

City of Iron River

106 W. Genesee
IRON RIVER, MICHIGAN 49935

Rachel Andreski
City Manager
citymanager@ironriver.org

Phone: 906-265-4719
Fax: 906-265-5776
Web. Page: www.ironriver.org

**IRON RIVER CITY COUNCIL
REGULAR MEETING
Wednesday, December 17, 2025
5:15 PM
AGENDA**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. SPECIAL PRESENTATION

- FY25 Audit Report by CLA

5. APPROVAL OF AGENDA

6. APPROVAL OF MINUTES:

- November 12, 2025, Regular Meeting Minutes Page 3
- December 2, 2025, Special Meeting Minutes Page 13

7. PUBLIC COMMENT (Regarding Items on the Agenda) –Each public comment is limited to three (3) minutes, which will begin when the speaker approaches the podium.

Public comment shall not be disruptive, nor contain any profanity, racial, ethnic, religious, sexual, or national origin slurs or overtones. Public comment shall not contain defaming or slanderous personal attacks. All public comments shall be directed to the City Council. The City Council will not respond during public comment.

Any violation of Public Comment Procedures shall constitute a breach of the peace. If a member of the public engages in such breach of the peace, they may be ordered to be seated immediately, or removed from the meeting, by the Mayor.

8. CONSENT AGENDA

- IRPD Report Page 16

9. REPORTS

- a) DPW Report.....Page 17
- b) ICECA November Report.....Page 19
- c) County of Iron (Verbal)
- d) Attorney’s Report (Verbal)
- e) Manager’s Report Page 22
- f) Windsor Center/Joint Public Building Report Minutes Page 26

10. FINANCIAL REPORTS

- a) City Financial Report – November 2025 Page 31

b) Accounts Payable Report - November 2025	Page 32
c) City Attorney Invoice – November 2025	Page 40

11. OLD BUSINESS

a) E-Bike Ordinance/Policy.....	Page 42
b)	

12. NEW BUSINESS

a) Board and Committee Appointments	Page 46
b) Holiday Stipend.....	Page 48
c) Budget Amendments	Page 49
d) 2025 Winter Noxious Weeds	Page 54
e) Transfer of Real Estate to the City of Iron River (402 Washington)	Page 56
f) CY2026 Capital Improvements Plan (CIP).....	Page 99
g) Zoning Administrator/Code Enforcement.....	Page 102
h) Proposal for Professional Engineering Services for MDNR Ice Lake Park Conversion Procedures – WICKWIRE	Page 108
i) 2024 DDA Parking Lot Improvements Project Pay Request No. 3 and Change Order No. 2	Page 110
j) 2026 CWSRF Sanitary Sewer Improvements - Application for Payment No. 2.....	Page 119
City Manager Evaluation (Closed Session)	

13. PUBLIC COMMENT (Regarding Items Not on the Agenda) –Each public comment is limited to three (3) minutes, which will begin when the speaker approaches the podium.

Public comment shall not be disruptive, nor contain any profanity, racial, ethnic, religious, sexual, or national origin slurs or overtones. Public comment shall not contain defaming or slanderous personal attacks. All public comments shall be directed to the City Council. The City Council will not respond during public comment.

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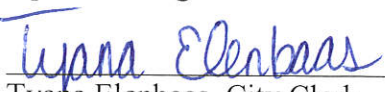
14. COUNCIL MEMBER COMMENTS

15. ADDITIONAL INFORMATION

Clerk's Memo.....	Page 123
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16. ADJORNMENT

I, Tyana Elenbaas, City Clerk for the City of Iron River do hereby certify the above agenda was posted in the Iron River City Hall on Friday, December 12, 2025, at 3 p.m. in accordance with Michigan Open Meetings Act.



Tyana Elenbaas, City Clerk

**IRON RIVER CITY COUNCIL
REGULAR MEETING
Wednesday, November 12, 2025
5:15 PM
Minutes**

Mayor Rodney Dood called the Regular meeting to order at 5:15 p.m. in the Council Chambers of the Iron River City Hall.

Roll Call: Dennis Powell, Benjamin Garcia and Ronjo Leonoff and Dood.

Also, present: City Manager Rachel Andreski, City Clerk Tyana Elenbaas and Interim City Attorney Hannah L. Goodman.

Public in attendance: Vicky Powell, Kathy Stevens, Patty Smith, Patti Leonoff, Martha Burdick, Timmothy Ballinger, Erik Ballinger, Zach Elenbaas, Kyle Kuenn, Christie Olson, Mark Polley, Adam Polley, Pete Judd, Michael Hoinowski, Dawn Sageng, Nicole Desentz, Josh Desentz, Dave Sankey, Jeff Andreski, Grace Barbee, Carley Ekberg, Steven Saunders (DPW), Chief Curt Harrington (IRPD), Officer Jason Wicklund (IRPD), Wendy Graham (The Reporter), and Seth Miatech (WICKWIRE).

APPROVAL OF AGENDA

Garcia moved with support from Leonoff to approve the agenda with the addition of item O, Reporter Building Parking Lot to New Business. All in favor; Motion carried.

APPROVAL OF MINUTES

Leonoff moved with support from Garcia to approve:

- October 15, 2025, Regular Meeting Minutes

All were in favor; Motion carried.

PUBLIC COMMENT

Dave Sankey of K&D Service Inc. expressed his agreement that an E-Bike policy is needed. He explained that throughout the summer, there have been numerous close calls involving E-Bikes traveling on the sidewalks near his shop. He also reported issues with mopeds and unregistered dirt bikes being operated by children. Referring to the ATV Ordinance, he stated that these young riders are not being properly monitored to ensure they are operating safely. Mr. Sankey emphasized that action is needed for the sake of public safety. He noted that he cannot see behind him when backing out of his garage and worries that one day he may collide with a child speeding down the sidewalk or road.

CONSENT AGENDA

- IRPD Report

Chief Harrington stated that Halloween was a good turnout. He noted that no crime was reported in the city that night. He added that December 6th is the Christmas holiday parade, he encouraged more to come out. Garcia moved with support from Leonoff to receive and file the Consent Agenda IRPD Report. All were in favor; Motion carried.

REPORTS:

DPW

Steven Saunders introduced himself as the new Superintendent of the Department of Public Works and provided an overview of the department's activities over the past month. He reported that the DPW has been focused on winterizing, leaf pickup, hydrant flushing, and installing snowplows. He noted that the monthly water samples were completed and the results for October came back clean. Mr. Saunders added that all City parks have been closed for the season and that Christmas lights are beginning to be installed in the DDA district. He also mentioned that the DPW assisted the City of Gaastra with storm drain issues and supported the City of Caspian by cleaning out several manholes.

Garcia moved with support from Leonoff to accept the DPW Report as presented. All in favor, Motion Carried.

ICECA

- Harvest and Haunt – Hautala reported that approximately 2,500 to 3,000 people attended the festivities, a turnout he credited to the favorable weather. He noted that this year saw a record number of sponsors and booths, with 39 sponsors and 43 booths participating.
- Christmas in Lights – Hautala stated that the Christmas parade will be on the first Saturday of December, which is the 6th. He added that the theme this year is “Jingle all the Way.” Following the parade, the City Christmas tree will be lit, and a fireworks display will conclude the event. He also expressed his appreciation to the West Iron County Fire Department for their continued support with the fireworks.
- Small Business Saturday – Hautala stated that the Saturday after Thanksgiving, is small business Saturday. He added that the ICECA will be compiling a list of businesses that will be offering discounts, deals or promotions and publish and promote it around Iron County before that Saturday. He noted that this is a great way to support local businesses.
- Business After Hours – Hautala noted the success of the pervious BAH. He stated that around 70 attendees showed up in Alpha. He noted that the next Business After Hours will be at the Christmas Tree Galleria at the Iron County Museum on December 2nd, 2025.
- Visitor Guides – Hautala noted that around 20,000 guides will be published and distributed around Iron County, the UP, Northern and Central Wisconsin. He thanked the DDA for their continued support and their purchase of a full-page ad, which detail the DDA districts business and upcoming events within the County.

Garcia moved with support from Powell to accept the ICECA report as presented. All in favor; Motion Carried.

