-1/2" FLANGE (FOR STRUCTURAL STUDS) * NON-COMPOSITE WALL FULLY BRACED
SIZE	MBS	15	18	33	43	54	68	97	118	
2 1/2"	N/A	N/A	11'-0"	12'-0"	13'-0"	14'-0"	15'-0"	N/A	N/A	
3 5/8"	10'-0"	11'-0"	15'-4"	16'-8"	17'-11"	19'-2"	21'-1"	22'-3"		
6"	14'-0"	16'-0"	22'-0"	24'-0"	26'-0"	30'-0"	31'-0"	33'-0"		

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SCALE
As Indicated

DATE
7/27/2024

DATE
7/27/2024

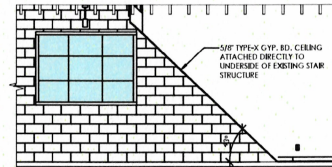
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PARTITION TYPES

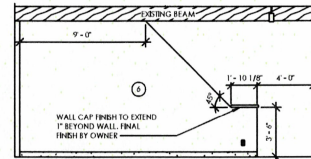
A120

GENERAL NOTES

1. ALL GYPSUM BOARD THROUGHOUT IS TO BE SHF TYPE-X AS A MINIMUM.
2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
3. INFILL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL UNLESS OTHERWISE NOTED. USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, FABRICS, AND ANY OTHER ACCESSORIES.
5. PROVIDE SHF GYPSUM BOARD WITH MEMBRANE ON ALL WET WALLS IN BATHROOMS, SHOWERS, AND KITCHEN LOCATIONS TO RECEIVE TILE. COORDINATE WITH INTERIORS.
6. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
7. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
8. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL UNITS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
9. VERIFY QUANTITY, SIZE, AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
10. DIMENSIONS FOLLOWED BY A+ SHOULD BE REVIEWED AND ALL NECESSARY ADJUSTMENTS MADE PRIOR TO FABRICATION AND/OR INSTALLATION OF AFFECTED WORK. NOTIFY ARCHITECT'S REPRESENTATIVE IF DISCREPANCIES ARISE BEFORE PROCEEDING WITH THE WORK.
11. BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.
12. REFER TO 2024 CODE COMPLIANCE FOR FIRE EXTINGUISHER LOCATIONS.
13. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR PUBLIC AREAS SHALL BE DESIGNED WITH A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (IBC 2021 1204).

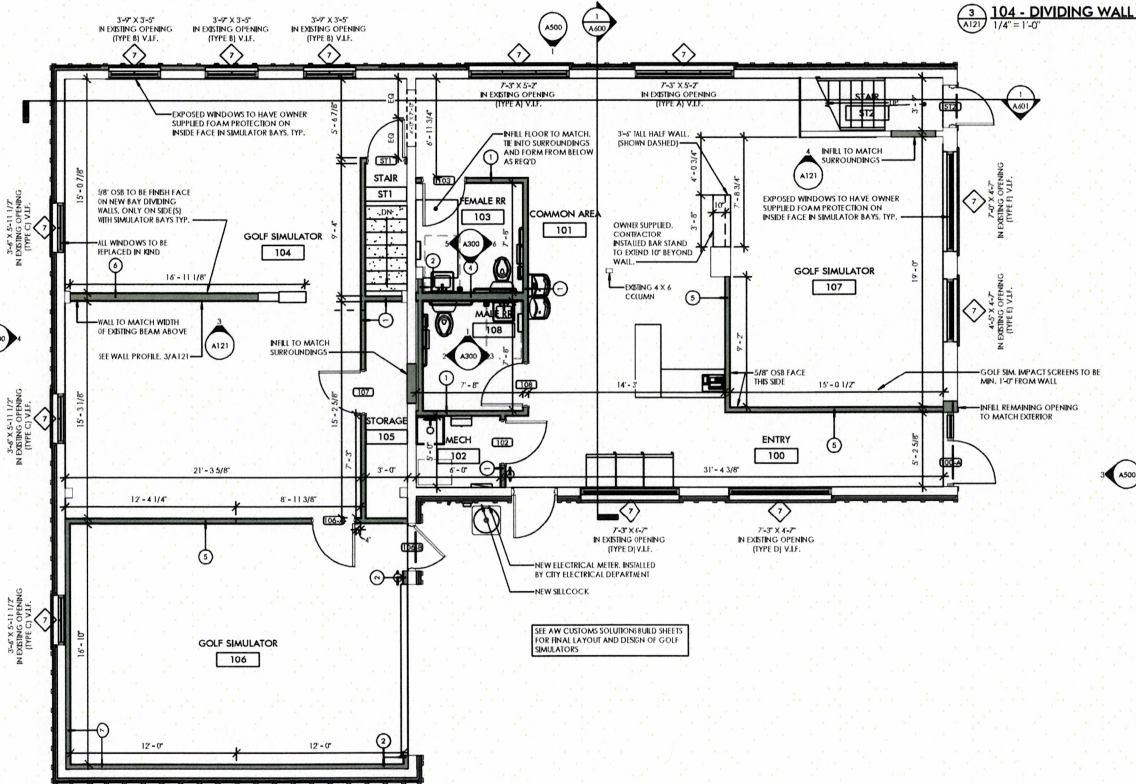


4 STAIR WALL ELEVATION
1/4" = 1'-0"

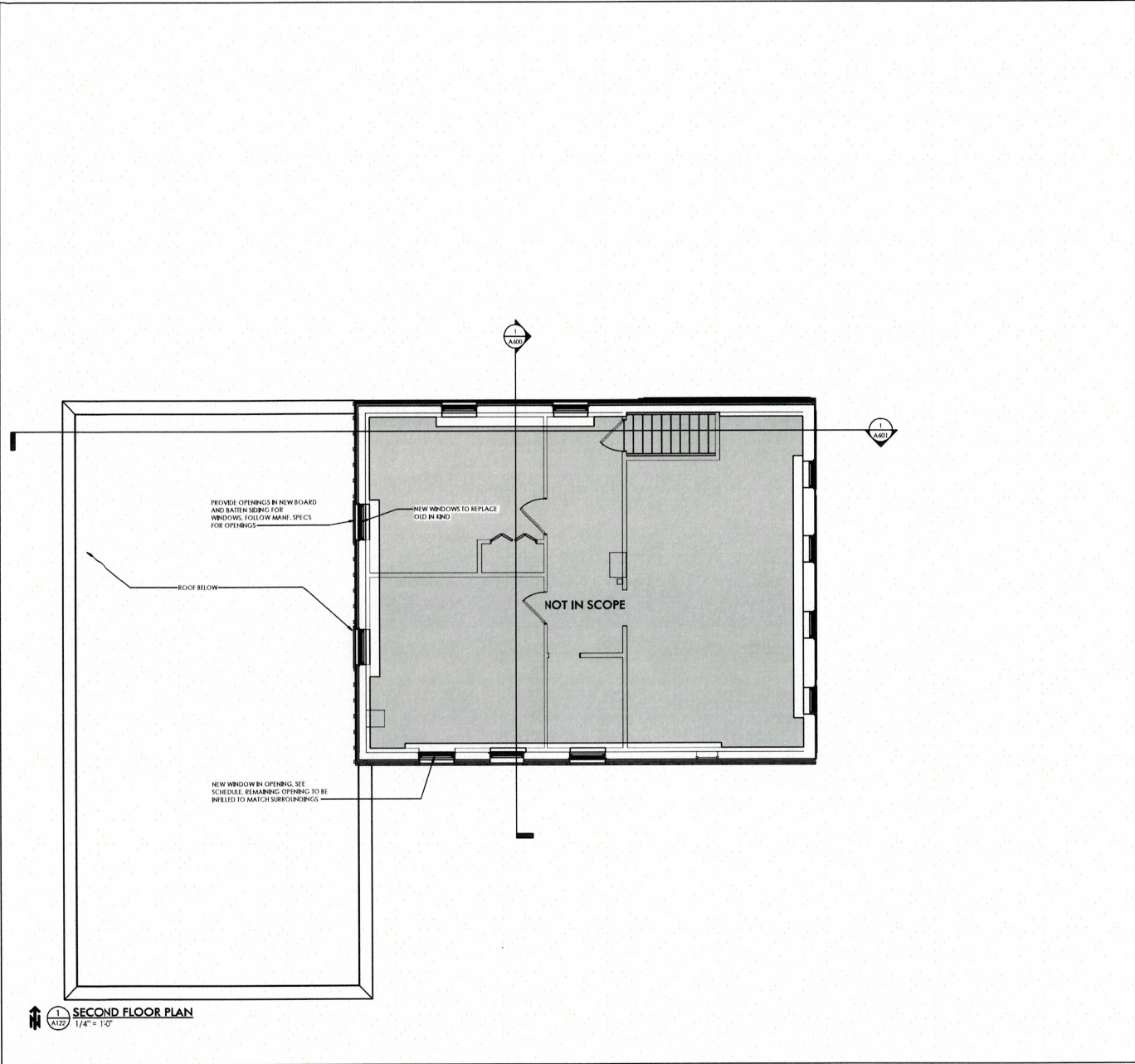


3 104 - DIVIDING WALL ELEVATION
1/4" = 1'-0"

2 BASEMENT FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"



- GENERAL NOTES**
1. ALL GYPSUM BOARD THROUGHOUT TO BE 5/8\"/>
 2. ALL EXISTING INTERIOR WALLS THAT ARE TO REMAIN ARE TO BE PATCHED AS REQUIRED FROM NEW UTILITIES OR GENERAL CONSTRUCTION.
 3. INTEL OF EXISTING WALL OPENINGS IS TO RESULT IN FLUSH FINISHES ON BOTH SIDES OF THE WALL, UNLESS OTHERWISE NOTED. USE APPROPRIATE STUD FRAMING TO ACHIEVE DESIRED FINISH.
 4. INSTALL WOOD BLOCKING IN WALLS AS NECESSARY FOR INSTALLATION OF ALL CASEWORK, MIRRORS, TOWEL BARS, SHOWER CURTAIN RODS, TOILET PAPER DISPENSERS, PAPER TOWEL HOLDERS, TOILET PARTITIONS, RAILINGS, AND ANY OTHER ACCESSORIES.
 5. PROVIDE 5/8\"/>
 6. DRAWINGS ESTABLISH THE DESIGN INTENT OF WORK TO BE PERFORMED. ALL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL TRADES SHALL CAREFULLY COORDINATE WORK OF ALL OTHER TRADES. CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING CONDITIONS AND FOR VERIFYING THEM WITH THE CONTRACT DOCUMENTS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE OWNER PRIOR TO FABRICATION OR INSTALLATION.
 7. COORDINATE SIZE AND LOCATION OF ALL EQUIPMENT SUPPORTS INCLUDING BUT NOT RESTRICTED TO CONCRETE HOUSEKEEPING PADS WITH APPROPRIATE EQUIPMENT MANUFACTURER.
 8. VERIFY QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE. PROVIDE ALL OPENINGS SHOWN OR REQUIRED FOR THE COMPLETION OF THE WORK. PROVIDE ALL DETAILS REQUIRED FOR THESE OPENINGS PER SPECIFICATIONS.
 9. VERIFY QUANTITY, SIZE AND LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS FOR ALL DISCIPLINES INCLUDING BUT NOT RESTRICTED TO MECHANICAL AND ELECTRICAL WORK WITH THE APPROPRIATE TRADE.
 10. DIMENSIONS FOLLOWED BY 4\"/>
 11. BATHROOM MIRRORS AND LIGHT FIXTURES ABOVE VANITIES SHALL BE CENTERED ON THE SINKS.
 12. REFER TO IBC CODE COMPLIANCE FOR FIRE EXTINGUISHER LOCATIONS.
 13. WALLS, PARTITIONS AND FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR PUBLIC AREAS SHALL BE DESIGNED WITH A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (IMC 2021 1206).

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PROJECT NAME
THE YARDAGE CLUB
PROJECT ADDRESS
110 S. HAMILTON ST. MARSHALL, MI 49068

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06/17/2026

DESIGNED BY
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DATE
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PROJECT NUMBER
2026.059

NEW FLOOR PLANS

A122

FINISH SCHEDULE KEY							
CODE	MATERIAL	MANUFACTURER	STYLE	SIZE	COLOR	CONTACT INFO	NOTES
CAB-1	WOOD-FACED ARCHITECTURAL CABINETS						
CWB-1	CERAMIC WALL TILE						
P-1	PANE TO MATCH						
LVS-1	LUXURY VINYL TILE						
PL-1	PLASTER/LAMINATE						
PT-1	PORCELAIN TILE						
PB-1	PORCELAIN TILE BASE						
SC-1	SEALED CONCRETE						
SS-1	SOLID SURFACE						
TL-1	ARTIFICIAL TURF						
VWB-1	VINYL WALL BASE						
WB-1	WINDOW FILM						

FINISH SCHEDULE												
ROOM NUMBER	ROOM NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CIRING	MLWORK	CABINET	TOP	NOTES
001	CIRCULATION											
002	STORAGE											
003	ENTRY											
004	STORAGE											
005	STORAGE											
006	ENTRY											
007	COMMON AREA											
008	MECH											
009	FEMALE RR											
010	GOLF SIMULATOR											
011	STORAGE											
012	GOLF SIMULATOR											
013	MALE RR											
014	STAR											
015	STAR											

ALL FINISHES AND LOCATIONS TO BE SELECTED BY OWNER AND INSTALLED BY G.C.