County of Iron

Pete Judd provided an update on Central Dispatch, reporting that three new hires are currently in training. The department now has three full-time dispatchers, one part-time dispatcher, and another part-time employee scheduled to return in January. He noted that the board approved a \$2.00-per-hour wage increase to help incentivize and retain staff. Judd also mentioned that two contracted dispatchers have been assisting, allowing the regular staff some much-needed time off. While acknowledging that it will take time for the department to fully recover, he emphasized that progress is being made in the right direction.

Garcia motioned with support from Leonoff to accept the County of Iron report as presented. All in favor; Motion Carried.

Attorney Report (verbal)

- Bylaws – She noted that the current Planning Commission bylaws are vague and doesn't encompass all that needs to be included. She noted that there are some concerns when it comes to a quorum and participation on the Commission. She noted that it is difficult to be progressive without a valid quorum and make changes.
- FOIA/OMA – Goodman stated that there has been a reduction in FOIAs. She noted that some were regarding Open Meeting Act and staying compliant with that.
- Blight – She detailed that the courts did issue an order to have the fine paid. She noted failure to pay the fine will result in a show cause hearing. Goodman added that with hunting season underway, court activity typically slows down, but proceedings are expected to pick back up once the season ends.

Powell asked who gets the money from the fines being paid? Goodman stated if it gets paid, she has been working with Christine Valesano on how they can come up with line items to kick it out to the municipality. She stated that Ms. Valesano is retiring in about a month, so there is a transition period, working with the new person who will be replacing Ms. Valesano. She stated that she has had conversations with the District Court and the magistrate on how they can get the fines back to the municipality. She noted that Crystal Falls is looking to mimic our policy regarding blight.

Dood asked if the fines go to the County. Goodman stated what should be happening is, the fines should be coming back to the local municipality. She stated that if there is a misdemeanor ticket, that money might stay with the County.

Garcia moved with support from Powell to accept the Attorney's Report as presented. All in favor; Motion Carried.

Manager's Report

- MDOT Category B – Andreski noted that her and WICKWIRE were on a zoom call with the State of Michigan regarding the grant. She noted that it is a 50% grant match and we utilized the 2026 Street Improvements out of the Capital Improvements Plan for the project scope. She noted that they are getting ready with the design and engineering. She gave thanks to WICKWIRE for their assistance with the grant submittal, which was provided free of charge.
- Steward Award – Andreski congratulated Clerk Elenbaas as she was awarded the Vigilant Steward Sunlight Award from the Michigan Fair Elections Institute. It was to honor her commitment to preserving election integrity for maintaining clean and accurate voter rolls.
- Code of Ordinances – Supplement number Four has now been codified. These are for Ordinances from 2023-2025 that had not been updated. They are now online. They will now be working on Supplement number Five, which is all the Zoning rewrites.
- Storm Sewer Project – Andreski stated that this is the project that we are working with the Chippewa Sno Kats to fix trail 16. Work will tentatively start on November 17th. She is hopeful that it will be completed by the time snow falls and will help with the Spring runoff.
- Vacation – Andreski humbly requested her annual vacation. She asked for November 17 to the 26th. She noted that she will be available by phone as she is not leaving the County. Leonoff motion with the support of Garcia to accept Andreski's request for vacation. All in Favor; Motion Carried.

Garcia moved with support from Leonoff to accept the Manager's Report as presented. All in favor; Motion Carried.

Windsor Center/ Joint Public Building Report

Leonoff stated that they are busy working on bylaws.

Garcia moved with support from Powell to accept the Windsor Center/Joint Public Building Reports as presented. All in favor; Motion Carried.

FINANCIAL REPORTS

City Financial Report – October 2025

Leonoff moved with support from Powell to accept the City Financial Report for October 2025 as presented.

Roll Call: Ayes – 5: Clements, Garcia, Leonoff, Powell and Dood. Nays – 0. Motion Carried.

Accounts Payable Report – October 2025

Garcia moved with support from Leonoff to accept the Accounts Payable Report for October 2025 as presented.

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia, and Dood. Nays – 0. Motion Carried.

City Attorney Invoice – October 2025

Garcia moved with support from Leonoff to accept the City Attorney Invoice for October 2025 in the amount of \$2,387.44.

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia and Dood. Nays – 0. Motion Carried.

OLD BUSINESS

E-Bike Ordinance/Policy

Garcia apologized because he had not heard back from the Cycling community. He stated that unfortunately he has nothing new to present but stated once he receives any correspondence, he will forward it on to Council.

Dood asked Andreski if once this is adopted, if there would be a need for a public hearing. Andreski stated yes, this would have to go through the process for an ordinance change.

Garcia stated that he sees some adjustments that need to be made to the policy. He noted that E-Bikes have three different categories and they are not necessarily speed levels. He stated that multiuse paths are made for that kind of traffic, but he worries about enforcement. He asked who would enforce speed limits. He again apologized for not providing more information regarding E-bikes in other municipalities and stated that the Council could wait to make a decision until that information becomes available. He noted that we do not have bike lanes and that would put the E-bikes in the road, and would that be better? He suggested asking Chief Harrington for his input on creating the policy.

Clements suggested having a work session with the Chief of Police, Interim City Attorney Goodman and any other interested parties.

Dood suggested creating an ordinance that would prohibit E-Bikes from being operated on sidewalks altogether, allowing other related issues to be handled as they currently are. He added that this approach would avoid requiring the police department to patrol the Apple Blossom Trail. He noted that users of the trail already expect to encounter pedal bikes there and are aware of their presence. Dood emphasized that his primary concern aligns with the concerns raised by Mr. Sankey and Ronjo specifically, E-Bikes being ridden on sidewalks. He asked whether there was a way to simplify the policy to address this issue directly.

Goodman acknowledged that we can always simplify. She stated that the biggest concern is making sure our definitional terms are well understood and not conflicting anywhere. She continued that if it's decided to prohibit use on sidewalk, then the sidewalk needs to be outlined clear.

Dood outlined the multiuse paths, as of currently the policy has only Class one, he suggested allowing all paths. He added that the speed limit should remain the same.

Garcia stated that an E-Bike may be used in the same manner as a regular bicycle. He read an excerpt from the policy regarding the required use of lights on E-Bikes. Garcia cautioned that adding too many parameters to the policy increases the City's responsibility to enforce them. He noted that the policy already contains a significant amount of detail. Dood noted that regular bikes are also required to have lighting, if being used at night. Dood cautioned against riding a bike at night, stating it is dangerous.

Garcia agreed with Clements stating that going line by line through the ordinance would be the best.

Powell suggested getting three guys together to go through the policy, he added that he will not be one of them as he is "too old."

Garcia moved with support from Clements to hold a work session to go over the E-Bike Ordinance/Policy on December 2nd at 4 p.m. All in favor; Motion Carried.

NEW BUSINESS

Letter of Intent to Purchase Current City Hall

Powell stated that his only concerns were the price being cheap and the possibility that, if something were to happen and the new owner walked away, taxpayers would be left responsible for the cost of demolishing the building. Leonoff agreed, noting that the price is far too low and suggesting that the City make a counteroffer.

Dood noted that holding onto the building could ultimately cost the City more in the long run.

Garcia also expressed disappointment with the price but pointed out that Mr. Denha has a reputation for being thoughtful and not entering projects impulsively.

Powell asked whether the sale would be made to Mr. Denha personally or to his corporation, and Dood clarified that the buyer would be his corporation. Powell stated that he would like the building to be bonded to ensure taxpayers are not liable if something happens. Leonoff agreed with this suggestion. Dood cautioned against adding such stipulations, warning that doing so might cause the buyer to walk away. Powell responded that his concern is protecting taxpayers should anything happen to Mr. Denha. Leonoff added that the Council should have required bonding from the beginning.

Dood countered that the Council initially attempted to include stipulations, but doing so pushed the buyer away. As a result, instead of receiving the stronger original offer, the City is now faced with a significantly lower one. Leonoff stated that this is because the buyer knows he can now offer less.

Goodman stated that it is not uncommon for a request of bonding. She noted that there are a variety of ways they can do that but stated there is no guarantee that he wouldn't walk away from. She

reiterated that this is a fairly common practice, and it can be explained to him. She added that Mr. Denha has expressed his commitment to the City and not wanting to see it fail.