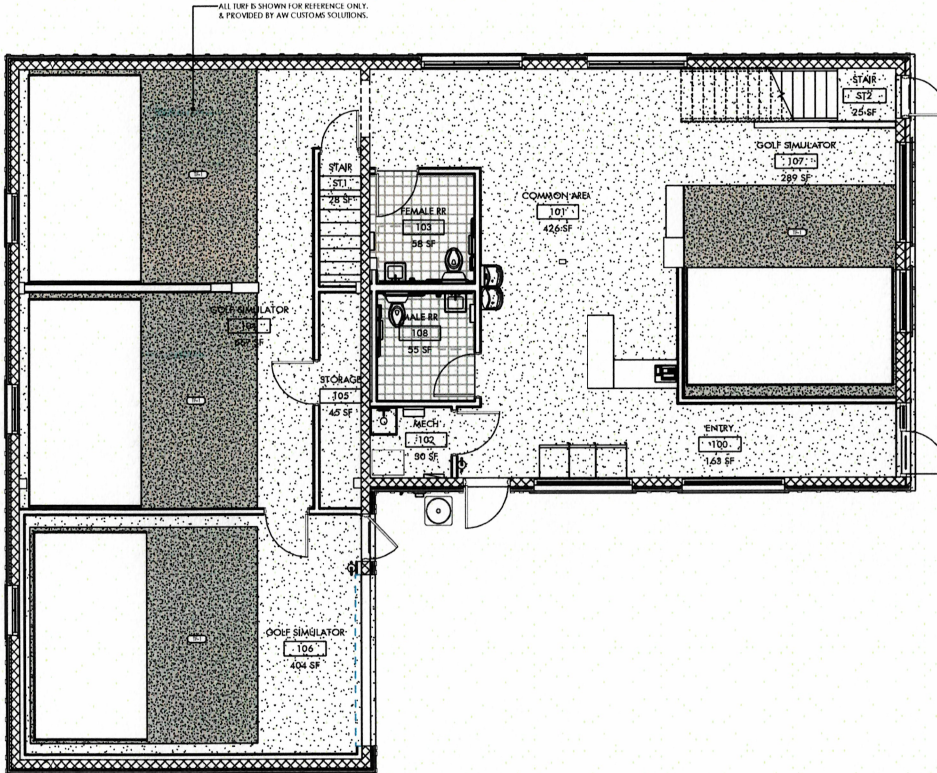
GENERAL NOTES

- PROJECT NORTH FOR ALL FINISH PLANS SHALL BE LOCATED AT THE TOP OF THE DRAWING AREA, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL SPECIFIED FINISH MATERIALS FOR SUBMITAL REVIEW AND FINAL APPROVAL PRIOR TO ORDERING AND INSTALLATION.
- ALL FURNITURE SHOWN ON PLANS IS FOR REFERENCE, SCALE, SPACE PLANNING AND ELECTRICAL/DATA CONNECTION LOCATION PURPOSES ONLY. ALL FURNITURE INCLUDING SPECIALTY ITEMS, SUCH AS DISPLAY CASES, SPECIFICATION, SELECTION, PROCUREMENT AND INSTALLATION SHALL NOT BE PART OF SCOPE OF WORK FOR BUILDING CONTRACTOR UNLESS SPECIFIED OTHERWISE.
- PRIME AND PAINT ALL SURFACES WITH A MINIMUM (2) FINISH COATS. CONTRACTOR TO PROVIDE ANY NECESSARY AND/OR RECOMMENDED PRODUCTS FOR THE PRIME COAT, INTERMEDIATE COAT AND TOP COAT BASED ON THE SUBSTRATE.
- FLOORS**
 - AFTER DEMOLITION OF ALL NOTED EXISTING FLOORING, CONTRACTOR SHALL GRIND CONCRETE OR REPAIR/REPLACE SUBFLOOR, AS REQUIRED, TO PROVIDE A LEVEL, SMOOTH SURFACE FOR INSTALLATION OF ALL SPECIFIED NEW FLOOR FINISH MATERIALS. PROVIDE RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQUIREMENTS.
 - CONTRACTOR SHALL CONDUCT REQUIRED MOISTURE TESTS PRIOR TO INSTALLATION OF ALL SPECIFIED NEW FLOOR FINISH MATERIALS. PROVIDE RECORD PASSING MOISTURE LEVELS PRIOR TO START OF INSTALLATION. REFERENCE MANUFACTURER'S INSTALLATION SPECIFICATIONS FOR EACH FLOOR FINISH TYPE TO VERIFY REQUIREMENTS.
- CONTRACTOR TO PROVIDE AND INSTALL ALL REQUIRED TRANSITION STRIPS, ALL FLOORING TRANSITIONS/ TRANSITION STRIPS SHALL BE CENTERED UNDER DOORS WHEN THEY ARE IN THE CLOSED POSITION OR CENTERED BETWEEN ROOM OPENINGS, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL USE ANY NECESSARY AMOUNT OF LEVELING COMPOUND AT ALL UNEVEN SUBFLOOR CONDITIONS SO THAT THE APPROPRIATE HEIGHT TO ENSURE A FLUSH AND EVEN TRANSITION BETWEEN ADJACENT FLOOR MATERIALS IS ACHIEVED AND MAINTAINED THROUGHOUT ROOM. TRANSITION STRIP TO BE SELECTED BY OWNER.
- WALL BASE**
 - IN ROOMS THAT SPECIFY RUBBER OR VINYL WALL BASE, CONTRACTOR SHALL PROVIDE CONTINUOUS LENGTH OF WALL BASE WITH FIELD FORMED INSIDE AND OUTSIDE CORNERS, UNLESS OTHERWISE NOTED.
- WALLS**
 - PROVIDE A SMOOTH LEVEL 4 DRYWALL FINISH ON ALL GYPSUM WALLS UNDO.
 - ANY REQUIRED WALL PROTECTION SHALL BE INSTALLED AT TOP OF BASE AND TERMINATE AT 48" A.F.F. UNLESS NOTED OTHERWISE. PROVIDE AND INSTALL ALL NECESSARY TRIM PIECES REQUIRED FOR ANY WALL PROTECTION PRODUCTS.
 - CONTRACTOR TO PAINT ALL BUILDINGS TO MATCH SURROUNDING WALL PAINT SELECTION ON FACE OF EACH BUILDING, UNLESS NOTED OTHERWISE.
- Ceilings**
 - CONTRACTOR TO PAINT ALL BUILDINGS TO MATCH SURROUNDING CEILING PAINT SELECTION ON UNDERSIDE OF EACH BUILDING, UNLESS NOTED OTHERWISE.
- MILMORE**
 - FOR ALL EXPOSED METAL COUNTERTOP SUPPORTS, CONTRACTOR TO PAINT IN FIELD WITH SAME PAINT COLOR AS SURROUNDING WALL FINISH. PAINT SHALL BE AN ALLOY WITH SEMI-GLOSS FINISH UNLESS OTHERWISE NOTED.
 - ALL EXPOSED METAL ELEC. MECH. ITEMS IN OCCUPIED SPACES TO BE FIELD-PAINTED TO MATCH SURROUNDING WALL FINISH. ALL ELECTRICAL PLUGS, SWITCHES AND CORRESPONDING COVER PLATES SHALL MATCH SURROUNDING WALL FINISH.
- MISC.**
 - GROUT FOR ALL TILE INSTALLATIONS SHALL BE LATHECOTE OR APPROVED EQUAL. OWNER TO SELECT TILE SPECIFICATIONS AND GROUT COLOR.
 - CONTRACTOR TO PROVIDE AND INSTALL OWNER SELECTED WINDOW COVERING ON ALL GLAZING. VERIFY LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
 - ALL CONCEALED SUPPORT BRACKETS FOR SHELVING AND WALL MOUNTED COUNTERTOPS TO BE A&M HARDWARE CFC FLAT CONCEALED BRACKETS IN APPROPRIATE SIZE - BASE OF DESIGN.
 - ALL JANITOR CLOSETS OR ROOMS WITH A MOP SINK OR SERVICE SINK SHALL HAVE FIBER REINFORCED PANEL (FRP) SELECTED BY OWNER INSTALLED FROM TOP OF WALL BASE TO 4'-0" A.F.F. WITHIN 4' OF SINK FEATURE.

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1 FIRST FLOOR FINISH PLAN
A130 1/4" = 1'-0"

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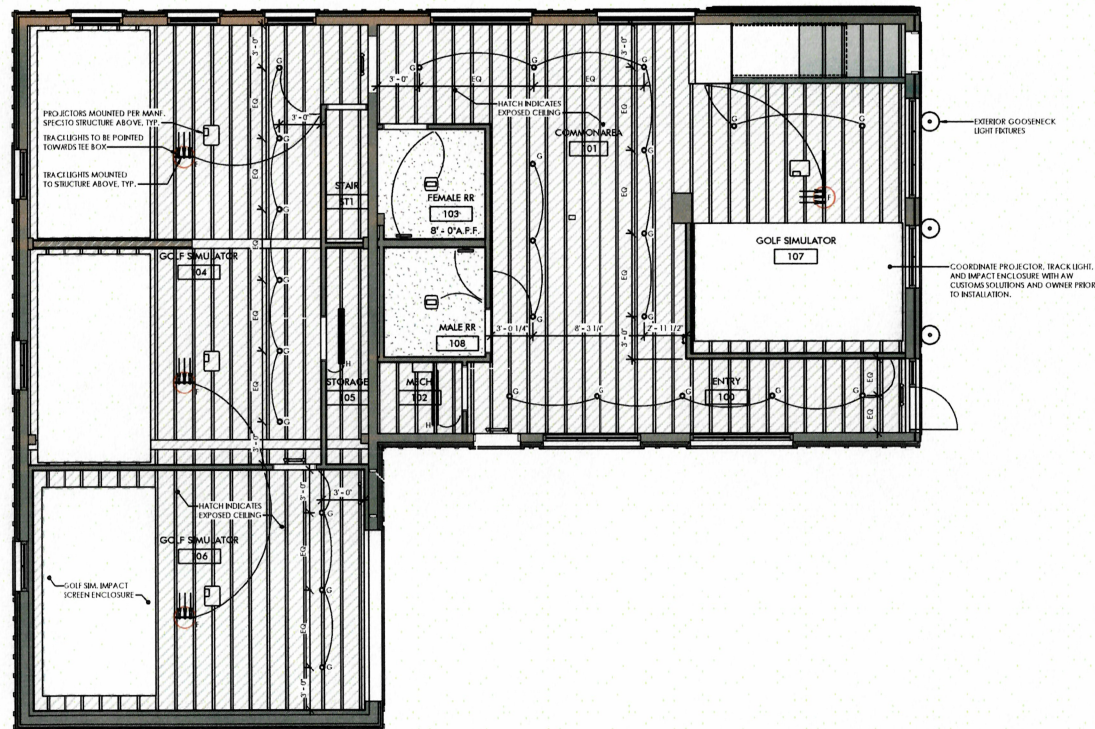
PROJECT NAME
THE YARDAGE CLUB
PROJECT ADDRESS
110 S. HAMILTON ST. MARSHALL, MI 49068

DESIGNED BY
PERMIT SET 04/17/2024

DESIGNED BY
DATE 7/2/2024 1:19:40 PM
SCALE 1/4" = 1'-0"

PROJECT NUMBER
2024.059
FINISH PLAN & SCHEDULE

A130

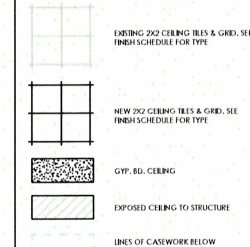


1 FIRST FLOOR REFLECTED CEILING PLAN
A200
1/4" = 1'-0"

REFLECTED CEILING GENERAL NOTES

1. ALL LIGHT SWITCHES SHALL BE SILENT TYPE, 20 AMP, WHITE COLOR WITH WHITE COVER PLATES.
2. IF CEILING HEIGHTS ARE NOT CALLED OUT, THEN THE CEILING IS EXISTING OR SHALL BE EXPOSED TO THE EXISTING STRUCTURE ABOVE. CONFIRM WITH ARCHITECT.
3. COORDINATE LIGHT FIXTURE, MECHANICAL, PLUMBING, ALONG WITH ANY OTHER SYSTEMS AS REQUIRED TO NOT INTERFERE WITH ONE ANOTHER.
4. ALL LIGHT FIXTURES AND HVAC SHALL BE CENTERED IN ALL ROOMS, 2X2 CEILING GRIDS, CLOUDS OR BETWEEN OTHER ELEMENTS OR EQUALLY SPACED UNLESS NOTED OTHERWISE.
5. ALL 2X2 CEILING GRIDS TO BE CENTERED IN ROOM UNLESS NOTED OTHERWISE. NO PANEL SHALL BE LESS THAN 4" WIDE.
6. SEE MEP PLANS FOR ADDITIONAL MECHANICAL, ELECTRICAL, AND PLUMBING NOTES.
7. REPLACE ANY CEILING TILES IN CEILING THAT ARE TO REMAIN.
8. ALL BULKHEAD HEIGHTS AT NON-CABINERY LOCATIONS TO BE 10'-0" UNLESS NOTED OTHERWISE. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL BULKHEAD HEIGHTS.
9. REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS.
10. REFER TO ROOM FINISH KEY AND SCHEDULE FOR ACP DESIGNATIONS.
11. ALL DIMENSIONS ARE FROM CENTER LINE OF FIXTURE TO FINISHED FACE OF WALL.
12. PATCH AND REPAIR EXISTING CEILING AS REQUIRED THAT WAS DAMAGED DURING DEMOLITION AND/OR NEW CONSTRUCTION ACTIVITIES. PATCH AND REPAIR TO MATCH EXISTING ADJACENT CONSTRUCTION SUPPORT SYSTEM, CEILING FINISH, PATTERN AND ELEVATION.

REFLECTED CEILING LEGEND



LIGHT FIXTURE LEGEND

*ALL FIXTURES SHOWN ARE TO BE A BASIS OF DESIGN. EQUAL EQUIVALENTS ARE ACCEPTED.

TAG	SYMBOL	MANUFACTURER & DESCRIPTION	MODEL / COLOR
A		LETHONIA 6" RECESSED CAN LIGHT OR WALL WASH	LDNG / COLOR TO MATCH CEILING
B		BREEZA EXHAUST FAN WITH LED LIGHT, 110 CFM	INTUNE FLEX SERIES / WHITE IN COLOR
C		LETHONIA EDE-LINE COMBO	110MM LED / WHITE IN COLOR
D		LETHONIA EMERGENCY LIGHT	ELMAL / WHITE IN COLOR
E		BROWNLEE LIGHTING VANITY LIGHT	FLOW SQ / SILVER IN COLOR
F		RAIL TRACK LIGHTING, OR EQUAL ALTERNATE	80 32 IN TRACK 3 LAMP MEDIUM, BLACK IN COLOR
G		ALCON LIGHTING CYLINDRICAL LED PENDANT LIGHT, OR EQUAL ALTERNATE	12303 12" STEM / BLACK IN COLOR
H		SUSPENDED LINEAR	SELECTED BY OWNER
I		BARNIGHT WAREHOUSE GOOSENECK LIGHT	12" SHADE, TEXTURED BLACK COLOR, DISK TO DAWN PHOTOCELL, E-26 SOCKET, LED, 1.16K LUMEN, 3000K, LEDS INCL.



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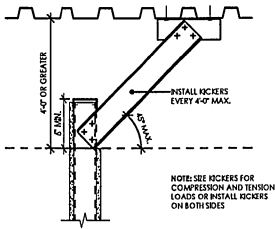
PROJECT NAME
THE YARDAGE CLUB
PROJECT ADDRESS
110 S. HAMILTON ST., MARSHALL, MI 49048

DESIGN NUMBER
PERMIT SET 06/17/2026

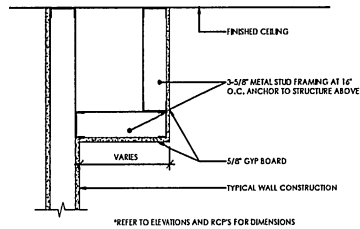
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C.M.M.
DATE 7/2/2026 1:19:40 PM
SCALE 1/4" = 1'-0"
SHEET

PROJECT NUMBER
2026.059
REFLECTED CEILING PLANS

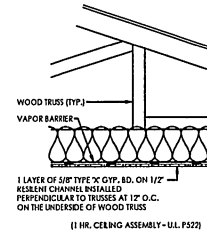
A200



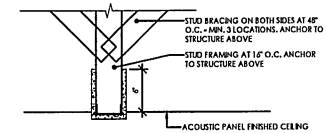
1 ABOVE-CEILING NON-BEARING FRAMING DETAIL
A210 1 1/2" = 1'-0"



2 BULKHEAD - MTL STUD
A210 1 1/2" = 1'-0"



3 **RATED CEILING DETAIL**
A210 $3/4" = 1'-0"$



4
A210

BULKHEAD
1 1/2" = 1'-0"

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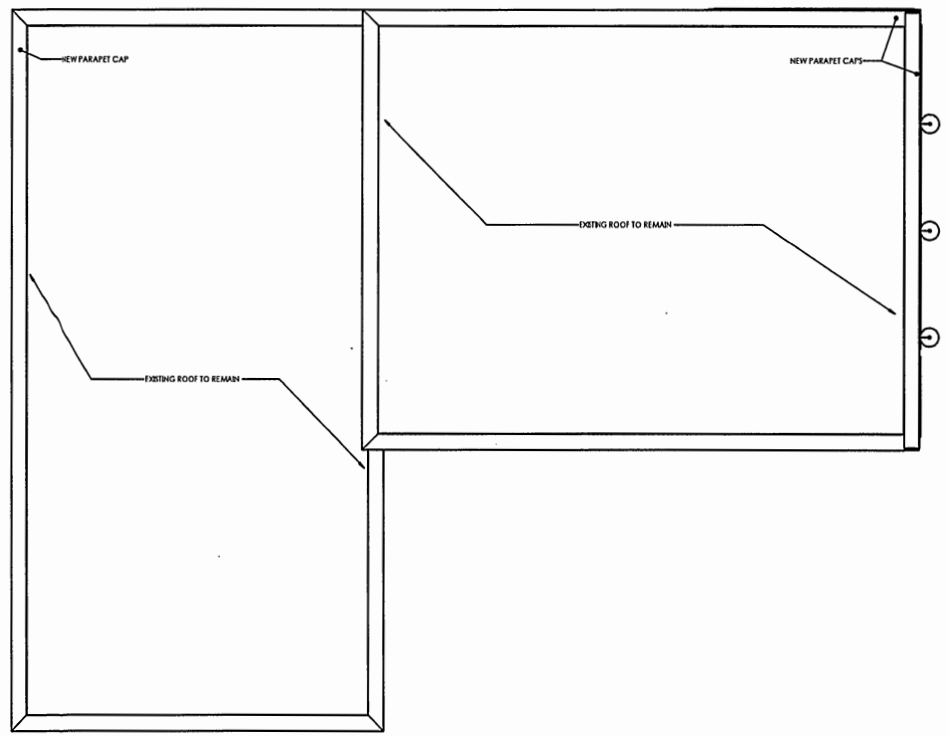
PROJECT NAME
THE YARDAGE CLUB
PROJECT ADDRESS
110 S. HAMILTON ST, MARSHALL, MI 49068

PERMIT SET 05/17/2024

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PROJECT NUMBER
2026.059
CEILING DETAILS