Dood noted that in the initial request, it did state that the Council would like the building to be bonded.

Powell reiterated that he would like it to be bonded to protect the taxpayers. He added that he believes that Mr. Denha will do what he said he will do but he wants to make sure the taxpayers are not going to be liable if something happens to Mr. Denha.

Dood noted that Mr. Denha has previously done this kind of work, renovated similar buildings and restored them into new, usable spaces.

Powell motioned that building be bonded for \$300,000 and accept the \$10,000 purchase price.

Due to the lack of support the motion failed.

Leonoff motioned with support from Powell to counter the \$10,000 offer with a \$30,000 sale price and for the building to be bonded for \$300,000.00. Roll Call: Ayes – 5: Clements, Garcia, Powell, Leonoff and Dood. Nays – 0. Motion Carried.

Robert Langdon Alley Abandonment Request

Andreski noted that this is located up in the Forbes location. Mr. Langdon initially wanted to purchase the alley but that is not legal. She noted that there is a City sewer main that runs down the alley. Mr. Langdon purchased a shed before he completed the survey, and once the survey was completed it was found that part of the shed was placed upon City property.

Garcia asked whether the proposed easement would still allow the City access to the sewer line. Dood stated that the shed sits directly over the sewer main and noted that the Council has never approved abandoning an alley that contains active utilities.

Dood expressed his reluctance to accept the abandonment request. Clements agreed questioning what would happen if they granted the request and ten years down the road, there is an issue with the sewer and the DPW needed to gain access to the lines and the shed has sunk into the ground and is unmovable.

Goodman stated that she feels like we are dancing around a variance request, which she felt was appropriate. She suggested Mr. Langdon apply for the variance request and then it can be determined from there.

Garcia stated that Council should follow suite with what they have done in the past and if they have denied request previously, he believes they should follow the precedence they set in the past.

Clements motioned with support from Leonoff to deny the alley abandonment request by Robert Langdon.

Roll Call: Ayes – 5: Powell, Garcia, Leonoff, Clements and Dood. Nays – 0. Motion Carried.

Transfer Noxious Weeds Debt to Property Taxes

Garcia motioned with the support from Powell to transfer the noxious weeds debt to property taxes.

Roll Call: Ayes – 5: Clements, Leonoff, Powell, Garcia and Dood. Nays – 0. Motion Carried.

Reporter Building Roof Replacement – Final Application for Payment No. 2

Miatech stated the work has been completed for a while but the City was waiting for the warranty, which has been received.

Garcia motioned with the support Leonoff to accept the Reporter Building Roof Replacement – Final Application for Payment No. 2 for the release of the retainage in the amount of \$2,950.00.

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia and Dood. Nays – 0. Motion Carried.

1998 Kenworth Quad Haul Truck

Saunders stated that he and another DPW worker went and inspected the hauler. He added that the owner supplied the City with a detailed maintenance list. Saundar brought in a few comparisons that he had obtained from auction sites, noting that this is a tremendous deal.

Leonoff asked Saunders if he had investigated the issues they had previously discussed. Saunders stated that in the maintenance records, it shows the radiator was fixed and no leak was present. Saundar stated that there is a minor oil leak with the timer cover and stated it doesn't seem super significant. Saunders stated that there were leaks at the windshield, but he also feels that it is not a big issue as they can seal it.

Saunders added that anything 2010 or newer has DEF systems. He stated that he has worked with DEF systems at waste management, and he believes 99 percent of the time, DEF systems were the reason for their down time. He said they are a pain in the neck to deal with and the current people he has, they do not know how to deal with a DEF system.

Garcia stated if the DPW says that they need it, then we need to provide the equipment they need to do their jobs.

Leonoff moved with support from Garcia to purchase the 1998 Kenworth Quad Haul Truck in the amount of \$45,000.00.

Roll Call: Ayes – 5: Powell, Clements, Garcia, Leonoff and Dood. Nays – 0. Motion Carried.

Winter Blade Purchase

Garcia motioned with the support from Powell to purchase winter blades in the amount of \$6,269.00

Roll Call: Ayes – 5: Clements, Leonoff, Powell, Garcia and Dood. Nays – 0. Motion Carried.

Planning Commission Appointment

Dood motioned with the support of Powell to appoint Jacob Pietrzak to the Planning Commission for a term set to expire on December 31, 2028. All in favor; Motion Carried.

Renewal for Marihuana Establishment License – Rocky North, LLC

Dood explained that this is an annual process to renew their license.

Powell moved with support from Clements to renew the marihuana license for Rocky North, LLC.

Roll Call: Ayes – 5: Leonoff, Garcia, Clements, Powell and Dood. Nays – 0. Motion carried.

2025 Street Improvements – Payment Request No. 2 and Final Change Order No. 1

Garcia motioned with the support from Leonoff to approve the 2025 Street Improvements – Payment Request No. 2 and Final Change Order No. 1 in the amount of \$143,086.17.

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia and Dood. Nays – 0. Motion Carried.

2024 DDA Parking Lot Reconstruction – Application for Payment No. 2

Garcia motioned with the support from Leonoff to approve the 2024 DDA Parking Lot Reconstruction – Application for Payment No. 2 in the amount of \$397,574.38

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia and Dood. Nays – 0. Motion Carried.

Reporter Building Renovations for Iron River City Hall – Final Application for Payment No.

7

Miatech informed the Council that the project did come in under budget.

Garcia motioned with the support from Clements to approve the Reporter Building Renovations for Iron River City Hall – Final Application for Payment No. 7 in the amount of \$13,195.44

Roll Call: Ayes – 5: Powell, Leonoff, Clements, Garcia and Dood. Nays – 0. Motion Carried.

2026 CWSRF Sanitary Sewer Improvements – Application for Payment No. 1

Garcia motioned with the support from Leonoff to approve the 2026 CWSRF Sanitary Sewer Improvements – Application for Payment No. 1 in the amount of \$688,659.85

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia and Dood. Nays – 0. Motion Carried.

Proposal for Professional Design Engineering Service for the 2026 Street Improvements Project

Garcia motioned with the support from Leonoff to approve the Proposal for Professional Design Engineering Service for the 2026 Street Improvements Project in the amount of \$16,500.00

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia and Dood. Nays – 0. Motion Carried.

Proposal for Professional Engineering Services for the Cemetery Plat Survey and Mapping

Clements moved with the support of Powell to approve WICKWIRE's Proposal for Professional Engineering Services for the Cemetery Plat Survey and Mapping in the amount of \$3,500.00.

Roll Call: Ayes – 5: Leonoff, Garcia, Powell, Clements and Dood. Nays – 0. Motion Carried.

City Hall Parking Lot – Application for Final Payment and Final Change Order

Miatech stated that while the parking lot ended up coming in over budget, the project is still under budget.

Garcia motioned with the support from Leonoff to approve the City Hall Parking Lot – Application for Final Payment in the amount of \$19,909.75 and the Final Change Order in the amount of \$3,763.25.

Roll Call: Ayes – 5: Powell, Clements, Leonoff, Garcia and Dood. Nays – 0. Motion Carried.

PUBLIC COMMENT

Kyle Kuenn stated that he wrote a letter to the Reporter which stated: "Over the past two months, I've had the privilege of attending several city council meetings. I've witnessed passionate debates, heartfelt concerns, and a deep desire from many to see Iron River thrive. These moments reflect the strength of our community's spirit. But I've also seen frustration spill over into personal attacks directed at our City Council members, the city manager, the chief of police, the county clerk and the city attorney. While these reactions may stem from pain or disappointment, they do not reflect the respectful discourse our community deserves. We all have the right to speak freely. The First Amendment of the United States Constitution and Article I, Section 5 of the Michigan Constitution both protect our freedom on speech-cornerstones of our democracy. But it's important to remember that these rights don't cover hate speech or slander. Slander means saying things that aren't true about someone in a way that hurts their reputation. We all have the right to speak up – but that

doesn't mean it's okay to spread lies or be cruel. Our words should help build each other up, even when we disagree. Let's speak honestly, but also kindly. I've lived in Iron River from 1998 to 2012, and again in 2024 and 2025. I've seen this town evolve – sometimes in ways that felt like loss, and other times in ways that sparked hope. I remember the bowling alley burning down, Angeli Foods being sold to Super One, and the transformation of community spaces. The movie theater and concession stand gave way to a cellphone store and liquor sales. Pamida became Shopko, then Tractor Supply. Beef-A-Roo turned into a dispensary. The old school at 211 W. Cayuga Street, once abandoned, now houses apartments. Some of these changes have sparked nostalgia or concern, while others have brought new opportunities. But together, they reflect a town that refuses to stand still. Years ago, many buildings stood empty. Today, they are being bought, restored, and filled with new life. That's progress. It may not always look the way we imagined, but it's movement forward. Changes is never easy. It stirs discomfort, resistance, and fear. Yet as President John F. Kennedy once said, "Change is the law of life. And those who look only to the past or present are certain to miss the future." Progress requires courage – not just from our leaders, but from all of us. So I encourage our community; let us meet change with grace, patience, and prayer. Let us support those working to improve our City, even when we disagree. Let us speak with respect, listen with open hearts, and remember that unity is built not through uniformity, but through understanding. Iron River is changing. Respectfully Kyle"

Patty Smith asked Council to explain New Business, item C Transfer Noxious Weeds to Property Taxes. Dood acknowledged Ms. Smith and stated that he will address it in Council Member Comments.

Dave Sankey stated that the City plow trucks need to be out on time. He noted that our winter parking ban signs. He added that very rarely are they out by 5 a.m. and they should be out 2:30 or 3 a.m. He stated that the City could get a lot more "bang for their buck" if they are out plowing while people are still asleep in their beds and the DPW workers are not dodging cars. He respectfully requested that the City take down the parking signs because the City is not living up to what they are requesting the citizens to do, which is stay out of the way of the plows. He added that he would appreciate advance notice when the DPW is pushing snow, noting that he is an early riser and would be willing to assist.

Mark Polley began by apologizing for his behavior at the previous meeting, stating that the only thing he is guilty of is caring about the City. He explained that he attempted to show respect to the Mayor, but when he raised concerns about the cost of the new City Hall, the Mayor gaveled him and had him removed. He noted that this week's paper lists the cost at nearly \$600,000, even though the City only borrowed \$500,000, and he claimed that interest was not included in the original calculation. Polley stated that Mr. Leonoff's information regarding the bond for demolishing the building is inaccurate. He said that during his time on the Windsor Board, the insured amount to tear down the building was \$1.3 million, and that figure, based on a quote from 15 years ago for an open building, would likely be even higher for City Hall.

Polley also stated that he does not trust the Chief of Police. Mayor Dood asked him to stop, but Polley responded that he was telling the truth and that his comments were not slander. He asked whether he was permitted to speak the truth, and Mayor Dood replied that he could, as long as it was truthful and not slanderous. Polley continued, stating that the Chief of Police had been involved in a shooting that resulted in the death of an American veteran from Iron River, and that the Chief is involved in a multimillion-dollar lawsuit still pending in federal court. He further stated that the Chief and Rachel Andreski were recently in court again due to another lawsuit. Polley concluded by

saying that he believes the Chief is dangerous and that he does not trust him. He acknowledged that the Council likes the Chief but warned them that if “it” happens again, the Council will be liable for the Chief’s actions.

COUNCIL MEMBER COMMENTS

Mayor Dood stated that if a resident doesn’t cut the grass, they will get a letter from the city asking them to. If the resident doesn’t comply, the City will come in and cut the grass and at that point the City will send the fee for that to the resident. If the resident fails to pay the fee, it will be put on their property taxes.

ADJOURNMENT

Dood motioned with support from Garcia to adjourn the meeting at 6:38 p.m. All in favor. Motion carried.

Tyana Elenbaas, City Clerk

**IRON RIVER CITY COUNCIL
SPECIAL MEETING
Tuesday, December 2, 2025
4 PM
Minutes**

Mayor Rodney Dood called the meeting to order at 4 p.m. in the Council Chambers of the Iron River City Hall.

The Pledge of Allegiance was recited.

Roll Call – Dennis Powell, Anthony Clements, Benjamin Garcia and Dood. Absent: Leonoff.

Also Present – City Manager Rachel Andreski, Interim City Attorney Hannah Goodman (left at 4:28 p.m.) and City Clerk Tyana Elenbaas.

Public in attendance – Vicky Powell, Timm Ballinger, Erik Ballinger, Steven Saunders (DPW) and Adrienne Baker.

PUBLIC COMMENT

None.

OLD BUSINESS

E-Bike Ordinance/Policy

Garcia stated that the Council should go line by line to amend as necessary. He noted that the definitions section looked clear cut and dry. He then moved to Section 3, A) regarding the multi-use paths. He noted that there is only one in the City, which is the Apple Blossom Trail.

Dood agreed and stated that the whole section should be changed from prohibiting class 2 and class 3 bikes, to allow all classes. Clements confirmed that there are only three classes of e-bikes.

Dood stated that the main intention of this ordinance is to keep them off the sidewalks. Dood suggested keeping Section 3, items B and C.

Garcia noted that in Section 3, item D, as of right now it doesn't pertain to the City, but one day it might. He suggests keeping it in. Dood stated that he likes how it states "trail-specific rules." Garcia noted that Parks and Rec don't have anything to do with UTV trails and not a lot to do with the Apple Blossom Trail, besides plowing.

Dood suggested moving to Section 4 regarding speed limits and asked about how we plan to enforce a speed limit. Garcia stated that 15 mph is a reasonable speed. Clements asked if the speed limit is reasonable? Garcia stated that most will abide by the speed limit, but it might be the knuckle head kids that are not going to. He continued by saying that regarding enforcement, he was unsure of actual enforcement. Goodman stated the speed limit should be added not for just enforceability, continuing if someone is injured or there is property damage, it can help with protecting the City. With the suggestion from Goodman, Dood agreed to keep Section 4.

Dood moved to Section 5. Clements asked if most of the items were State laws. Dood stated that Goodman got the policy from another municipality and adapted it to reflect the City's needs.

Garcia noted that Michigan doesn't have a helmet law, so that would be something the City is enforcing that is beyond the State law. He continued that they could do this but then it comes down to enforcement. Dood noted that the policy states for individuals under the age of eighteen. Dood clarified that it is recommended for all but required for those under the age of eighteen.

Garcia again asked about enforcement and a possible penalty for those that violated the ordinance. Goodman stated that it is not necessary to add penalty, that a warning may suffice. Goodman stated that requiring a helmet could help further protect the City from litigation. Goodman stated that she is looking at it from a different perspective, more from a safety perspective versus enforcement. The City is encouraging operators to be safe and if the operators choose not to follow the ordinance, then it makes the City less of a target because there is an existing ordinance.

Clements stated that the E-Bikes are more equivalent to a motorcycle than a bike as they do have motors on the bike. Garcia agreed that some of the E-bikes are like motorcycles. Clements brought up current laws that state that require helmet, to which Dood clarified the law states eighteen and under are required to wear a helmet on ATVs. Dood added that the DNR does enforce this law.

Dood then moved to Section 6. He agreed that no reckless behavior is a "no brainer." Dood stated that item C is not needed because it is redundant.

Garcia asked that item B be removed because it is already covered in Section 5. item E. He added that operators should use common courtesy on the trails. Clements agreed.

Garcia asked for clarification regarding E-Bikes on trails. He stated that when Attorney Goodman drew up the contract for the Trail Club, it has a clause that specifically stated that E-bikes were not allowed on trails. He asked if something needed to be added regarding E-bike use on city trails. Goodman stated that we should remain consistent. Garcia asked if Council had any issues with E-bikes being allowed on City property, none saw an issue.

Garcia then moved to the fines. Goodman stated that this just adds some level of accountability. Clements asked Garcia in his experience what would be the worst offense committed by the E-bike cyclists. Garcia stated that in his experience, the reckless people are going to have multiple infractions, not just speed or lack of safety equipment.