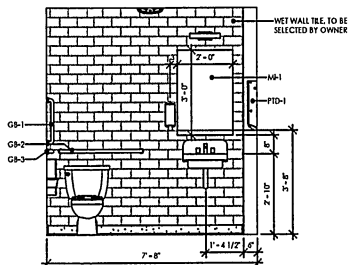
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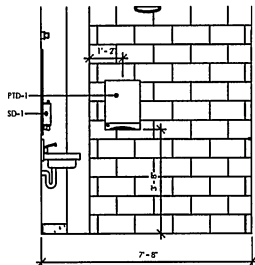
1 ROOF PLAN
A220
1/4" = 1'-0"

GENERAL NOTES

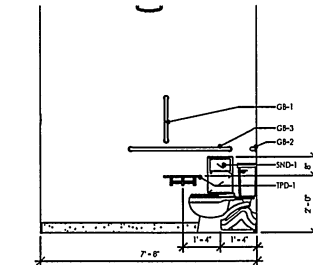
1. REFER TO ROOM FINISH SCHEDULE FOR BASE DESIGNATIONS
2. ACTUAL GROMMET LOCATIONS TO BE DETERMINED BY OWNER. REFER TO FINISH PLANS FOR GROMMET LOCATIONS AND SPECIFICATIONS.
3. PROVIDE FILLER PIECES AT CASEWORK AS REQUIRED.
4. DRAWERS LABELED "FILES" ARE TO HAVE STEEL BARS FOR HANGING FILES (2" PER DRAWER, FILES SHOULD HANG PERPENDICULAR TO DRAWER FACE IF LESS THAN 12" WIDE AND PARALLEL TO DRAWER IF GREATER THAN 12" WIDE
5. ALL UPPER CABINETS TO BE 12" DEEP UNLESS NOTED OTHERWISE
6. PROVIDE INSULATED PIPE WRAP ON ALL EXPOSED PIPING.
7. SEE SHEET 1002 FOR ACCESSORY MOUNTING HEIGHTS UNLESS SHOWN OTHERWISE
8. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS
9. WHERE A SPECIFIED BRACKET IS NOT INDICATED PROVIDE METAL BRACKETS AS REQUIRED TO SUPPORT COUNTERTOPS AND SHELVES. BRACKETS SHOULD BE LOCATED AT ANY UNSUPPORTED LENGTH GREATER THAN 36". PAINT BRACKETS TO MATCH ADJACENT WALL
10. REFER TO THE ACCESSORIES SCHEDULE FOR TOILET ROOM ACCESSORIES AND THEIR DESIGNATIONS
11. PROVIDE BLOCKING IN WALLS WHERE NECESSARY. THESE LOCATIONS CONSIST OF, BUT ARE NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, TACKBOARDS, HANDRAILS, WALL MOUNTED EQUIPMENT AND OWNER DESIGNATED EQUIPMENT LOCATIONS.
12. ALL EXPOSED EXTERIOR SURFACES OF CASEWORK TO BE FINISHED TO MATCH THE CASEWORK
13. PAINT GRILES AND DIFFUSERS TO MATCH ADJACENT WALL
14. COORDINATE ALL CABINETS SIZES WITH APPLIANCES
15. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS INDICATED OTHERWISE
16. ALL APPLIANCES ARE TO BE SELECTED BY OWNER. OWNER AND CONTRACTOR ARE TO COORDINATE SIZING TO MATCH ELEVATIONS. ADJUST CASEWORK AS NECESSARY.



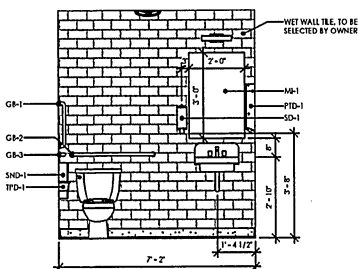
4 103 - S
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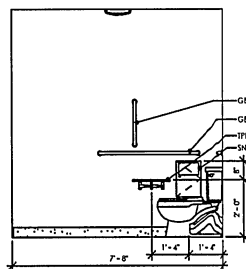
5 103 - W
1/2" = 1'-0"



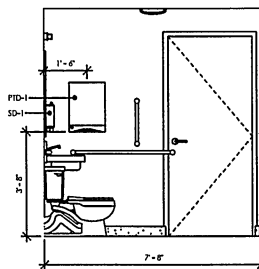
6 103 - E
1/2" = 1'-0"



1 108 - N
1/2" = 1'-0"



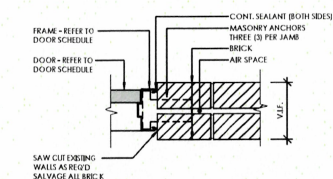
2 108 - W
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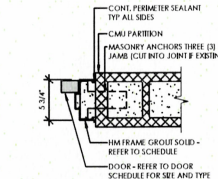
3 108 - E
1/2" = 1'-0"

ACCESSORIES SCHEDULE				
TYPE MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
GB-1	18" VERTICAL GRAB BAR	BRADLEY CORP.	812-001-18	
GB-2	36" GRAB BAR	BRADLEY CORP.	812-001-36	
GB-3	42" GRAB BAR	BRADLEY CORP.	812-001-42	
MB-1	MIRROR	BOBBICK	B-200	
PTD-1	PAPER TOWEL DISPENSER	TORK	145001	WALL MOUNTED MULTIFOLD TOWEL DISPENSER, STAINLESS STEEL
SD-1	SOAP DISPENSER	TORK	485000	
SHD-1	SANITARY HANDED DISPOSAL	BOBBICK	B-254	
PTD-1	TOILET PAPER DISPENSER	BOBBICK	B-0840	

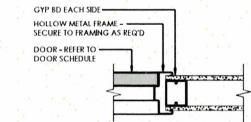
DOOR SCHEDULE																			
DOOR NUMBER	ROOM NUMBER	ROOM NAME	NEW OR EXIST	DOOR TYPE	FIRE RATING	DOOR			DOOR FRAME		DOOR FRAME DETAILS			DOOR HARDWARE			COMMENTS		
						WIDTH	HEIGHT	THICKNESS	DOOR MATL	DOOR FINISH	TYPE	FRAME MATL	FRAME FINISH	HEAD	JAMB	SILL		HDWR SET	CARD READER
LEVEL 0	004	STORAGE	NEW	F	45 MIN.	3'-0"	6'-8"	1 3/4"	SLM	BY OWNER	SLM	BY OWNER	4/A400	8/A400	-	4		STOREROOM	
LEVEL 1																			
100-A	100	ENTRY	NEW	LI		3'-0"	7'-0"	1 3/4"	ALUM	BY OWNER	ALUM	BY OWNER	2/A400	7/A400	10/A400	2		ENTRY	
100-B	100	ENTRY	NEW	VV		3'-0"	7'-0"	1 3/4"	ALUM	BY OWNER	ALUM	BY OWNER	3/A400	8/A400	10/A400	2		ENTRY	
102	100	ENTRY	NEW	F		3'-0"	7'-0"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	3/A400	9/A400	-	4		STOREROOM	
103	103	STORAGE	NEW	F		3'-0"	7'-0"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	3/A400	9/A400	-	5		PERFECT	
106-A	106	GLASS ELEVATOR	NEW	F		3'-0"	7'-0"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	3/A400	9/A400	-	1		PASSAGE	
106-B	106	GLASS ELEVATOR	EXISTING	WW		3'-0"	6'-8"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	3/A400	9/A400	-	3		ENTRY	
107	107	GLASS ELEVATOR	NEW	F		3'-0"	7'-0"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	3/A400	9/A400	-	4		STOREROOM	
108	108	MULTI-USE	NEW	F		3'-0"	7'-0"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	3/A400	9/A400	-	5		PERFECT	
110	110	GLASS ELEVATOR	NEW	F		3'-0"	7'-0"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	3/A400	9/A400	-	4		STOREROOM	
112	112	STAIR	NEW	XX		2'-8"	6'-8"	1 3/4"	WD	BY OWNER	SLM	BY OWNER	2/A400	2/A400	10/A400	3		ENTRY	NEW DOOR IN EXISTING OPENING



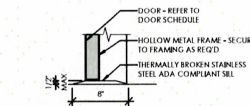
7 JAMB DETAIL - BRICK
1 1/2" = 1'-0"



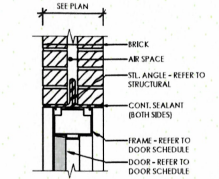
8 JAMB DETAIL - CMU
1 1/2" = 1'-0"



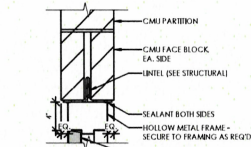
9 JAMB DETAIL - H.M. GYP. BD
1 1/2" = 1'-0"



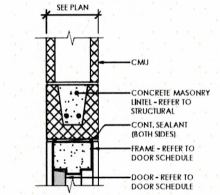
10 SILL DETAIL - H.M. FRAME
1 1/2" = 1'-0"



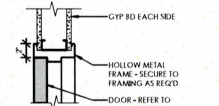
2 HEAD DETAIL - BRICK WALL
1 1/2" = 1'-0"



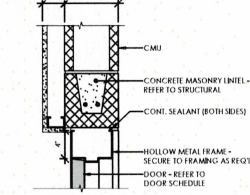
3 HEAD DETAIL - EXISTING CMU
1 1/2" = 1'-0"



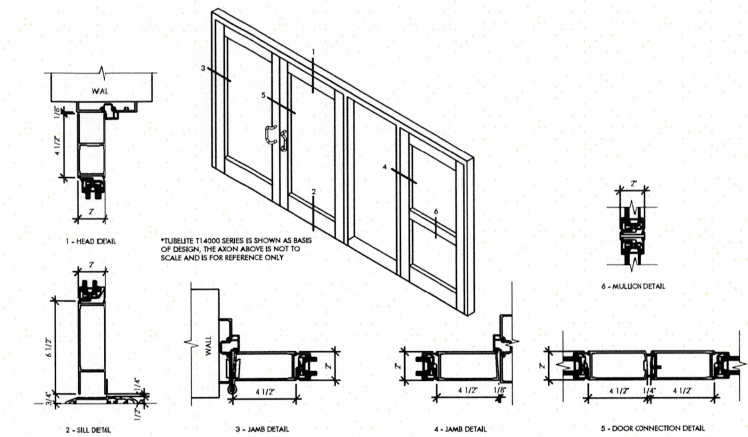
4 HEAD DETAIL - NEW CMU
1 1/2" = 1'-0"



5 HEAD DETAIL - H.M. GYP. BD
1 1/2" = 1'-0"



6 HEAD DETAIL - CMU AND GYP
1 1/2" = 1'-0"



1 ALUM. DOOR DETAILS
3" = 1'-0"

DOOR AND FRAME SPECIFICATIONS

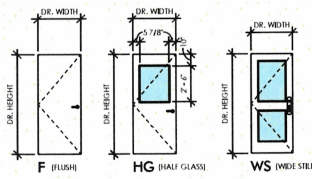
- REFER TO MATERIAL DOOR SCHEDULE FOR TYPE, SIZE, THICKNESS AND FINISHES.
- HOLLOW METAL DOOR FRAMES TO BE FABRICATED FROM METALLIC-COATED STEEL SHEET, MINIMUM 0.053 INCH THICK (16 GA.) FACE WELDED AND GROUND FLUSH. ALL EXPOSED SUBFACTORY PRIME PAINTED. HOLLOW METAL FRAMES TO SHIP WITH TWO REMOVABLE SPREADER BARS, LOCATED AT THE BOTTOM OF EACH FRAME, TACK WELDED TO JAMBS AND MULLIONS.
- HOLLOW METAL DOORS TO BE FABRICATED FROM METALLIC-COATED STEEL SHEET, MINIMUM 0.053 INCH THICK (16 GA.) EDGE CONTRAST TO BE MINIMUM 1/8" FLUSH LOCK AND HINGE EDGES TO BE BEVELLED 1/8" INCH IN 2" RADIUS. CORE TO BE MANUFACTURER'S STANDARD.
- FIRE RATED HOLLOW METAL DOORS AND FRAMES TO BE MANUFACTURER'S STANDARD FOR THE RATING INDICATED ON THE DOOR SCHEDULE.
- FIRE RATED DOORS AND FRAMES SHALL COMPLY WITH NFPA 80 AND BE LABELED BY A QUALIFIED TESTING AGENCY ACCESSIBLE TO THE AUTHORITIES HAVING JURISDICTION.
- VISION PANELS, TRANSCOMS AND SIGHTS IN FIRE RATED DOORS TO MEET CRITERIA IN TABLE 7102.
- ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES TO BE COATED WITH MINIMUM ADO COATING. CLOSE TOP EDGES OF DOORS WITH FLUSH COVERS OF THE SAME MATERIAL AS FACE SHEETS. SEAL JOINTS AGAINST WATER PENETRATION. CLOSE BOTTOM EDGES OF DOORS WHERE REQUIRED FOR ATTACHMENT OF WEATHER STOPPING. WITH END CLOSURES OR CHANNELS OF SAME MATERIAL AS FACE SHEETS. PROVIDE WEEP-HOLES IN BOTTOMS OF EXTERIOR DOORS TO PERMIT MODERATE TO ESCAPE.
- KNOCKDOWN HOLLOW METAL FRAMES ARE NOT PERMITTED WITHOUT PRIOR APPROVAL FROM ARCHITECT.
- FACTORY PREPARE ALL HOLLOW METAL DOORS AND FRAMES TO RECEIVE DOOR HARDWARE AS INDICATED.
- FOR GLAZED LITES, PROVIDE STOPS AND MOLDINGS AROUND GLAZED LITES. FORM CORNERS OF STOPS AND MOLDINGS WITH BUTTED HARDWARE JOINTS.
- A MINIMUM OF THREE (3) JAMB ANCHORS ARE REQUIRED PER HOLLOW METAL JAMB, WITH ONE ADDITIONAL ANCHOR FOR JAMBS WITHOUT A FLOOR ANCHOR. PROVIDE ONE ADDITIONAL JAMB ANCHOR FOR EACH 24 INCHES (OR PORTION THEREOF) OF FRAME HEIGHT ABOVE 7'0".
- WOOD FLUSH DOORS TO BE SOLID-CORE, FIVE-PLY, HOUSING-BONDED, FACES TO BE ANY CLOSE-GRAINED HARDWOOD OF ONE (1) SPECIES. CORES FOR NON-RATED DOORS TO BE GRADE (D-PARTICLEBOARD). BLOCKING IN THE CORE TO BE PROVIDED IN ORDER TO ELIMINATE THE NEED TO THROUGH-BOLT HARDWARE. TYPICAL BLOCKING B-SANCTION, 1/2" AND BOTTOM RAIL, INSTALL 4" X 2" X 1/2" BUSHING BLOCK IN DOORS INDICATED TO HAVE EXE DEVICES.
- CORES FOR FIRE RATED WOOD FLUSH DOORS TO BE MANUFACTURER'S STANDARD FOR THE RATING INDICATED ON THE DOOR SCHEDULE.
- FACTORY MACHINE ALL WOOD FLUSH TO RECEIVE DOOR HARDWARE THAT IS NOT SURFACE MOUNTED. FACTORY CUT AND TRIM ALL OPENINGS THROUGH DOORS.
- FACTORY INSTALL GLAZING IN DOORS INDICATED TO BE FACTORY FINISHED. IRM OPENINGS WITH MANUFACTURER'S STANDARD MATERIAL AND PROFILE. IN DOORS INDICATED TO BE FIELD FINISHED, SHIP GLAZING AND IRM WITH DOORS, LABELED WITH THE SAME NUMBER AS THE DOOR.
- FACTORY FINISH FACES, ALL FOUR EDGES, EDGES OF CUTOUTS AND MORTISES OF ALL WOOD FLUSH DOORS UNLESS NOTED OTHERWISE IN THE DOOR SCHEDULE.
- ALL PUSH/PULL DOORS TO RECEIVE A 10" TAIL TAIL. FULL WIDTH KICK PLATES ON THE BOTTOM OF EACH SIDE OF THE DOOR.
- ALL EXTERIOR DOORS SHALL COMPLY WITH BUILDING ENVELOPE PERFORMANCE CRITERIA IN ASHRAE 90.1-2019. OPAQUE DOORS SHALL HAVE A MAXIMUM ASSEMBLY U-VALUE OF 0.35. ENTRANCE DOORS SHALL HAVE A MAXIMUM ASSEMBLY U-VALUE OF 0.45. A MAXIMUM ASSEMBLY U-VALUE OF 0.35 AND A MINIMUM ASSEMBLY V-OF 1.0. MAXIMUM AIR LEAKAGE RATES SHALL BE IN COMPLIANCE WITH ASHRAE 90.1-2019 TABLE 5.8.3.2. ALL EXTERIOR DOORS SHALL BE LABELED OR ACCOMPANIED BY A SIGNED & DATED CERTIFICATE LISTING ACTUAL VALUES FOR THE PRODUCT SHOWING COMPLIANCE WITH THE ABOVE REQUIREMENTS.