Goodman advised against getting too specific, and noted that Officer discretion could be a positive. She used the example of a child riding without a helmet, and the officer gives the child a warning and some education as to why safety is important. Garcia agreed, that an officer could issue a \$10 fine to a child who is not wearing a helmet, and to have the child bring the helmet in and the ticket may be waved. Goodman reiterated that goal is not to punish but to educate and make sure everyone is safe. Dood suggested that fines rely on the officer's discretion then added not less than \$20 and no more than \$100. He added that the officers are going to know if the person is a repeat offender and can issue fines accordingly.

Garcia asked for clarification regarding a civil infraction. Goodman gave some examples of civil infraction. Andreski added that a third civil infraction may turn into a State citation, similar to the blight ordinance.

Garcia stated that we need to make sure that signage is included to alert operators. Garcia suggested that the ordinance go into effect in April, to give the City time to obtain signage. Clements agreed.

Clement motioned with support from Garcia to move forward with Ordinance 25-03 with the changes discussed at this meeting

Roll Call: Ayes – 5: Powell, Garcia, Clements and Dood. Nays – 0. Absent – 1: Leonoff. Motion carried.

PUBLIC COMMENT

Timm Ballinger began by thanking and recognizing the DPW, stating that with the limited manpower, the aging equipment and growing responsibilities, they continue to keep the City functioning to the best of their ability. He stated that their daily work goes unnoticed but is the backbone of our community and they deserve acknowledgement and appreciation. He continued that his concerns are not about the DPW and their effort but with the administrative decisions, oversites, failures and ADA Title II compliance. He read the Title II compliance. He alleged that the parking lots are not ADA compliant. He then alleged that the DDA parking lot needed a site plan review because he believes that the footprint was changed. He criticized the snow removal and blamed City administration. He asked that City Council investigate these claimed infractions.

Adrienne Baker asked if it would be out of realm for the City parking lot spaces to be cleared out. She noted there are ruts. She suggested getting it cleared before the public is out.

COUNCIL MEMBER COMMETS

None.

ADJOURNMENT

Clements moved with support from Dood to adjourn the meeting at 4:34 p.m. All in favor. Motion carried. Absent: Leonoff.

Tyana Elenbaas, City Clerk

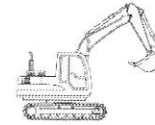
Traffic stops	73
Verbal warning	44
State Tickets	35
Reports	23
Bus checks	711
Neighbor checks	532
Call for service	84
Assist other agencies	38
PDA/ PI	5
Misd arrests	13
Fel arrests	1
Fel warrants	
Misc warrants	4
DWLS	
OWI-	1
Total miles	2482

NOVEMBER 2025 Stats

City of Iron River

Where You are Always Home!

106 W. Genesee St.
Iron River, Michigan 49935



DPW REPORT

Nov – Dec 2025

Overview:

- As winter sets in we are getting ready for the holiday season. Christmas lights have been hung and GFI plugs changed for the ones that weren't working.
- We have had a few hiccups with plow trucks and holder blower attachment at the start of the season and one major truck issue that is currently being addressed

Water Distribution System:

- Well #5 paint stripping and recoating is almost complete, I have been personally seeing to that in between other responsibilities that I have
- We had an issue with the heater in Hunter tank not coming on and the level transducer froze and broke. It was replaced with what we had in stock the next day
- We have also started our Let Run procedure at our usual hydrants

Storm and Sanitary Sewer:

- Randy from North Country cleaned out our vaults in the drain fields

Streets and Sidewalks:

- The first snow storm has come through and despite two of our plow trucks going down immediately during the Holiday weekend, however we were able to get most of the roads and alleys cleared. I made a run to UP International in Iron Mountain on Friday to get a high pressure oil turbo line and we were able to get both trucks back on the road before the second wave of snow.
- 12/4 Plow truck #37 had to be taken to U P international and inspected. What they found was that the transfer case gears and bearings were coming apart and the transfer case has to be replaced. The service manager expects us to have the truck back by the beginning of next week.
- Leaf cleanup has concluded for the season. The sweeper will be winterized and stored at mineral hills when time permits
- Tree trimming has all but concluded for the season seeing as the snow has already started falling
- We contracted the road commission to address the 14th street drainage ditches down to the river bridge and I went up and cleaned up the debris afterward's

Parks and Cemetery:

- No new burials
- We removed all flowers from grave sites at our cemetery

Miscellaneous:

- Since getting approval to purchase the quad haul truck from Carey-Sodergren we picked it up on 11/20 and will be putting DPW stickers on it and dressing it up with Christmas decorations to display it in the Christmas parade
- Im happy to say that I have passed my S-3 exam with a 91% and am now an official water operator for the state of Michigan and the City of Iron River

Steven Saunders

Public Works Superintendent



November 2025 ICECA Update

Iron County Housing Initiatives

Crystal Falls Housing Development

SC Swiderski continues to work with the City of Crystal Falls on confirming they have all appropriate applications and permitting completed before construction in Spring 2026 when the project is still projected to begin.

New Porter, LLC

They continue to make progress and have recently worked on the renewal of the mural in the gym. As previously reported in October, they recently removed the gym floor that was heavily damaged. Their next focus will be the installation of an HVAC system. Once the gym is climate controlled, they can work on replacing the gym flooring. Reminder, you can follow their progress on their Facebook Page- "New Porter, LLC." We recently had an in person meeting with the MEDC (Michigan Economic Development Corporation) to continue to work on a plan on how to move forward with this project while taking advantage of both regional, state and even some federal resources.

Current Iron River City Hall

There has been some discussion on the sale of the old city hall building but no official action on the sale or repurpose of the building has been officially decided. As previously reported, there is some indication the current city hall could be more difficult to convert to apartments than originally thought. Although they have been temporarily delayed, the City of Iron River City Council continues to work through the process of relocating their city hall operations.

Iron County Shopping Initiatives

Iron County had several successful "Shop Local" or "Shop Small" Campaigns in November. It started with a "Ladies Night Out" event in Crystal Falls, a yearly collaboration of businesses in the Crystal Falls area that offer deals, socialization, drinks, drawings, and a great shopping atmosphere. Many businesses offered Black Friday deals and discounts while over 28 Iron County businesses participated "Small Business Saturday" on November 29th (Small Business equivalent to Black Friday or Cyber Monday). Several participating businesses noted that both locals and out of the area shoppers were out and about taking advantage of all the deals, discounts, and promotions!

Fast Track Grant- 2nd Round

The 2nd round of our 2025 Fast Track Grant cycle has closed, and we received several quality applications. The grant committee has received all submitted applications and are in the process of evaluating them. We plan to notify each applicant of their grant application funding status and plan to award the money by mid-December. This is a micro-grant with a maximum award of \$2,500 for new businesses or businesses that have opened in the last 365 days and Iron County businesses continue to take advantage of the grant program!

2026 Iron County Visitor Guide

We continue to work on selling the ads for our 2026 Iron County visitor guide! We plan to have the 2026 visitor guide in hand by mid-January 2026. For the 3rd year, we will get 20,000 guides published and distributed around Iron County, the UP, Northern and Central Wisconsin. We consider this to be our best advertising and promotional tool for Iron County! The prices remained the same as 2025, and we will continue to make a big push selling the ads over the next 2.5 weeks. We have already received great ad support from Iron County businesses, municipalities, and non-profits!

Business After Hours

We did not host a BAH in November but our next one will be at the Iron County Museum on December 2nd (Tuesday) in collaboration with their Christmas Tree Galleria (yearly collaboration). We plan to have BAHs January-April 2026 with details (sponsors and locations) TBD, with the goal of having a January- April BAH calendar created by late December or early January.

Iron County Winter Events and Activities

Iron County continues to plan, prepare, and offer several great winter and holiday events! The Iron County Museum's 36th Annual Christmas Tree Galleria & Basket Raffle is currently going on and will continue until December 14th. The Christmas in Lights Parade and complimentary events will take place around Iron River on December 6th while the Crystal Falls Business Association's Crystal Christmas will take place on December 13. Many other events will be advertised, promoted, and listed on the ICECA's events calendar on our website- <https://www.iron.org/events-calendar/>

New ICECA Members

1. Total Respiratory- respiratory medical supplies and equipment provider for long-term management of respiratory conditions at home such as CPAP, BiPAP, oxygen, and nebulizers located at 500 W Genesee Street, Suite A, Iron River.
2. Glazed and Confused- a cannabis dispensary looking ahead toward the future of the Marijuana industry while striving to cultivate an atmosphere; simple and enjoyable located at 2465 US-2, Crystal Falls (Mastodon Township).

ICECA Job Postings

Our Iron County/ICECA Member job postings list continues to be updated and published on a bi-weekly basis and can be found at the following locations:

Our Iron County/ICECA Member job postings list continues to be updated and published on a bi-weekly basis and can be found at the following locations:

1. ICECA's website- www.iron.org
2. ICECA's Facebook page- <https://www.facebook.com/IronCountyMichigan>
3. ICECA Office (50 E. Genesee St, Iron River)
4. UP Michigan Works! Iron River Office (305 W Genesee St, Iron River)
5. Crystal Falls District Community Library (237 Superior Ave, Crystal Falls)
6. West Iron District Library (116 W Genesee St, Iron River)

All ICECA Members are welcome to submit their open job postings to Assistant Director Brett at brett@iron.org.

At our November board meeting, the ICECA Board of Trustees voted to change our monthly meeting time to 8:30 am. Meeting days will remain unchanged and will continue to be the 2nd Wednesday of the month.

The ICECA's next Board of Trustees meeting is **Wednesday, January 14th at 8:30 am** at the Iron River City Hall. The location of the meeting will depend on if the City of Iron River is still in their existing city hall located at 106 W Genesee St, Iron River or their new city hall located at 801 W Adams St, Iron River. **The ICECA Board of Trustees does not meet during the month of December.**

As always, thank you for your continued partnership and support!

Zach Hautala
Executive Director
Iron County Economic Chamber Alliance

City Manager's Report

December

1. WICSA: I did not attend the meeting as I was on vacation, however, the only new business on the Agenda was a CD was maturing at Co-Vantage Credit Union.
2. MDOT Local Bridge Program – Genesee Street Bridge: City is responsible for 100% of engineering costs - \$75,000 and minimum of a 20% match – \$80,000 with construction cost of \$405,000 for a total of \$480,000. Grant submittal deadline was April 1st for the FY2028 round with an estimated grant budget of \$50M. We should have heard in October if we were successful. No update.
3. MDNR Conversion (Ice Lake Park): Mr. Glenn Dobson, Corporate Insurance & Real Estate Management Coordinator, Senior Financial Analyst with Aspirus, contacted me on November 18th with fantastic news that the Aspirus Michigan Region Board approved the land donation. Their legal department is drafting the land transfer agreement. After 10 years, we can see the finish line. Craig Richardson, Parks & Recreation Committee Chair, and I have been in touch with our Conversion Specialist with the MDNR. We had a conference call on December 11th to go over the comprehensive list of items needed based on their Conversion Procedures. Richardson has been in contact with Gary Pisoni, RLS to perform the land survey as one of the requirements. Once the Agreement has been received and approved by Council, we will have the land survey completed. Other items that need to be completed is a full State Historic Preservation Office review, a Public Hearing at our next Regular Meeting and some forms and narratives to be completed. Thank you Aspirus!
4. Reporter Building (New City Hall): We are waiting for the repair estimate from Chris Ponchaud to forward to the MML for their review. The parking lot was striped, and door decals and payment drop box decals placed prior to the snowfall.
5. Clean Water State Revolving Fund (CWSRF) Project Plan (\$4.977M): Ruotsala completed construction on Bengal Alley in the former Stambaugh, the alley behind Minckler Street and the alley in the James location. Due to weather, they are done until spring.
6. MDOT Category B Grant – \$250,000 grant award and 50% match. We utilized our 2026 Street Improvements Project as part of the scope of work. We met with our representative on November 12th to go over the details of the grant and next steps. We have completed our portion and now await the grant agreement from the State.
7. Hazard Mitigation Grant – FEMA Officials recently reaffirmed the denial of Public Assistance Category F Funding for the State of Michigan, which would have supported permanent repairs to damaged utilities, and Individual Assistance (IA), which helps

residents with housing and disaster related losses. The State of Michigan also appealed the denial of the Hazard Mitigation Grant Program, which is what our application is for, which funds long-term projects to reduce future risks. It is still under review. No update from November.

8. Apple Blossom Boardwalk Project – Due to early snowfall, we will have to postpone the ribbon cutting until spring.
9. DDA Parking Lots Project – The project is substantially complete, with Change Order and Pay Request under new business for your consideration. We will also be having a ribbon cutting in the spring for this project.
10. Councilperson Clements attended the Materials Management Planning Leadership Forum at the West Iron District Library on December 3rd presented by WUPPDR. Clements informed me of a potential grant opportunity for recycling that was discussed at the event. I am currently reviewing the grant application handbook to see what the grant would cover (recycling). We have tentatively talked about bringing recycling back to our City and was waiting on obtaining a quote from GFL. After three months, we received some information this week. More information to come.
11. I continue to work with Jeff Dupilka regarding the warning siren relocation. We provided him with pictures of our current siren, and he has indicated that the transformer rectifier (TR), which provides the change from 220-volt power to DC power to run the siren has deteriorated significantly. The Federal government has upgraded the guidelines of the control cabinets to aluminum, but at the time this project was completed, the TR was still made of steel. The cost to purchase the new TR is \$3,731.25 (with no additional labor charges as they will already be on-site). He will be providing me with a cost estimate with all the variables. Initially he gave a rough estimate of \$10,000. No update since September. I was able to receive a response from UPPCO regarding the pole donation. My initial request(s) slipped through their cracks, however, my new contact said they will put this before their Donation Committee at their next meeting.
12. I contacted our representative from USDA-RD in September regarding the Community Facilities Grants to start the application process for a new route plow truck seeing as we were not successful with the Federal Congressionally Direct Spending Grant. Employees are back to work from furlough, and I was notified that the current grant program is oversubscribed, and it is uncertain when, or if funds will be made available in the future. Our Area Specialist suggested the competitive loan option they offer with a current interest rate of 5.25% with loan amortization for the useful life of the equipment. I believe we should explore this option as we are in dire need of a route truck. I do have a quote, which was obtained for the grant in the amount of almost \$352,000. We will also explore local banks rates and terms.

We just paid off the 2019 route truck on December 1st, with payments being approximately \$11,000/year, which was also a USDA-RD competitive loan. DPW employees have been watching numerous auction sites for used plow trucks, however, most are highway plow trucks. Once the truck is ordered, it will take 4-6 months for the chassis and an additional 12-16 months for the body.

13. Our 2019 International route plow truck was not operating properly during Thanksgiving week's storm. It was delivered to UP International Trucks in Iron Mountain to be diagnosed on December 4th. As suspected, the transfer case had metal pieces and appeared to be parts of the bearing. The cost for a new transfer case and repairs was estimated to be \$16,829.12 (not including shop supplies). Parts will take 2-3 days to arrive. I reviewed our ordinance and Section 32.09 – Emergency Purchases allow for purchases in excess of \$10,000 with the Mayor's consultation. It also states (B) In an emergency or an apparent emergency endangering the public peace, health, or safety of the city, the purchasing agent, the City Manager, or any department head may purchase directly any supplies, materials, or equipment he or she deems immediately necessary. (C) states The agent shall advise the Council of the purchase not later than the next regular meeting of the Council.

I contacted Mayor Dood on December 8th, right after receiving the service order from International and he and I both agreed to move forward with the repair. The truck is ready and will be picked up today (December 12th). Final invoice was \$15,913.13.

14. This past month, I have processed 6 FOIA requests which have taken approximately 23 hours of the City Clerk, Interim City Attorney, Police Chief, City Treasurer and my time to process.
15. We attempted to convert our internet/phone service from Iron River Cable Co-Op to Spectrum on Wednesday, December 3rd. Our IT representatives must be on site to complete the conversion. Unfortunately, Spectrum was unable to do it at that time. They came back on Friday, December 5th at 9 a.m. and by 1 p.m. we were back up and running. We are thankful for a smooth transition.
16. I recently spoke with a representative from a company that has expressed interest into coming into our City. I supplied them with information regarding zoning and utilities of an existing building, and they are very interested.
17. I also spoke with a representative of a local business that has expressed interest in possibly converting vacant land into a parking lot for additional parking for their customers. I supplied him with all the zoning information and necessary steps for permitting.