ABBREVIATIONS

SLM - HOLLOW METAL
IPS - INTERIOR PAINT SYSTEM
DST - DOOR STOP
ALUM - ALUMINUM
FS - FIBERGLASS
WD - SOLID CORE WOOD DOOR
AL - ALUMINUM ENTRY DOORS

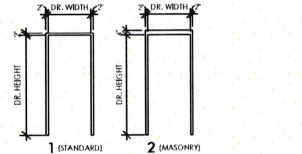
GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPES.
- ALL HARDWARE TO BE ADA COMPLIANT LEVER HARDWARE.
- ALL EXTERIOR AND RATED DOORS ARE TO HAVE ADA COMPLIANT SELLS WITH MAX THRESHOLDS OF 1/2"



DOOR TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEIGHTS, WIDTHS AND GLAZING TYPE



FRAME TYPES

NOTE: REFER TO DOOR SCHEDULE FOR HEAD, JAMB, AND SILL DETAILS

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06/17/2024

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DATE
7/2/2024
TIME
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SCALE
AS INDICATED

PROJECT NUMBER
2024.059

DOOR SCHEDULE AND DETAILS

A400

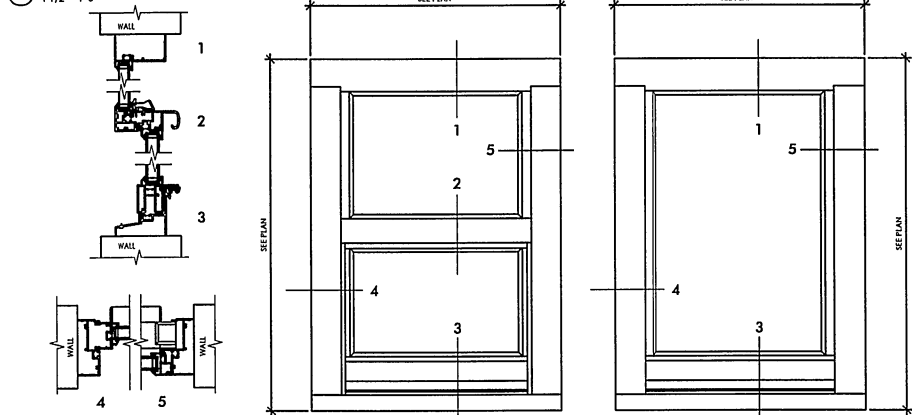
The drawing consists of two parts: a plan view on the left and a section view on the right.

Plan View: Shows a rectangular door frame assembly. It includes a central door panel (1), an inner frame (2), and an outer frame (3). A dimension line labeled 'SECTION' indicates the location of the section cut.

Section View: Shows a cross-section of the door assembly. It includes a door panel (1), a hinge (2), and a latch (3). The door is shown in an open position, revealing the internal components and the hinge mechanism. The door is labeled 'DOOR' and the frame is labeled 'FRAME'.

PICTURE DETAILS

5 PICTURE (FIXED) DETAILS - ANDERSEN A SERIES
A410 $1 \frac{1}{2} T' = 1 \frac{1}{2} T'$



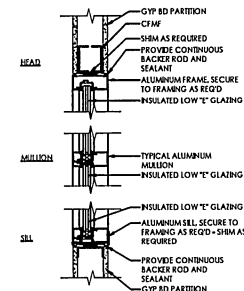
CASEMENT DETAILS

1 CASEWORK AND SINGLE HUNG DETAILS
A410 $1\frac{1}{2}'' = 1\frac{1}{2}''$

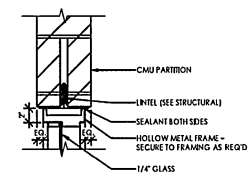
The diagrams illustrate three methods of installing windows and doors into a CMU partition:

- HEAD:** Shows the top of the window frame. The CMU partition is on the left. The window frame is installed with a shim as required. A continuous backer rod and sealant are used between the frame and the CMU. The frame is secured to the framing as required. Insulated low-e glazing is installed within the frame.
- MUNTIN:** Shows the muntin bar separating the panes. A typical aluminum muntin is used. Insulated low-e glazing is installed on both sides of the muntin.
- SILL:** Shows the bottom of the window frame. The CMU partition is on the left. The window frame is installed with a shim as required. A continuous backer rod and sealant are used between the frame and the CMU. The frame is secured to the framing as required. Insulated low-e glazing is installed within the frame.

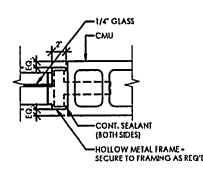
2 ALUM WINDOW DETAIL - CMU
A410 1 1/2" = 1'-0"



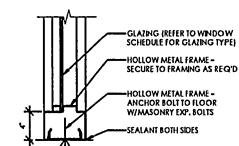
3 ALUM WINDOW DETAIL - GYP BD
A410 1 1/2" = 1'-0"



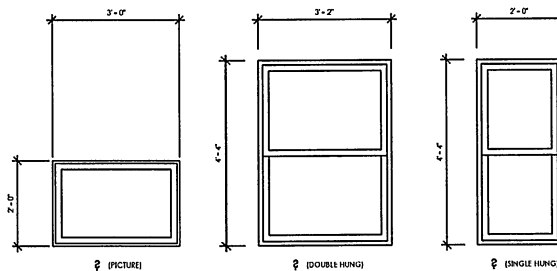
4 H MTL WINDOW HEAD - EXISTING CMU
A410 1 1/2" = 1'-0"



8 H.MTL WINDOW JAMB - CMU
A410 1 1/2" = 1'-0"



9 H.MTL WINDOW SILL
A410 1 1/2" = 1'-0"



10 WINDOW LEGEND
A410 3/4" = 1'-0"

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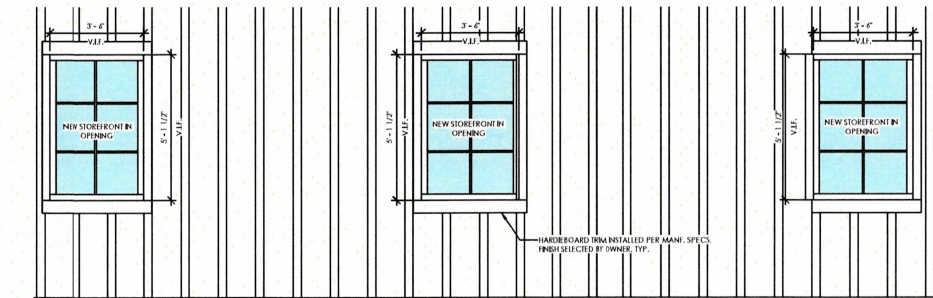
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PERMIT SET	04/17/2024

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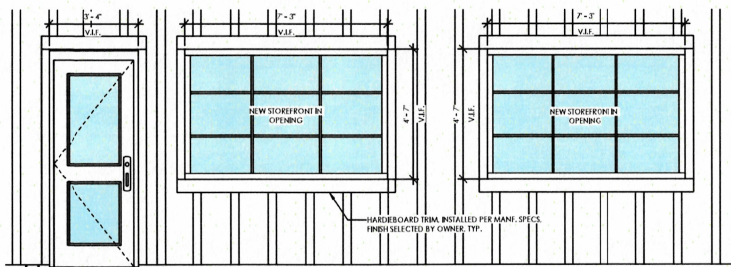
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WINDOW SCHEDULE AND DETAILS

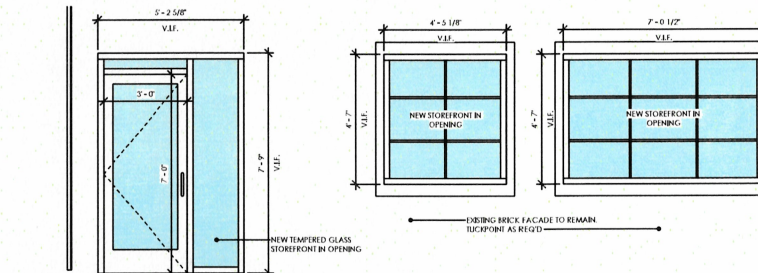
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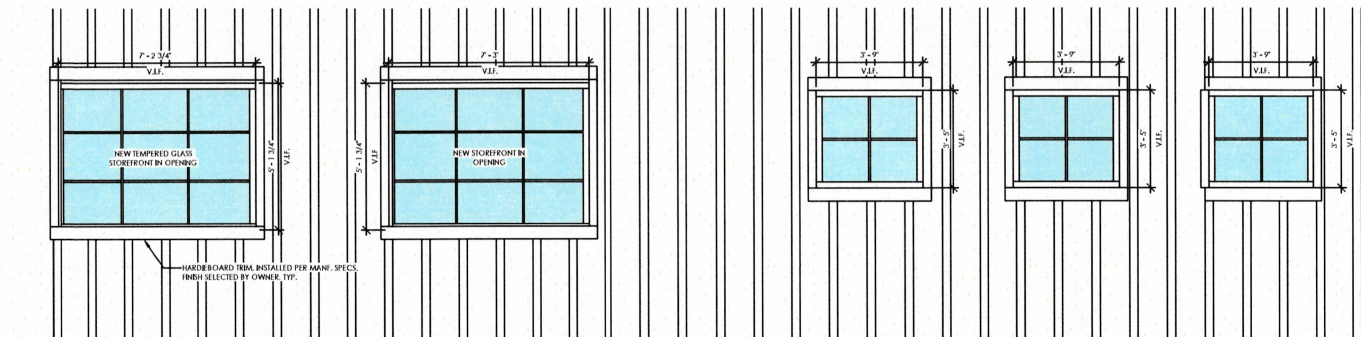
4 FIRST FLOOR WEST GLAZING ELEVATION
1/2" = 1'-0"



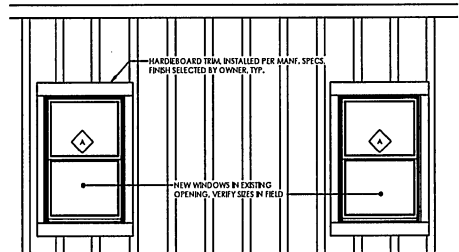
2 FIRST FLOOR SOUTH GLAZING ELEVATION
1/2" = 1'-0"



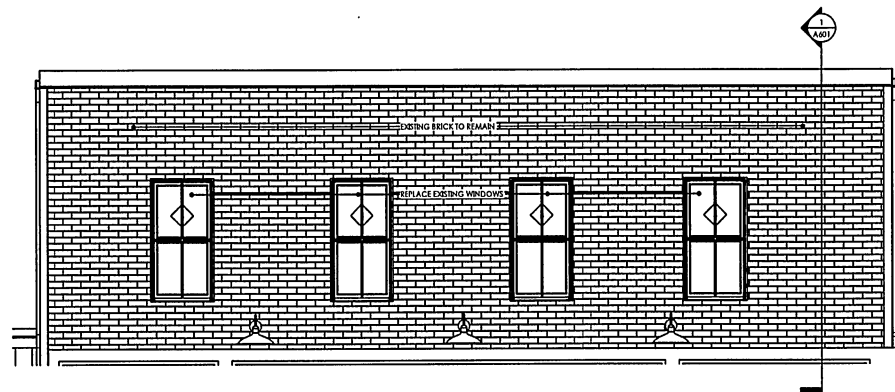
3 FIRST FLOOR EAST GLAZING ELEVATION
1/2" = 1'-0"



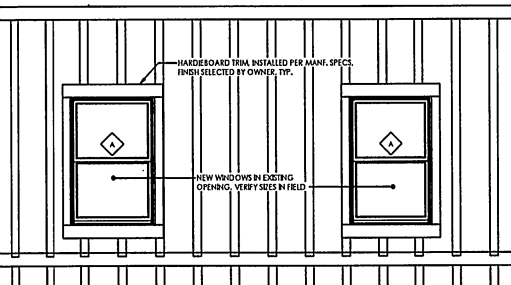
1 FIRST FLOOR NORTH GLAZING ELEVATION
1/2" = 1'-0"



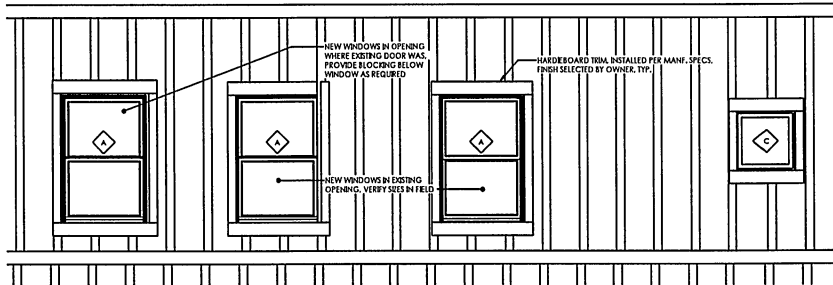
4 SECOND FLOOR WEST WINDOW ELEVATIONS
A412 1/2" = 1'-0"



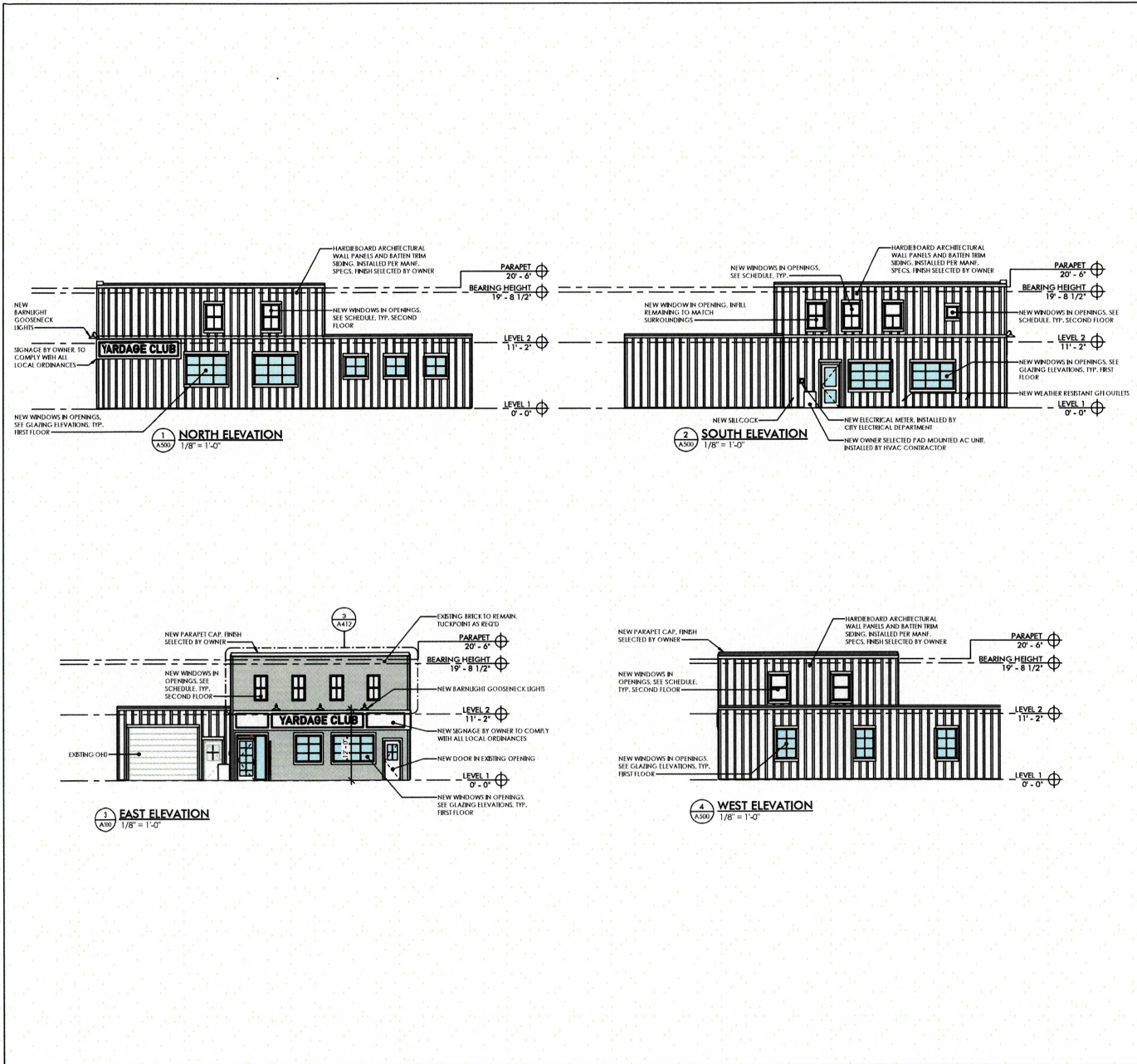
3 EAST ELEVATION SECOND FLOOR WINDOWS
A412 1/2" = 1'-0"



1 SECOND FLOOR NORTH WINDOW ELEVATIONS
A412 1/2" = 1'-0"



2 SECOND FLOOR SOUTH WINDOW ELEVATIONS
A412 1/2" = 1'-0"



GENERAL NOTES

1. REFER TO MATERIAL LEGEND FOR EXTERIOR FINISH PANEL TYPES AND COLOR.
2. REFER TO MATERIAL LEGEND FOR ROOF TYPES AND COLOR.
3. ALL GLAZING SHALL BE LOW-E GLASS, TINT TO BE RECOMMENDED BY MANUFACTURER.
4. ALL FINISH MATERIALS TO BE SELECTED AND VERIFIED WITH OWNER AND ARCHITECT PRIOR TO CONSTRUCTION. ALL SUBSTITUTIONS NEED TO BE APPROVED IN WRITING.

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PERMIT SET 06/17/2026

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CASH

DATE
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SCALE
1/8" = 1'-0"

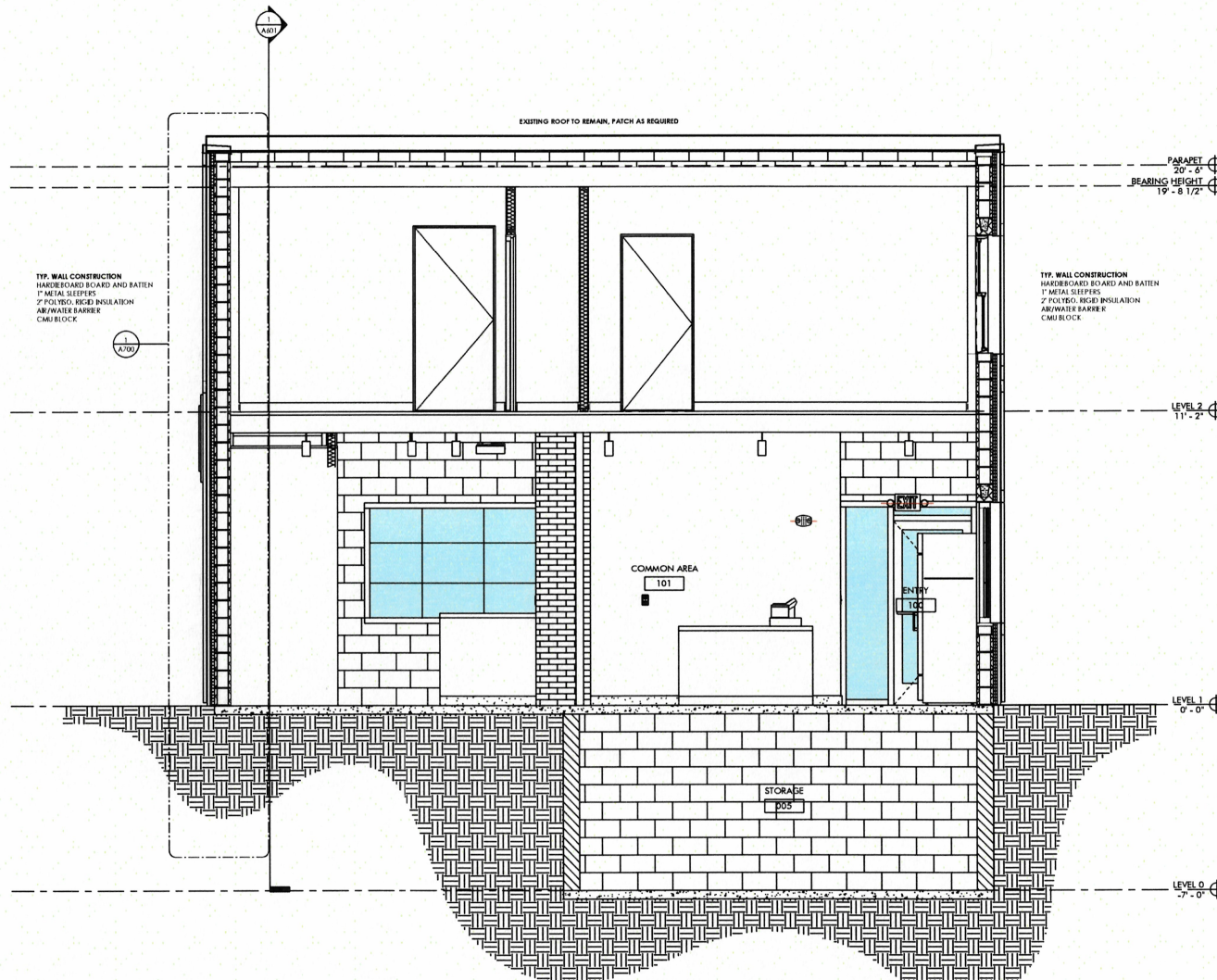
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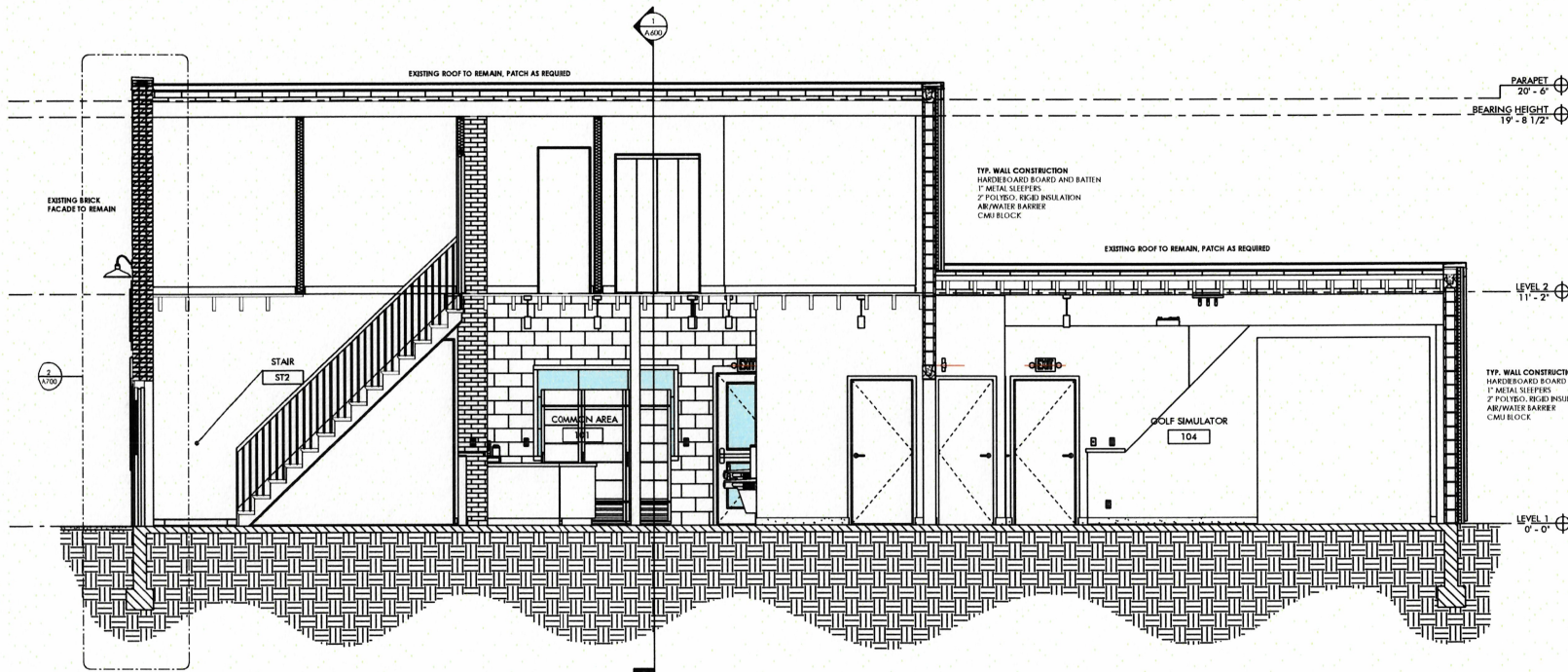
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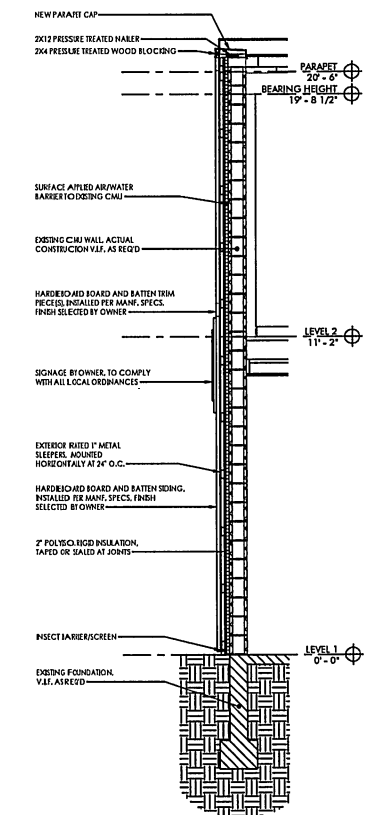
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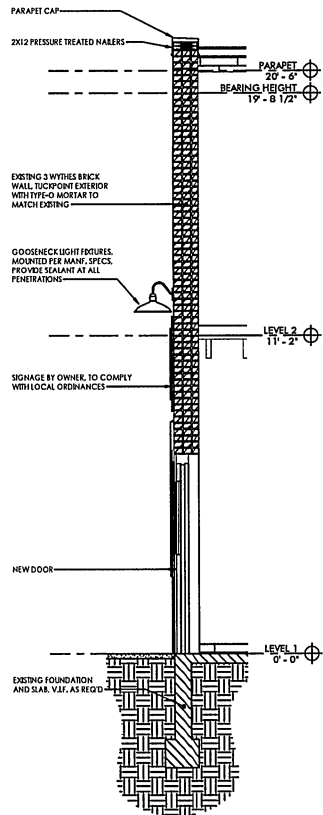




1 LONGITUDINAL BUILDING SECTION
A601 3/8" = 1'-0"



1 TYP. CMU WALL SECTION
1/2" = 1'-0"



2 BRICK WALL SECTION
1/2" = 1'-0"

FIRE SUPPRESSION NOTES

1. FIRE SUPPRESSION PROVIDER TO PROVIDE A COMPLETELY SPINNLED BUILDING (LIGHT BALANCE). THE FIRE SUPPRESSION SYSTEM IS TO BE DESIGNED FOR THE #13 STATE FIRE MARSHAL, AND REQUIREMENTS OF THE LOCAL JURISDICTION.
2. THE REVISED SYSTEM IS TO REMAIN A WET SYSTEM.
3. SPRINKLER HEADS TO BE QUICK RESPONSE.
4. ALL SPRINKLER HEADS TO BE CONCEALED WITH CHROME COVER PLATES, 150 DEGREES, 1/2" OFFICE.
5. EXPOSED AREAS ARE TO HAVE BRASS UPRIGHT HEADS.
6. EXISTING CONDITIONS TO BE FIELD VERIFIED.
7. COORDINATE FIRE SUPPRESSION LINES WITH LIGHTS, DUCTS, CEILINGS, BULKHEADS, ETC.
8. REVIEW FIRE PROTECTION REQUIREMENTS WITH INSURANCE COMPANY.
9. THROUGH THE PERMITTING PROCESS THE FIRE SUPPRESSION SYSTEM WILL BE INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
10. SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AND LOCAL JURISDICTION FOR REVIEW BEFORE PURCHASING AND INSTALLING EQUIPMENT.

MECHANICAL NOTES

1. INSTALL ALL DUCTWORK PER SMACNA STANDARDS, USING METAL DUCT ADEQUATELY SUPPORTED TO AVOID DEFLECTION IN DUCT. WRAP ALL SUPPLY DUCTWORK WITH 1/2" 34 P.E.T. JOINTS / FIBERGLASS INSULATION WITH VAPOR BARRIER. TAPE & SEAL ALL SEAMS, JOINTS, & PENETRATIONS. INSULATE TOPS & ENDS OF ALL DIFFUSERS AND REGISTERS. PROVIDE EXPOSED SPIRAL UNINSULATED DUCT IN ALL CONDITIONED SPACES.
2. TEST AND BALANCE AIR DISTRIBUTION SYSTEM. PROVIDE BALANCE REPORT TO OWNER FOR REVIEW AT PROJECT COMPLETION.
3. RUN ALL DUCTS BELOW CEILING, UNLESS NOTED OTHERWISE
4. PROVIDE ALL NECESSARY DUCT FITTINGS AND TRANSITIONS FOR A COMPLETE SYSTEM.
5. INSTALL DIFFUSERS WITH AIR TIGHT CONNECTIONS.
6. FIELD VERIFY CONDITIONS OF EXHAUST FANS, MODIFY OR CHANGE AS NECESSARY TO PROVIDE REQUIRED CFMS.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
8. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
9. ALL WORK SHALL BE TESTED, BALANCED, AND GUARANTEED. PROVIDE REPORT TO ARCHITECT AND OWNER FOR THEIR RECORDS.
10. ANY MECHANICAL UNITS OR SYSTEMS SHOWN ARE DIAGNOSTIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
11. FINAL LOCATION OF ALL CEILING FEATURES TO BE COORDINATED WITH ALL TRADES.
12. MECHANICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
13. PROVIDE APPROPRIATE FIRE STOPPING MATERIALS WHERE FIRE RATED ASSEMBLIES ARE PENETRATED.
14. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM THE PROJECT COMPLETION.
15. ANY MODEL NUMBERS OF MANUFACTURERS (LISTED THROUGHOUT THE DRAWINGS) ARE A BASIS OF DESIGN. THE CONTRACTOR MAY AT HIS OPTION PROVIDE AN "OR EQUAL" MANUFACTURER OR PRODUCT. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL COST ADDITIONS REQUIRED TO THE SYSTEM SHOULD AN "OR EQUAL" MANUFACTURER BE SELECTED.
16. ALL GAS PIPING SHALL BE SCHEDULE 40 BLACK STEEL, RUN IN BULKHEADS OR EMBEDDED IN WALL WHERE APPLICABLE. PAINT TO MATCH WHEN EXPOSED.
17. PROVIDE A GAS SHUTOFF VALVE, COMPLETE WITH DIRT LEG AT EACH PRICE OF GASIFIED EQUIPMENT.
18. THE HEATING AND COOLING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED MECHANICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEMS ARE TO BE DESIGNED TO ALL APPLICABLE MICHIGAN MECHANICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY MECHANICAL SHOWN ON THE PLANS ARE FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.
19. A CHM SCHEDULE IS TO BE PROVIDED WITH A LAYOUT OF DUCTWORK WHEN APPLYING FOR MECHANICAL PERMIT.

ELECTRICAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE NATIONAL ELECTRIC CODE AND ALL AUTHORITIES HAVING JURISDICTION.
2. ELECTRICAL CONTRACTOR TO SECURE AND PAY FOR ALL PERMITS AND FEES.
3. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES FOR INSTALLATION OF ALL EQUIPMENT. INSTALL EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS.
4. ALL WIRING SHALL BE COPPER NO. 12 AWG MINIMUM SIZE TYPE THHN/THWN/THHW.
5. ALL WIRING SHALL BE INSTALLED IN A METALLIC CONDUIT SYSTEM. RUN ALL NEW CONDUIT CONCEALED IN FINISHED AREAS.
6. ALL RECEPTACLES SHALL BE 20 AMP, GROUNDING TYPE, MATCHING EXISTING COLOR AND COVER PLATES. PROVIDE GFCI'S WHERE SHOWN AND ANYWHERE WITHIN 6 FT OF A PLUMBING FIXTURE, VENT, AND COORDINATE ALL POWER OUTLETS TYPES AND LOCATIONS WITH OWNER PRIOR TO INSTALLATIONS.
7. ALL LIGHT SWITCHES SHALL BE 20 AMP, TYPE 20 AMP, TO MATCH EXISTING.
8. MAXIMUM LOAD FOR A 20 AMP BREAKER SHALL BE 15 AMPS OR 1800 WATTS AT 120 VAC.
9. PROVIDE NEW TYPED PANEL INDICES ON ALL ELECTRICAL PANELS THAT HAVE BEEN VAC.
10. LIGHTING SHOWN SCHEMATICALLY ON REFLECTED CEILING PLAN. CENTER LIGHTINGS IN ROOM UNLESS NOTED OTHERWISE.
11. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
12. GUARANTEE ELECTRICAL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE.
13. IF IT UNDERSTAND AND AGREED BY THE INSTALLER THAT WORK HEREIN DESCRIBED SHALL BE COMPLETE IN EVERY DETAIL, EVEN THOUGH VERY FEW ITEMS INVOLVED ARE NOT PARTICULARLY MENTIONED, INSTALLER SHALL BE RESPONSIBLE FOR ALL LABOR AND MATERIALS NECESSARY FOR THE WORK INTENDED AND DESCRIBED FOR A COMPLETE AND OPERATIONAL SYSTEM. SUCH MATERIALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, CONDUIT, FITTINGS, COVERPLATES, WIRING, BRACKETS, CONVECTORS, LIGHTING ACCESSORIES, ETC. THIS ALSO INCLUDES EQUIPMENT REQUIRED BY STATE AND LOCAL CODES.
14. ELECTRICAL AND DATA OUTLETS ARE SHOWN SCHEMATICALLY IN NATURE. REVIEW FINAL PLACEMENT WITH OWNER BEFORE INSTALL.
15. THE ELECTRICAL SYSTEM IS TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED ELECTRICAL CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEMS TO BE DESIGNED TO MEET ALL APPLICABLE MICHIGAN ELECTRICAL CODES IN FORCE AT THE TIME OF INSTALLATION AND INSPECTION. ANY ELECTRICAL SHOWN IS FOR REFERENCE ONLY AND HAS BEEN DESIGNED BY A LICENSED CONTRACTOR. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

PLUMBING NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, AND LAWS.
2. ARRANGE AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED.
3. ALL WORK SHALL BE PERFORMED TO FACILITATE EXPEDIENT PROGRESS ON THE WHOLE PROJECT. COORDINATE WORK WITH OTHER TRADES TO MINIMIZE AND RESOLVE POTENTIAL CONFLICTS.
4. THE DRAWINGS ARE DIAGNOSTIC IN NATURE. THE CONTRACTOR SHALL PROVIDE FITTINGS, OFFSETS, ETC. AS NECESSARY TO PROVIDE COMPLETE SYSTEMS.
5. TURNOUT AND INSTALL ALL VALVING FOR THE PROPER SCHEMATIC AND OPERATION OF PIPING SYSTEMS. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO VALVES.
6. ALL PIPES PASSING THROUGH FINISHED WALLS, PARTITIONS, AND FLOORS SHALL BE FITTED WITH ADJUSTABLE ESCUTCHEONS, AND APPROPRIATE FIRE STOPPING WHERE REQUIRED.
7. ATTACH ALL FITURES TO SUPPORTING SURFACES PLUMB AND LEVEL. WALL HUNG UNITS SHALL BE SECURELY FASTENED TO WALL BACKING. PROVIDE CHAIR CARRIERS FOR ALL LAVATOIRES.
8. WHERE FITURES ARE MOUNTED TO WALLS AND FLOORS, SEAL ALL INTERSECTIONS WITH DOW WHITE SILICONE CAULK.
9. IF IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY DETAIL OF CONSTRUCTION, CONTRACTOR SHALL FURNISH AND INSTALL ALL BEAM REQUIREMENTS FOR A COMPLETE CODE COMPLIANT SYSTEM.
10. ALL WORK AND MATERIALS SHALL BE GUARANTEED IN WRITING FOR ONE YEAR FROM PROJECT COMPLETION.
11. PLUMBING CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.
12. SLOPE ALL NEW SANITARY PIPING A MIN. OF 1/8" PER FOOT.
13. SAMPLE ALL HOT AND COLD WATER LINES FOR LOCAL WATER DEPARTMENT REQUIREMENTS. FLUSH AND TEST SYSTEM FOR LEAKS. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROPER LEAK-FREE OPERATION OF SYSTEM. SOLDER JOINTS WITH NON-LEAD SOLDER.
14. PROVIDE DIELECTRIC FITTINGS WHERE DISSEMBLY METALS ARE CONNECTED.
15. SUPPLY ALL NECESSARY TRIM, P-TRAPS, AND ANGLE STOPS AT EACH INTERSECTION WITH FUTURE.
16. INSULATE ALL COLD WATER LINES WITH 1" MINERAL FIBER INSULATION WITH VAPOR BARRIER. INSULATE ALL HOT WATER LINES WITH 1" FIBERGLASS.
17. DRAIN, VENT AND WASTE PIPING SHALL BE SCHEDULE DWV PVC. CLEAN OUTS IN FINISHED AREAS SHALL BE RECESSED AND HAVE CHROME OR BRASS COVER PLATES FLUSH WITH THE FINISHED FLOOR.
18. PROVIDE SHUTOFF VALVES ON HOT & COLD WATER BRANCH PIPING TO ISOLATE BRANCH.
19. INSTALL EACH FIXTURE WITH TRAP, EASILY REMOVABLE FOR SERVICE AND CLEANING.
20. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT.
21. FURNISH AND INSTALL WATER HAMMER ARRESTERS IN ACCORDANCE WITH IFI W001.
22. LAY OUT PLUMBING WORK TO AVOID CONFLICTS WITH OTHER BUILDING COMPONENTS. ESTABLISH ELEVATION OF PUBLIC SEWER SYSTEM.
23. THE PLUMBING SYSTEMS ARE TO BE A DESIGN BUILD SYSTEM. IT IS TO BE DESIGNED, PROVIDED, AND INSTALLED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. THE SYSTEMS TO BE DESIGNED BY A LICENSED PLUMBING CONTRACTOR OR ENGINEER IN THE STATE OF MICHIGAN. ANY PLUMBING SHOWN IS FOR REFERENCE ONLY. THE ARCHITECT DOES NOT TAKE ANY LIABILITY FOR THESE SYSTEMS.

LIGHTING SYMBOLS

TAG	SYMBOL	MANUFACTURE & DESCRIPTION	MODEL / COLOR
A		BELHONA RECESSED CAN LIGHT OR WALL WASH	LDNS / COLOR TO MATCH CEILING
B		BROAN EXHAUST FAN WITH LED LIGHT, 110 CFM	RETRONE FLEX SERIES / WHITE BY COLOR
C		BELHONA EXHAUST COMBO	EXHGM LED / WHITE BY COLOR
D		BELHONA EMERGENCY LIGHT	ELMS / WHITE BY COLOR
E		BROWNEE LIGHTING VAINITY LIGHT	FLOW SG / SILVER BY COLOR
F		XAL TRACK LIGHTING, OR EQUAL ALTERNATE	BO 32 IN TRACK 3 LAMP MEDIUM BLACK IN COLOR
G		ALCON HANGING CYLINDRICAL PENDANT LIGHT, OR EQUAL ALTERNATE	12003 12" STEM / BLACK IN COLOR
H		SUSPENDED LINEAR	SELECTED BY OWNER
I		BARN LIGHT WAREHOUSE GOOSNECK LIGHT	12" SHADE, TEXTURED BLACK COLOR, DARK TO DAWN PHOTOCELL, E-26 SOCKET, LED, 1.64K LUMEN, 3500K LED INCL.

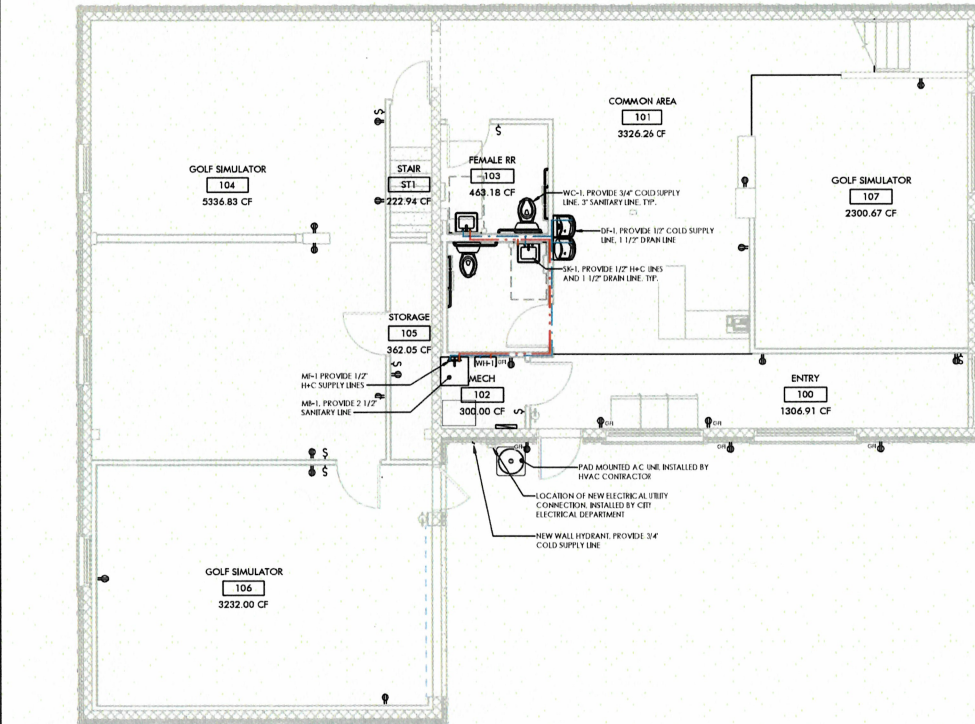
ALL FIXTURES SHOWN ARE TO BE A BASIS OF DESIGN. EQUAL EQUIVALENTS ARE ACCEPTED.

PLUMBING FIXTURES

- WATER CLOSET (TANK TYPE), WC-1**
WATER CLOSET (FLOOR MOUNTED), SLOAN GRAVITY TOILETS - WETS-8029 4013 FLOOR MOUNTED 1.6 GPF, (61 PSI) ADA 12" ROUND IN ELONGATED BOWL, VITREOUS CHINA, EQUIPPED WITH CHROME METAL FLUSH HANDLE - 110" HANDED, WITH ANTI-MICROBIAL FINISH, WHITE BY COLOR. CONTRACTOR TO SUPPLY OPEN FRONT SEAT, TO MATCH.
- URNAL UR-1, BF**
KOHLER BARDON #B-699141, URINAL: ASME A112.19.2M FLOOR MOUNTED, WALL HANG SPHON 31 URINAL WITH SUBSIDIARY, INTEGRAL TRAP, REMOVABLE STAINLESS STEEL STRAINER, 3/4" INCH TOP SPUD, STEEL SUPPORTING HANGER, EXPOSED FLUSH VALVE: ASME A112.12.1, EXPOSED CHROME PLATED, DIAPHRAGM TYPE, ESCUTCHEON, SEAT RIMMER, METAL SCREWDRIVER STOP, VACUUM BREAKER, MAXIMUM 1 GALLON FLUSH VOLUME, SLOAN ROYAL, MODEL 156-16, WITH WALL MOUNTED CARRIER: ASME A112.6.1, CAST IRON AND STEEL FRAME WITH TUBULAR LEGS, LEGS FOR WALL AND FLOOR ATTACHMENT, THREADED HUBS FOR FUTURE HANGER, BEARING STUDS MOUNTED AT BARREL FREE HEIGHT.
- SINK, SE-1**
KOHLER SINKO K-20640 WHITE 20" X 18" WALL-MOUNTED BATHROOM SINK WITH SINGLE FAUCET HOLE KOHLER ROMM #R6950-4-CF POLISHED CHROME SINGLE-HANDLE BATHROOM SINK FAUCET
- DINKING FOUNTAIN, DF-1**
ELKAY HIGH-LO DRINKING FOUNTAIN ESLESC.
- MOP BASIN, MB-1**
ONE PIECE MOLDDED IN STONE 18" HIGH 24" X 24" BASIN WITH 1" SHOULDERS AND TRING FLANGES AS REQUIRED. FURNISH WITH FACTORY INSTALLED STAINLESS STEEL 3" DRAIN BODY WITH REMOVABLE STAINLESS STEEL STRAINER. MATEL MODEL 63M DURATION OR EQUAL. FAUCET SHALL BE CHROME FAUCET MODEL 890-CECT WITH INTEGRAL CHECK VALVES, ROUGH CHROME PLATED CAST BRASS COMBINATION SERVICE SINK FITTING WITH VACUUM BREAKER, 1/2" THREE ADDED HOSE SPOOL, WALL BRACE, PAB HOOK, ADJUSTABLE FRANGED TEMALE SUPPLY ARMS AND INTEGRAL STOPS. PROVIDE WITH MATEL MODEL 65-609 MOP HOLDER OR EQUAL AND WITH MATEL MODEL 65-700 HOSE AND 55 HOSE HANGER BRACKET OR EQUAL.
- MOP SINK FAUCET, MB-1**
AMERICAN STANDARD WALL MOUNT CENTERSET URILEY SINK FAUCET LEVER HANDLES 16 GPM, 7" SPOUT REACH, 2 HOLES, CHROME OR EQUAL ALTERNATIVE
- WATER HEATER, WH-1**
ELECTRIC 20 GALLON ELECTRIC PROFESSIONAL CLASSIC SERIES POINT-OF-USE MODEL EFFICE200R000
- WALL HYDRANT, WF-1**
WOOD-ORD MODEL 65 12" 3/4" INLET FREEZELESS AUTOMATIC DRAINING WALL HYDRANT ANTI-SIPHON, 3/4" INLET, OR EQUAL ALTERNATIVE

ELECTRICAL SYMBOLS

	THREE-WAY SWITCH		DIMMER SWITCH
	SWITCH		QUADPLEX OUTLET
	GROUNDING FAULT INTERRUPTER OUTLET		240 VOLT RANGE OUTLET
	DUPLEX OUTLET		FLOOR OUTLET



FIRST FLOOR MEP PLAN
1/4" = 1'-0"

DRIVEN DESIGN

ARCHITECT/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Bottle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
Mike Markleian
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Marshall, MI
(269) 358-5893
mike@yardagedub.com

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PROJECT NAME
THE YARDAGE CLUB

PROJECT ADDRESS
110 S. HAMILTON ST. MARSHALL, MI 49008

DESIGN NUMBER
MEP101

PERMIT SET
06/17/2024

DESIGNED BY
CANN

DATE
7/27/2024 1:19:49 PM

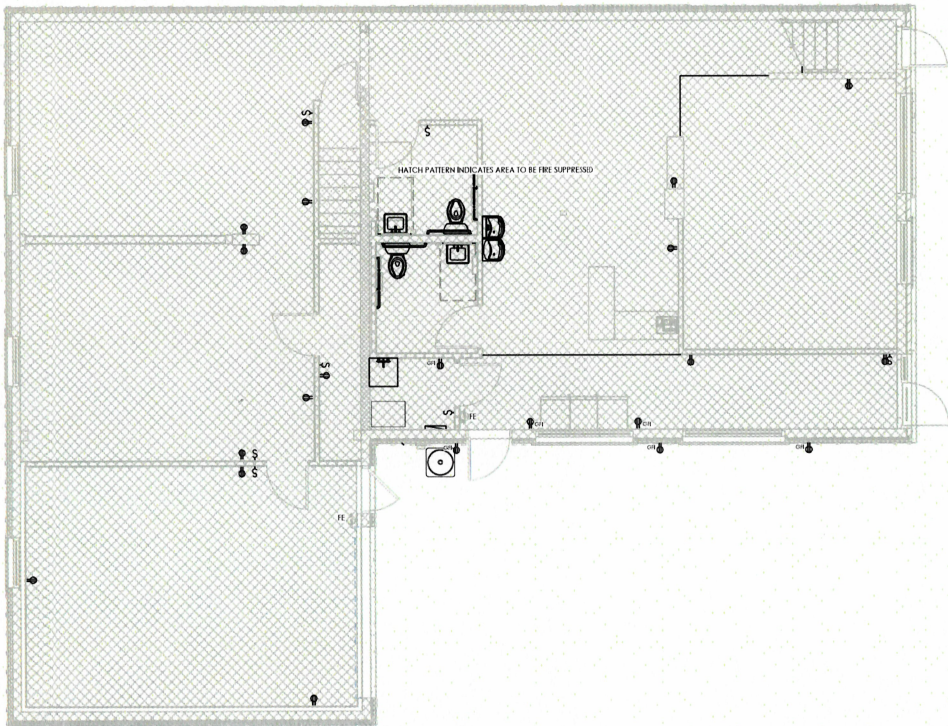
SCALE
1/4" = 1'-0"

STATUS
FINAL

PROJECT NUMBER
2024.059

MECH, ELEC, PLUMB SPECS/NOTES

MEP101



1 FIRST FLOOR FIRE SUPPRESSION
1/4" = 1'-0"

FIRE SUPPRESSION NOTES

1. FIRE SUPPRESSION PROVIDER TO PROVIDE A COMPLETELY SPRINKLED BUILDING (LIGHT HAZARD). THE FIRE SUPPRESSION SYSTEM IS TO BE DESIGNED PER THE IF #13, STATE FIRE MARSHAL, AND REQUIREMENTS OF THE LOCAL JURISDICTION.
2. THE REVISED SYSTEMS TO REMAIN A WET SYSTEM.
3. SPRINKLER HEADS TO BE QUICK RESPONSE.
4. ALL SPRINKLER HEADS TO BE CONCEALED WITH CHROME COVER PLANTS, 155 DEGREES 1/2" ORIFICE.
5. EXPOSED AREAS ARE TO HAVE BRASS UPRIGHT HEADS.
6. EXISTING CONDITIONS TO BE FIELD VERIFIED.
7. COORDINATE FIRE SUPPRESSION LINES WITH LIGHTS, DUCTS, CEILINGS, BULKHEADS, ETC.
8. REVIEW FIRE PROTECTION REQUIREMENTS WITH INSURANCE COMPANY.
9. THROUGH THE PERMITTING PROCESS THE FIRE SUPPRESSION SYSTEM WILL BE INSPECTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
10. SHOP DRAWINGS ARE TO BE PROVIDED TO THE ARCHITECT AND LOCAL JURISDICTION FOR REVIEW BEFORE PURCHASING AND INSTALLING EQUIPMENT.