18. I've also been in discussions with a contractor from Iron Mountain regarding converting an on-site "storage building" at the Miner's 9 into a Pro Shop. There are no Zoning restrictions.
19. Zach from the ICECA and I met on Monday, December 8th to review the three 2025 Fast Track Grant 2nd round Applications and Business Plans. The three businesses that applied were all from Iron River and comprised of Boujie Bevs, Total Respiratory and Old Town Paws. There is \$4,000 remaining in their budget and once all of the committee members have rated the applications, an announcement will be made.
20. The ribbon cutting at Total Respiratory on December 10th was well attended. After many months of waiting to be approved by Medicare, they are now open for business! If you haven't had a chance to stop in, please do. The transformation of the space is amazing and a much-needed business in our community.
21. Winter tax collection started in the Treasurer's Office on December 1st keeping Wanda and Amanda very busy.
22. Our DPW has been busy with the almost daily accumulations of snow. They have been doing an amazing job despite equipment breakdowns. The crew also came out at 2 a.m. on December 5th to perform snow removal along Genesee Street, for the Christmas in Lights Parade as well as starting to remove snow piles in the DDA Parking Lots. The remaining banks in the lots were removed on Monday, December 9th.
23. I would like to thank the ICECA and the City Employees who participated in the Christmas in Lights festivities. The weather was good with high participation and attendance.
24. I would like to congratulate DPW Superintendent Steve on successfully passing his Michigan Water License Certification!

As always, if you have any questions, comments or concerns, you can contact me at any time.

RRA
121125p

Joint Public Building Recreation Admin Board

The Windsor Center

Agenda - Regular Meeting - Board Room 206 - 6:00 PM

November 10, 2025

Regular Meeting

- Call to Order
- Roll Call
- Public Comment
- Approval of October 13, 2025 meeting minutes
- Approval of the Agenda
- Approval of Financial Reports
 - Budget Report
- Approval of Prior Month Disbursements (per audit request)
- Documentation of Board Member Review of Bills Payable, Bank Reconciliation, Etc.
- Approval of Bills Payable

Bills Payable

TO	EXPENSE TYPE	AMOUNT
Ahlberg Electric	Boiler Room - Electrical to install chemical system	1,030.29
Bigari Hardware, Inc	Building Maintenance - Room 200b, 203, 301	16.97
Bigari Hardware, Inc	Janitorial Supplies - Carpet Shampoo	25.99
Bigari Hardware, Inc	Janitorial Supplies - Salt for Water Softener	15.98
CoVantage Credit Union	Great Western Supply - 2 cases of toilet tissue	138.25
CoVantage Credit Union	Amazon - Vinyl Gloves (2), Dial Liquid Hand Soap Refills(3)	35.89
CoVantage Credit Union	Amazon - Lock Box for Suite 400	23.99
DTE	Heat Charges 9/25/25 - 10/23/25	635.92
GFL Environmental	November Trash Removal	246.53
City of Iron River - Water	Water/Sewer 9/4/25 - 10/3/25	235.67
UP Power	Electricity 9/28/25 - 10/27/25	1,166.22
Windsor Recreation Authority	October Janitorial	2,224.00
Windsor Recreation Authority	3rd Quarter Employer Share of Soc Sec-Payroll Expense	333.58
Windsor Recreation Authority	Building Maintenance - 9/23/25 - 10/11/25	160.00
		\$6,289.28

Old Business

- 1 Discuss Lease Agreement language - potential renters willing to pay full rent
- 2 Review/Adopt Revised By-Laws

New Business

- 1 Change the December 8th meeting to December 15
- 2 Guardian Pest Solutions Proposal: Initial Set-up One Time Service: \$45; Monthly Commercial Pest Control \$45.00
 - Quote for Bedbug Procedure for Room 305 (SNAAP), Rooms 305 and 307 (Comm Closet) approximately \$250 (avoid rooms for 12 hours)
- 3 Proposed 2025 Amended Budget (adopt in December)
- 4 Proposed 2026 Budget (adopt in December)

JOINT PUBLIC BUILDING RESTORATION ADM BOARD

The Windsor Center

October 13, 2025

Minutes

The Regular Meeting was called to order by Chairperson Atanasoff at 6:00 pm.

Members Present: Faye Atanasoff, Mike Stafford, Jon Ahlberg, Ronjo Leonoff, Rachel Gramann.

Members Absent: None

Public Comment – None

Jen Ricker-Feak, District Manager Iron Baraga Conservation District, requested to be on the agenda regarding renting a room in 2026. The organization currently has four full-time and seven summer staff. The office in the basement of the Iron County Courthouse is 14'x17' and too small for existing staff. She proposed that if their office were in the Windsor Center, it would bring more exposure for their programs. The Windsor Center would be more advantageous for the multiple workshops, presentations to the public. The organization currently does not pay rent to the Iron County Courthouse, but do have funds available for room rent.

Motion by Ahlberg, support by Gramann to accept the September 8, 2025 minutes.
Motion Carried 5-0.

Motion by Stafford, support by Leonoff to approve the agenda. Motion Carried 5-0.

Motion by Ahlberg, support by Leonoff approve the September Financial Reports and Budget report. Roll Call: Yeas-5, Nays-0. Motion Carried.

Motion by Stafford, support by Leonoff to approve September Disbursements for \$4,235.12.
Roll Call: Yeas-5, Nays-0. Motion Carried.

Documentation of Board Member Review: Stafford reviewed financial documents on 10/12/25, Gramann reviewed financial documents on 10/9/25.

Motion by Stafford, support by Gramann to approve the October bills payable in the amount of \$13,691.03.
Roll Call: Yeas-5, Nays-0. Motion Carried.

Old Business:

1. Lease Agreement Language – potential renters willing to pay full rent.

Motion by Gramann, support by Leonoff to table this agenda item. Motion Carried 5-0.

2. Room Rental – 2025 Current, 2026 Proposed

Motion by Ahlberg, support by Stafford to adopt the 2026 rental agreement recap as presented with the agenda, except for Room 105N (corrected to \$190 per month). Roll Call: Yeas-5, Nays-0. Motion Carried.

Board Member Gramann proposed that Renters at the Full Rate (\$7.00 per square foot) will receive a one-year lease. Renters that are below the Full Rate will receive a month-to-month lease. Gramann will prepare lease language. She also will develop an incubator policy.

3. Review all subsidies paid by WRA

As Windsor Recreation Authority determines the rental arrangement with the JPBRAB, Board Member Stafford would like to recommend to the WRA that they develop a policy regarding an increase in rent based on percentage increase in SEV each year. Stafford motioned to keep the 2025 rates the same for 2026. Roll Call: Yeas-5, Nays-0. Motion Carried.

4. Review By-Laws

Motion by Ahlberg, support by Leonoff to table the adoption of a revised set of by-laws. Motion Carried 5-0. Once adopted, all units must approve the new by-laws.

New Business

1. Employment Agreement Document

Board Member Stafford presented a template of an employment agreement for JPBRAB employees. Motion by Ahlberg, support by Leonoff to approve the employment agreement document with two changes: 1. Revise to a one-year term (instead of three), 2. Add Language: Contract automatically renews unless notified within 60 days prior to the end of the contract. Roll Call: Yeas-5, Nays-0. Motion Carried.

2. Mitigation Plan

Bed bugs were an issue in the SNAAP room in September. Northpointe inquired about what mitigation plan the Windsor Center has in place. Jen Ricker-Feak is a licensed pesticide applicator. She presented facts regarding the bed bug, its life cycle, removal, and preventative measures. Motion by Ahlberg, support by Leonoff to call Guardian Pest Control for a quote. Roll Call: Yeas-5, Nays-0. Motion Carried.

Other

Maintenance list as of 10/7/25 was provided.

Adjourn:

Motion by Stafford, support by Leonoff to adjourn at 7:34 pm. Motion Carried 5-0.