FIRE SUPPRESSION/ALARM LEGEND

SYM	DESCRIPTION	HEIGHT
DD	DUCT TYPE SMOKE DETECTOR	
DT	DUCT DETECTOR TEST STATION	48"
VA	FIRE ALARM AUDIO/VISUAL	84"
FB	FIRE ALARM BELL	84"
FP	FIRE ALARM PULL STATION	48"
VD	FIRE ALARM VISUAL DEVICE	84"
FS	FLOW SWITCH	
HD	HEAT DETECTOR	
SD	SMOKE DETECTOR	
TS	TAMPER SWITCH	
FE	FIRE EXTINGUISHER	
[Hatched Box]	FIRE SUPPRESSION AREA	

MOUNTING HEIGHTS ARE AS GIVEN UNLESS NOTED OTHERWISE ON THE PLANS.



ARCHITECTURE/INTERIOR DESIGN
Driven Design Studio PLLC
117 West Michigan Avenue
Battelle Creek, MI 49017
(269) 753-8040
cody@drivendesignstudio.com

OWNER
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Marshall, MI
(269) 356-5893
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PROJECT NAME
THE YARDAGE CLUB
PROJECT ADDRESS
110 S. HAMILTON ST. MARSHALL, MI 49006

ISSUE/REVISION
PERMIT SET 06/17/2024

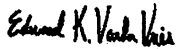
DESIGNED BY C. ALAN
DATE 7/27/2024 1:19:50 PM
SCALE 1/4" = 1'-0"
SHEET

PROJECT NUMBER
2024.059
FIRE SUPPRESSION AND ALARM PLAN
AND NOTES

FP101

Statement of Obsolescence from Assessor

The building that is the subject of this request is an atypical, two-story, downtown building constructed around 1925. The building was originally constructed and used as a light industrial building. The first floor of the building has been used as light industrial manufacturing for many years. The second floor was used for office. After a review of the property on July 20, 2026, the obsolescence is evident in the lack of modern electrical, plumbing, and mechanical systems as well as the poor condition of the walls, floors, and ceilings. The windows and doors are also very old and inefficient by today's standards. The height of the building is too low for modern industrial uses and the lack of clear span floor space makes the use of this building for industrial purposes impossible. A change in use to commercial on the first floor with mixed residential on the 2nd floor are the most likely feasible uses for this building to be redeveloped.



Edward VanderVries, MMAO IV
Assessor, City of Marshall

Monday, July 20, 2026

Date

STATEMENT OF APPLICANT REGARDING NECESSITY OF THE EXEMPTION

Application for Obsolete Property Rehabilitation Exemption Certificate

Property: 110 South Hamilton Street, Marshall, MI 49068

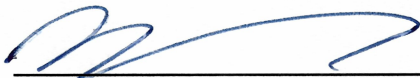
Parcel No. 53-001-031-00

Applicant: Mankerian Properties, LLC

Pursuant to MCL 125.2788(2)(d):

Mankerian Properties, LLC states that the comprehensive rehabilitation described in this application would not be undertaken absent the receipt of the Obsolete Property Rehabilitation Exemption Certificate, and will not occur without the receipt of the Obsolete Property Rehabilitation Exemption Certificate. The property, acquired in 2019 for \$49,000 and currently vacant, cannot economically support a rehabilitation investment of approximately \$300,000 at prevailing property tax treatment; the Obsolete Property Rehabilitation Exemption Certificate is a significant material factor in the feasibility, scope, and timing of the proposed comprehensive rehabilitation.

MANKERIAN PROPERTIES, LLC



Manouk Mankerian, Member

Date: 7/28/26



Jody L. Mankerian, Member

Date: 7/28/26



110 SOUTH HAMILTON
B-3 ZONING
PROPOSED USE IS ALLOWED
NO PARKING REQUIRED ON SITE

ITEM: 12.A

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM:
DATE: August 17, 2026
SUBJECT: REVIEW OF CLERK'S DECISION ON THE PETITION SUBMITTED BY
COMMITTEE FOR RESPONSIBLE ECONOMIC AND
ENVIRONMENTAL DEVELOPMENT

BUDGET IMPACT:

RECOMMENDATION:



August 12, 2026

Via US Mail and Certified Mail

Committee for Responsible Economic and Environmental Development
507 Fair Street
Marshall, MI 49068

**Re: Initiatory Petition re: Moratorium on data centers in Marshall
CERTIFICATE OF INSUFFICIENCY**

Dear Committee for Responsible Economic and Environmental Development (the "Committee"):

On July 27, 2026, the City Clerk for the City of Marshall received initiatory petitions proposing a moratorium ordinance on data centers within the City of Marshall. The City Clerk's review is ministerial and limited to determining whether the petitions are sufficient under Michigan law and the City Charter. Please be advised that, as a matter of law and in my capacity as City Clerk, I must reject the petitions as legally insufficient. This letter certifies that the petitions are legally insufficient for the following reasons:

1. Michigan Election Law, MCL 168.482 (1) requires that all petitions "must be 8 ½ inches by 14 inches in size."
 - Twelve of the petition sheets submitted were of non-standard size. As such, these twelve pages containing one hundred fifteen signatures must be rejected.
2. Michigan Election Law MCL 168.482(5), states the following:

"The following warning must be printed in 12-point type immediately above the place for signatures, on each part of the petition:

WARNING

A person who knowingly signs this petition more than once, signs a name other than his or her own, signs when not a qualified and registered elector, or sets opposite his or her signature on a petition, a date other than the actual date the signature was affixed, is violating the provisions of the Michigan election law."



- The "Warning Statement" to those signing the petition within the header does not comply with Michigan Election law. Specifically, on each petition submitted, the word "**knowingly**" was omitted from the required wording of the Warning Statement. The Petition wording is prescribed by state law, and the omission of the word "**knowingly**" invalidates any petition without the correct wording. In this case, this omission invalidates every petition.
3. The Home Rules City Act, MCL 117.25, requires that "The petition shall state what body, organization, or person is primarily interested in and responsible for the circulation of the petition and the securing of the amendment."
- The required language of who is primarily interested in and responsible for the circulating of the petition is missing. As such, the petitions are deficient and must be rejected.
4. Michigan Election Law, MCL 168.544c(1) contains the required wording for the "Certificate of Circulator":
- On every petition sheet submitted to the Clerk's office, the word "If" was cut off adjacent to the check box. As such, the petitions are deficient and must be rejected.
5. The City Charter provides that an initiatory petition must be signed by at least 10% of the qualified electors within the City of Marshall. Meaning, to be sufficient, an initiatory petition requires a minimum of 589 signatures from qualified electors. Notwithstanding the determinations of insufficiencies set forth above, we reviewed the signatures and determined that only 564 signatures were potentially valid, which is less than the amount required for an initiatory petition. As such, the petitions are deficient and must be rejected.

For the reasons set forth herein, the initiatory petition has been deemed insufficient.

Please be advised that pursuant to Section 5.04 of the City Charter, you have the right to request this Certificate of Insufficiency be reviewed by the City Council. This request must be made within five (5) days after receiving the certificate.

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Eubank", is written over a light blue horizontal line.

Michelle Eubank
City Clerk

Received 8/13/26

Hand delivered on Thursday, August 13, 2026

Dear Marshall City Clerk Eubank,

I am a member of the ballot Committee for Responsible Economic and Environmental Development (CREED). I am writing this letter in response to your ruling that our petition was insufficient due to discrepancies with the Michigan Election Law and number of signatures.

Please consider this letter as a written appeal to your findings of insufficiency. CREED intends to refile the petition signature pages. We are requesting the return of the original petition sheets.

Signed by: Ruth Lynn Sleight

Ruth Lynn Sleight
Committee for Responsible Economic and Environmental Development

507 Fair Street
Marshall, MI 49068

Phone: 517-392-7550
E-mail lynn.sleight@yahoo.com

ITEM: 12.B

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Kip Sundberg, Deputy Director of Electric Utilities
DATE: August 17, 2026
SUBJECT: **CONTRACT - COST RESPONSIBILITY AGREEMENT**

The City of Marshall recently passed a resolution instituting a temporary moratorium on the approval of data center projects. The intent of the resolution is to adequately allow the City time to research, review and properly regulate data centers and their unique land and public utility use impacts. This includes the potential of a large load electrical demand customer on the City's electric utility.

The Cost Responsibility Agreement (CRA) falls in line with the language laid out in the moratorium resolution to study and evaluate regulations and utility impacts. This agreement between Marshall Power Infrastructure, LLC (Applicant) and the City of Marshall establishes the terms for both the funding and the studying of electrical utility services for the proposed large load project outside our normal customer/utility process, procedures, and regulations. This agreement further allows the city to take the necessary steps to evaluate and plan electric service for the project, including engineering studies, transmission requests, and the drafting of special service agreements (SSA's). The applicant under this agreement is responsible for all reasonable costs incurred by the City while evaluating and planning, including third party expenses, and must maintain a \$75,000 deposit (the Draw Fund) to guarantee payment.

The agreement will remain in effect until services are completed or either party terminates with 30 days' written notice. If terminated, the City of Marshall will cease work, issue a final invoice and return any unused funds or deposits. Both parties agree to regular communication and coordination throughout the process.

BUDGET IMPACT:

There is no cost associated with signing this agreement. It only outlines the terms that would allow the city to recover any future cost associated with the project.

RECOMMENDATION:

Approve the Cost Responsibility Agreement between the City of Marshall and Marshall Power Infrastructure, LLC and authorize the City Manager to sign the necessary documents.

COST RESPONSIBILITY AGREEMENT

This Cost Responsibility Agreement (“Agreement”) is entered into and effective as of July 21st , 2026, by Marshall Power Infrastructure, LLC (“Applicant”), a Wyoming Limited Liability Company and the City of Marshall, Michigan (“Marshall”), a Michigan municipal corporation organized and operating under Article VII, Sections 24 through 30 of the Michigan Constitution, the laws of the State of Michigan including but not limited to MCL Chapters 117 and 124, and the Charter of the City of Marshall, with its principal offices at 323 West Michigan Avenue, Marshall, Michigan 49068. Applicant and Marshall may be referred to individually as a “Party”, and together as “Parties”.

WITNESSETH:

WHEREAS, Applicant has submitted to Marshall an application for retail electric service for a proposed project to be located on the following parcels, identified by the tax identification numbers: 53-003-100-40; 53-003-000-00; 53-003-003-01 (not including that portion north of or within the Panhandle Pipeline Easement); 53-003-002-01 (not including that portion of or within the Brooks Nature Area); 53-003-003-015; 53-003-003-10; 53-003-002-10; 53-003-002-015 (the “Project”) within the municipal limits of Marshall; and

WHEREAS, Marshall is authorized and entitled by law to provide retail electric utility services within and, subject to the limitation set forth in Article VII, Section 24 of the Michigan Constitution, outside of Marshall’s municipal boundaries; and

WHEREAS, Applicant has requested or expects to request Marshall to perform or to provide certain services in connection with the development of Applicant’s proposed Project and the provision of retail electric service to Applicant’s proposed Project, as detailed in this Agreement; and

WHEREAS, The Parties wish to establish the terms and conditions under which Applicant will advance to Marshall funding for various costs associated with the development and implementation of the retail electric service arrangements requested by Applicant, and Marshall will document its disbursement of those advances and apprise Applicant of required replenishment of such advances;

NOW THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and, the Parties hereto hereby agree as follows:

1. Requested Services. Applicant hereby requests Marshall take any and all steps necessary to evaluate the cost and timeline required to provide utility service to the Project (each a “Service” and collectively, the “Services”), including but not limited to:

1.1. Transmission and District Service Requests. Submit a request under the applicable third-party Open Access Transmission Tariff(s) for additional transmission service required to deliver

Project power supply to the Marshall electric utility system, and a Service Request for new customer service.

1.2. Participation In System Impact and Facility Studies by Affected Systems. Cooperate with Affected Systems in the development of System Impact and Facilities Studies necessary to identify transmission infrastructure upgrade requirements (if any) on neighboring transmission systems and costs thereof required to service the Project.

1.3. Marshall System Engineering. Develop and perform the required System Impact Studies, Facilities Studies, and other engineering studies needed to determine Marshall's system infrastructure requirements and costs thereof required to provide retail electric service to the Project.

1.4. Identification of Potential Generation and Power Supply Resource(s). Undertake any necessary costs to locate potential sources of generation or power supply for Project electrical demand and present options to Applicant for potential power purchase arrangement(s) by Marshall for wholesale electric generating resources required (in addition to Marshall's existing generating resources) to serve Applicant's Project at retail and to arrange for transmission service required for delivery of such generation to Marshall's electric utility system for serving Applicant's Project electrical demand.

1.5. Development of a Special Services Agreement for Retail Service. Undertake any necessary cost to study, review, and draft agreements for a special services agreement for Marshall's provision of retail electric utility service for Applicant's Project.

1.6. Performance of Services. Marshall may, in its sole discretion, perform some of the above Services using its own personnel and other internal resources or engage third-party contractors to assist with the Services. Subject to Section 2.2, Marshall shall have sole discretion regarding the selection of any third-party vendors. Applicant agrees that any third-party vendors engaged by Marshall shall be working for, and in the best interest of, the City of Marshall.

Applicant shall be responsible for obtaining and maintaining all necessary permits and approvals required for the Project, including but not limited to air emissions permits for any on-site generation proposed to be installed at the Project. Marshall shall engage in reasonable efforts to assist Applicant in identifying the necessary permits and approvals in connection with electric service but shall not be responsible for obtaining them. Any cost incurred by Marshall in assisting Applicant with such tasks shall be reimbursed by Applicant pursuant to Section 2 of this Agreement.

The Parties shall establish regular communication protocols, including regularly scheduled project update meetings and designated points of contact for each party to facilitate efficient coordination and resolution of any issues that may arise during the performance of the Services.

2. Funding and Reimbursement of Marshall Costs. Under no circumstances will Marshall advance costs, post collateral or obligate itself in any way on behalf of Applicant or Applicant's proposed Project, nor any successor in interest, unless Applicant shall have first pre-funded such obligation with Marshall. Applicant shall reimburse Marshall for any and all documented costs incurred by Marshall in the course of performance of the Services. The terms of this cost reimbursement agreement shall be as follows:

2.1. Cost Responsibility. Applicant shall be responsible for any and all costs associated with the Services set forth in this Agreement. Reimbursable Costs shall be limited to reasonable, documented, out-of-pocket costs actually incurred by Marshall in connection with the Services, including third-party engineering, legal, consulting, utility coordination, and similar project-related expenses, as invoiced.

2.2. Pre-Approval of Costs. In accordance with Applicant's approval by entry into this Agreement of Marshall's work relating to each of the Services described in Section 1 of this Agreement, Marshall shall not be required to seek pre-approval prior to commencing work on any Service or Services that will individually or in aggregate, based on the good faith estimate of Marshall, not exceed a cost of Forty-Five Thousand U.S. Dollars (\$45,000) per month (the "Approval Threshold"). If Marshall estimates that the cost of any Service or Services is likely to exceed the Approval Threshold, Marshall shall provide Applicant with a good faith estimate of such costs and shall require an additional deposit as described in Section 2.5 to fund the Draw Fund sufficiently to cover the anticipated cost of such work. Applicant shall review and approve the estimated costs before Marshall proceeds with the Service or Services forecasted to exceed a cost of Forty-Five Thousand U.S. Dollars (\$45,000) per month. To the extent Marshall anticipates that the estimated cost of the Services will exceed the approved estimate (including any agreed contingency), Marshall shall notify Applicant and obtain Applicant's written approval before incurring such additional costs. If Applicant does not provide written approval within ten (10) days of receiving the estimate, Marshall may defer or suspend work on the Service or Services that would exceed the Approval Threshold until such approval is received.

2.3. Invoicing and Payment. Each month Marshall shall submit reasonably detailed invoices to Applicant, itemizing all costs incurred in connection with the Services ("Monthly Invoice"). Monthly Invoices shall be submitted to Applicant at Applicant's email address for receipt of Monthly Invoices. Upon request, Marshall shall provide supporting documentation reasonably necessary to substantiate the invoiced amounts. Applicant shall remit payment within fifteen (15) calendar days of receipt of each Monthly Invoice. In the event of a dispute regarding the amount due in any Monthly Invoice, Applicant shall (a) notify Marshall in writing of the specifics of such dispute within fifteen (15) calendar days of receipt of the Monthly Invoice, and (b) pay the undisputed portion of the Monthly Invoice. The Parties shall promptly after delivery of written notice of a dispute concerning a Monthly Invoice meet and confer in good faith to resolve the dispute. In the event the parties are unable to resolve their dispute over the Monthly Invoice, Section 8.2 (Dispute Resolution) shall govern. The Parties shall meet periodically, but no less than monthly while Services are being performed, to review the status of the Services, costs incurred, and anticipated future work. Audit Rights: Upon reasonable prior notice, Applicant may, at its

expense and during normal business hours, review records reasonably necessary to verify reimbursable costs under this Agreement.

2.4. Draw Fund. Within five (5) days of acceptance of this Agreement by Marshall and delivery of wire instructions to Applicant, Applicant shall pay to Marshall a deposit of Seventy-Five Thousand US Dollars (\$75,000) (the “Draw Fund Deposit”). The Draw Fund Deposit shall be held by Marshall and shall serve as a guarantee of payment for the Services by Applicant. Upon its issuance of each Monthly Invoice under this Agreement, Marshall shall deduct from the Draw Fund the full amount billed through such Monthly Invoice. Applicant shall pay the Monthly Invoice in full to Marshall, which shall apply each such payment to replenish the Draw Fund to Seventy-Five Thousand US Dollars (\$75,000).

2.5. Increase in Draw Fund Deposit. Marshall may require Applicant to increase the Draw Fund Deposit as Marshall deems necessary to ensure that the cost of the Services to be performed between payments of the Monthly Invoices does not exceed the then-current Draw Fund Deposit. In notifying Applicant of the requirement for an increase in the Draw Fund, Marshall shall provide an explanation and relevant documentation supporting the required Draw Fund increase. Within ten (10) calendar days of its receipt of such notification and supporting information from Marshall, Applicant shall either (i) pay the additional Draw Fund Deposit to Marshall or (ii) dispute Marshall’s required increase to the Draw Fund. In the event that Applicant disputes an increase in the Draw Fund Deposit, Marshall may suspend or cease work on such Services as Marshall determines in its sole discretion would result in a Monthly Invoice in excess of the then-current Draw Fund Deposit.

2.6. Study Deposits. Upon notification from Marshall, Applicant shall fund any deposits which Marshall is required to place with third-party transmission service providers or Affected Systems under the Open Access Transmission Tariff or any comparable agreement between Marshall and third-party transmission service provider or Affected System (“Study Deposits”). Any Study Deposits paid by Applicant to Marshall shall be paid by Marshall to the relevant third-party transmission provider or Affected System under such entity’s Open Access Transmission Tariff. Any Study Deposits shall be separate from, and in addition to, the Draw Fund Deposit. Marshall shall use commercially reasonable efforts to obtain refund of any unapplied portion of any Study Deposit from any third-party transmission provider or Affected System but is unable to guarantee or assume responsibility for any such refunds of unapplied Study Deposit balances.

2.7. Return of Deposits. Following the termination of this Agreement, Marshall shall prepare and deliver to Applicant a final Monthly Invoice. If the final Monthly Invoice is greater than the then-current Draw Fund Deposit balance, Applicant shall, within fifteen (15) calendar days, pay to Marshall the positive difference between the final Monthly Invoice and the then-current Draw Fund Deposit balance. If the final Monthly Invoice is less than the then-current Draw Fund Deposit balance, Marshall shall, within thirty (30) calendar days, pay to Applicant the positive difference between the final Monthly Invoice and the then-current Draw Fund Deposit balance. Marshall shall also return any unapplied Study Deposit balances recovered from third-party transmission

providers and Affected Systems to which such Study Deposits had been paid in connection with the Project within thirty (30) calendar days of receipt of such unapplied Study Deposit balance.

2.8. U.S Currency. All sums and amounts payable or to be payable pursuant to the provisions of this Agreement shall be paid in US Dollars (“USD”). If any amount is required to be converted from another currency into USD for the purposes of this Agreement, such conversion shall be made using the average USD exchange rate for that currency over the twenty (20) business day period immediately preceding and including the date of payment or assessment, as published in The Wall Street Journal.

3. Term; Termination.

3.1. Term. The request for utility service for the Project shall be deemed to have been made as of the date this Agreement was received by Marshall, or as reasonably practicable. The obligations of the Parties set forth in this Agreement shall commence as of the date of the signature of Marshall’s authorized representative accepting and agreeing thereto, and shall continue until the earlier of (i) the completion of the Services or (ii) termination of this Agreement pursuant to Section 3.2.

3.2. Termination. This Agreement may be terminated by either Party with thirty (30) calendar days’ written notice. Upon termination, Marshall shall (i) cease all work on the Services and instruct any third-party contractors to do the same; (ii) request all third-party transmission providers and Affected Systems to stop work on any studies and return any unapplied Study Deposits as allowable, and (iii) prepare and deliver to Applicant a final Monthly Invoice as outlined in Section 2.7.

4. Binding Obligation. This Agreement shall be a continuing obligation until all Costs incurred pursuant to this Agreement have been reimbursed. Notwithstanding the foregoing, Applicant may terminate this Agreement at any time on thirty (30) calendar days’ written notice, provided that Applicant will reimburse Marshall for any costs incurred by Marshall in connection with the Services following such termination. The cost reimbursement obligations set forth in this paragraph shall be binding on Applicant and its successors, if applicable.

5. Breach. In the event of a breach of any of the terms and conditions of this Reimbursement Agreement by Applicant, Marshall may take any action necessary or appropriate and allowed by law or equity, including but not limited to: an immediate suspension of all work on the Project, the refusal to advance discussions with legal counsel or consultants, or any other efforts as the case may be; and any other remedy available in equity or at law including claims for damages or injunction.

6. No Representation. Applicant acknowledges and agrees that Marshall in no way guarantees, assures or otherwise represents to Applicant that any Interconnection application submitted by Applicant with respect to Applicant generation located behind the Project’s retail

meter will be accepted and makes no representations concerning the timing of the review of such application.

7. **Severability.** If any provision of this Agreement shall be determined to be void by any court of competent jurisdiction, such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the Parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

8. **Miscellaneous.**

8.1. **Confidentiality.** The parties agree to keep confidential any proprietary or non-public information obtained during the performance of this Agreement, subject to Marshall's open meeting and public records request obligations under Michigan law, as detailed further below. This confidentiality obligation shall not apply to information that (i) is or becomes public knowledge through no fault of the receiving party, (ii) is already in the possession of the receiving party without restriction in relation to disclosure before the date of receipt from the disclosing party, (iii) is received from a third party who lawfully acquired it and who is under no obligation restricting its disclosure, or (iv) is independently developed without access to the confidential information. In the event that the Parties enter into a separate Non-Disclosure Agreement ("NDA"), the terms of that NDA shall govern the confidentiality obligations with respect to this Agreement. Notwithstanding any other provision of this Agreement, the Parties acknowledge and agree that: (a) Marshall is a political subdivision of the State of Michigan and, as such, is subject to Michigan law related to open meetings (including MCL §§ 15.261 through 15.275), and public records and record retention (including MCL §§ 15.231 through 15.246), and (b) nothing in this Agreement shall be construed to require Marshall to act in contravention of its obligations under such provisions of Michigan law.

8.2. **Dispute Resolution.** Any disputes arising out of or in connection with this Agreement shall be resolved through negotiation. If not resolved through negotiation, any such dispute shall be resolved by a Michigan court of competent jurisdiction sitting in Calhoun County, Michigan, or the United States District Court for the Western District of Michigan in the event that federal jurisdiction applies to such dispute. Each Party irrevocably consents and agrees that disputes arising out of this Agreement may be brought in the state courts of the State of Michigan located in Calhoun County, Michigan.

8.3. **Notices.** Any notice required or permitted under this Agreement shall be in writing and shall be deemed given when delivered personally, sent by certified mail, or sent by recognized courier service to the notice recipient as set forth below with a copy of such notice to the email address as provided (on the following page):

If to Marshall:

City of Marshall
Attention: City Manager
323 West Michigan Avenue
Marshall, Michigan 49068
Email: dperry@cityofmarshall.com

With a copy to:

City of Marshall
City Attorney
323 West Michigan Avenue
Marshall, Michigan 49068
Email: davidrevore@mcgintylaw.com

If to Applicant:

Marshall Power Infrastructure, LLC
30 N Gould St Ste R
Sheridan, WY 82801 _____
Email: information@marshall-ih.com

CC:

Joseph M. Rogowski
Friedlander Nykanen Rogowski PLC
1700 West Big Beaver Road
Suite 220
Troy, Michigan 48084
Email: rogowski@fnrplc.com

8.4. Assignment. Neither party may assign its rights or obligations under this Agreement without the prior written consent of the other party; provided, however, that Applicant may assign its rights and concurrently delegate its obligations under this Agreement without such consent. Prior to any such assignment becoming effective, the assignee shall agree in writing to be bound by the terms and provisions of this Agreement.

8.5. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, in the state courts located within Calhoun County, without regard to its conflict of laws principles.

8.6. Amendments. Any amendments or modifications to this Agreement must be in writing and signed by both parties.

8.7. Entire Agreement. This Agreement constitutes the entire understanding between the parties with respect to the subject matter herein and supersedes all prior discussions, agreements, or representations.

8.8. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original. Electronic signatures are valid and binding for all purposes.

8.9. **Limitation of Liability.** In no event shall either party be liable for any indirect, incidental, special, consequential, or punitive damages, including loss of profits, revenue, data, or use, incurred by the other party, whether in an action in contract or tort, even if the party has been advised of the possibility of such damages.

8.10. **Relationship of Parties; No Third-Party Beneficiaries.** This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns. Nothing in this Agreement, and no action taken hereunder, shall be construed to create any duty, liability or standard of care to any third party. This Agreement is intended solely for the benefit of the Parties, and the Parties expressly disclaim any intent to create any rights in any third party as a third-party beneficiary to this Agreement. This Agreement shall not be interpreted to create an association, joint venture, or partnership between the Parties nor to impose any partnership obligation or liability upon either Party.

8.11. **Force Majeure.** Neither Party shall be liable for any failure or delay in performance under this Agreement (other than for delay in the payment of money due and payable hereunder) to the extent said failures or delays are proximately caused by causes beyond that Party's reasonable control and occurring without its fault or negligence, including, without limitation, acts of God, strikes, lockouts, riots, acts of war, terrorism, epidemics, governmental regulations superimposed after the fact, fire, communication line failures, power failures, earthquakes, or other disasters.

8.12. **Authorization.** Each Party represents and warrants that the undersigned have the authority to act on behalf of their Party and to bind their Party it to the terms and conditions of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written.

City of Marshall, Michigan:

Applicant Marshall Power Infrastructure, LLC:

By:

By: Joseph Rogowski

Name:

Name: Joseph M. Rogowski

Title:

Title: Authorized Person

ITEM: 12.C

ADMINISTRATIVE REPORT



TO: Honorable Mayor and City Council
FROM: Derek N. Perry, City Manager
Marcia Strange, Director of Community Development
DATE: August 17, 2026
SUBJECT: **SCHEDULE PUBLIC HEARING - OPRA CERTIFICATE - 110 S. HAMILTON**

The City has received an Application for Obsolete Property Rehabilitation (OPRA) Exemption for 110 South Hamilton Street (Parcel No. 53-001-031-00). This OPRA application is included in the packet. The applicant, Mankerian Properties, LLC proposes a comprehensive renovation of the functionally obsolete two-story commercial building located in the social district. The property is in need of improvements to make it a viable facility. Upon completion, the building will be home to The Yardage Club, an indoor golf club bringing new year-round activity, employment and visitors. Information regarding the proposed renovation and future use are provided in the packet.

OPRA is a tool created by the legislature in 2000, to encourage the redevelopment of blighted structures. It works by freezing the taxable value of a property for a period of up to twelve (12) years. Freezing the taxable value of a property provides an incentive for a property owner to make significant improvements to a building without incurring an increase in property taxes for the period approved by the City. The requested 6 year exemption aligns with the timeframe allowed in the adopted OPRA policy for the value of investment by the Applicant.

Tonight we have already considered the establishment of an OPRA District following the public hearing. The next step, and the current ask, is to request a public hearing be scheduled for the September 8th City Council meeting for the consideration of the OPRA Certificate.

BUDGET IMPACT:

The proposed OPRA would lock in taxes for the property for the six year period.

RECOMMENDATION:

Set a Public Hearing for September 8, 2026 for the consideration of an OPRA Certificate for 110 South Hamilton Street.

**CITY OF MARSHALL, MICHIGAN
RESOLUTION #2026-__**

**RESOLUTION TO APPROVE AN OBSOLETE PROPERTY REHABILITATION
EXEMPTION CERTIFICATE APPLICATION FOR THE PROJECT LOCATED AT 210
SOUTH HAMILTON STREET**

Minutes of a regular meeting of the Council of the City of Marshall, held on September 8, 2026 at 7:00 PM.

PRESENT:

ABSENT:

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

WHEREAS, pursuant to PA 146 of 2000, as amended, the City of Marshall is a Qualified Local Governmental Unit eligible to establish one or more Obsolete Property Rehabilitation Districts (OPRA); and

WHEREAS, the City of Marshall legally established the Obsolete Property Rehabilitation District 210 South Hamilton Street Obsolete Property Rehabilitation District No.1 on August 17, 2026, after a public hearing held on August 17, 2026; and

WHEREAS, the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) does not exceed 5% of the total taxable value of the City of Marshall; and

WHEREAS, the application was approved at a public hearing as provided by section 4(2) of Public Act 146 of 2000, as amended, on September 8, 2026; and

WHEREAS, Marshall Property Investments LLC, are not delinquent in any taxes related to the facility; and

WHEREAS, the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000, as amended; and

WHEREAS, the applicant has provided answers to all required questions under the application instructions to the City of Marshall; and

WHEREAS, the City of Marshall requires that rehabilitation of the facility shall be completed by December 31, 2027; and

WHEREAS, the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District; and

WHEREAS, the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000, as amended, and that is situated within an Obsolete Property Rehabilitation District established in the City of Marshall eligible under Public Act 146 of 2000, as amended, to establish such a district; and

WHEREAS, completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to create employment, revitalize urban areas, and increase the number of residents in the community in which the facility is situated; and

WHEREAS, the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARSHALL and hereby is granted an Obsolete Property Rehabilitation Exemption for the real property (210 South Hamilton Street), excluding land, located in Obsolete Property Rehabilitation District No. 1 at 210 South Hamilton Street for a period of 6 years, beginning December 31, 2026, and ending December 31, 2032, pursuant to the provisions of PA 146 of 2000, as amended.

Resolution declared adopted this 8th day of September 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 a Resolution adopted by the LDFA, City of Marshall, County of Calhoun, State of Michigan, at a regular meeting held on February 2, 2026 and that said meeting was conducted and that the minutes of said meeting were kept and will be or have been made available.

Michelle Eubank, City Clerk