Respectfully Submitted

Dawn Pisoni, Day-to-Day Facilitator

Windsor Recreation Authority

The Windsor Center

Agenda - Regular Board Meeting - Room 206 After JPBRAB

After JPBRAB Meeting (6:00 pm)

November 10, 2025

Regular Meeting

- > Call to Order
 - Roll Call
 - Public Comment
- > Approval of October 13, 2025 Meeting Minutes
- Approval of Agenda
- > Approval of Financial Reports and Budget Report
- Approval of Prior Month Disbursements
- Documentation of Board Member Review of Bills Payable, Bank Reconciliation, etc.
- Approval of Bills Payable

Bills Payable

TO	EXPENSE TYPE	AMOUNT
Joint Public Building	November Rent	9,286.00
CoVantage Credit Union	KFC - 4 gift certificates for four flag football quarterbacks	40.00
Dave Peloso	Building Maintenance 10/13/25 - 11/4/25	200.00
Dawn Pisoni	Reimburse - Open Mic - Golden Era Jazz Performance	400.00
Iron County Reporter	Winter Fun Guide - ad 1/4 page (Not paid in October)	180.00
Lynn Kahlenberg	Large Wreath for outside of building	85.00
Dawn Pisoni	Summer Rec Director - 1/2 November	665.00
Darla Bonno	September Bank Reconciliation-Segregation of duties	50.00
Darla Bonno	October Facebook Manager	50.00
		\$10,956.00

>

Old Business

- 1 Review/Adopt By-Laws

New Business

- 1 Move meeting from 12/8/25 to 12/15/25
- 2 Proposed Amended 2025 Budget (Adopt in December)
- 3 Proposed 2026 Budget (Adopt in December)

Windsor Center November Activities

November 14 - 16 - West End Players Disney Performances

December 4 - Stambaugh Elementary Christmas Programs

December 6 - Christmas in Lights Craft show - 55 Vendors so far

WINDSOR RECREATION AUTHORITY

The Windsor Center – Board Room

October 13, 2025

Minutes

The Regular Meeting was called to order by Chairman Stafford at 7:36 pm.

Members Present: Ronjo Leonoff, Mike Stafford, Gary Pisoni, Rachel Gramann, Jon Ahlberg.

Members Absent: None

Public Comment: None

Motion by Ahlberg, support by Leonoff to approve the September 8, 2025 minutes. Motion Carried 5-0.

Motion by Ahlberg, support by Leonoff to approve the agenda, with the addition with a bills payable for Dave Peloso. Motion Carried 5-0.

Motion by Gramann supported by Ahlberg to accept the financial reports/budget report dated September 2025. Roll Call: Yeas-5, Nays-0. Motion Carried.

Motion by Ahlberg, supported by Leonoff approve September disbursements of \$13,251.90. Roll Call: Yeas-5, Nays-0. Motion Carried.

Documentation of Board Member Review: Stafford reviewed financial documents on 10/12/25, Gramann reviewed financial documents on 10/9/25.

Motion by Leonoff, supported by Ahlberg to approve payment of the October bills payable in the amount of \$11,310.32. Roll Call: Yeas-5, Nays-0. Motion Carried.

Old Business

1. Employment Agreement – Review/approve document

Board Member Stafford presented a template of an employment agreement for WRA employees. Motion by Ahlberg, support by Gramann to approve the employment agreement document with two changes: 1. Revise to a one-year term (instead of three), 2. Add Language: Contract automatically renews unless notified within 60 days prior to the end of the contract. Roll Call: Yeas-5, Nays-0. Motion Carried.

New Business

1. Adopt By-Laws

Motion by Leonoff, support by Ahlberg to table the adoption of a revised set of by-laws. Motion Carried 5-0.

October Activities

October 13 – Band/Orchestra Halloween Concert 6:00 pm

October 22 – Aspirus Health Fair 10:00 am – 2:00 pm

October 25 – Open Mic 7:00 pm

Motion by Leonoff, support by Gramann to adjourn the meeting at 7:44 pm. Motion Carried 5-0.

Respectfully Submitted

Dawn Pisoni, Recreation Director

2025 - 2026 FISCAL YEAR

NOVEMBER, 2025

FUND	FY		YEAR		CURRENT		42% OF		FY		YEAR TO DATE		CURRENT		42% OF	
	BUDGETED	REVENUES	TO DATE	REVENUES	MONTH	REVENUES	BUDGET	% OF	BUDGETED	EXPENDITURES	EXPENDITURES	MONTH	EXPENDITURES	EXPENDITURES	% OF	BUDGET
GENERAL (101)	\$ 2,673,089.35	\$ 1,728,494.39	\$ 70,353.69	\$ 65%	\$ 2,673,089.35	\$ 1,281,692.76	\$ 121,580.26	48%								
MAJOR STREET (202)	\$ 1,181,494.82	\$ 186,369.07	\$ 52,819.60	16%	\$ 1,181,494.82	\$ 888,458.09	\$ 25,158.02	75%								
LOCAL STREET (203)	\$ 602,224.17	\$ 44,031.63	\$ 14,755.49	7%	\$ 602,224.17	\$ 465,725.88	\$ 83,006.60	77%								
MUNI STREET (204)	\$ 57,071.56	\$ 27.68	\$ -	0%	\$ 57,071.56	\$ -	\$ -	0%								
PARKS/REC (208)	\$ 32,218.53	\$ -	\$ -	0%	\$ 32,218.53	\$ 237.00	\$ -	1%								
CEMETERY FD (209)	\$ 15,300.00	\$ 150.00	\$ -	1%	\$ 15,300.00	\$ 7,936.64	\$ -	52%								
DDA FUND (248)	\$ 221,802.79	\$ 164,742.84	\$ 836.25	74%	\$ 221,802.79	\$ 64,173.56	\$ 5,217.65	29%								
SURPLUS PROP (249)	\$ 10,000.00	\$ 18,600.00	\$ -	186%	\$ 10,000.00	\$ -	\$ -	0%								
RV PARK (299)	\$ 2,800.00	\$ 1,391.92	\$ -	50%	\$ 2,800.00	\$ 494.99	\$ -	18%								
SEWER FUND (590)	\$ 1,004,680.74	\$ 619,192.27	\$ 92,686.58	62%	\$ 1,004,680.74	\$ 1,170,982.94	\$ 12,490.95	117%								
WATER FUND (591)	\$ 896,676.36	\$ 337,347.45	\$ 78,447.30	38%	\$ 896,676.36	\$ 207,488.89	\$ 97,495.75	23%								
MOTOR POOL (661)	\$ 148,940.00	\$ 30,822.87	\$ 605.83	21%	\$ 148,940.00	\$ 81,000.26	\$ 49,540.12	54%								
ABS SEAMLESS (756)	\$ -	\$ 185.72	\$ 36.57	#DIV/0!	\$ -	\$ -	\$ -	#DIV/0!								
FUND TOTALS	\$ 6,846,298.32	\$ 3,131,355.84	\$ 310,541.31	46%	\$ 6,846,298.32	\$ 4,168,191.01	\$ 394,489.35	61%								

Check Date	Check	Vendor Name	Amount
Bank WELLS FNB-COMMON ACCOUNT			
11/07/2025	57926	AMAZON CAPITAL SERVICES	180.77
11/07/2025	57927	BIGARI HARDWARE	353.19
11/07/2025	57928	CERTIFIED ASSESSING	4,149.00
11/07/2025	57929	CITY OF IRON RIVER	150.00
11/07/2025	57930	CITY OF IRON RIVER	652.50
11/07/2025	57931	CITY SALES	1,467.50
11/07/2025	57932	CONSUMERS WELDING SUPPLY INC	18.00
11/07/2025	57933	CURT HARRINGTON	50.00
11/07/2025	57934	MARIO'S OUTDOOR POWER PRODUCTS	57.01
11/07/2025	57935	GALLS, LLC	200.49
11/07/2025	57936	GRAILER WELDING, INC	735.77
11/07/2025	57937	HALRON LUBRICANTS INC	3,052.86
11/07/2025	57938	IRON RIVER AUTO SUPPLY	210.13
11/07/2025	57939	JAMES A ANDERSON	218.34
11/07/2025	57940	KRIST OIL COMPANY	721.54
11/07/2025	57941	KRIST OIL COMPANY	707.80
11/07/2025	57942	METLIFE	40.00
11/07/2025	57943	MICHIGAN MUNICIPAL TREASURERS ASSOC	99.00
11/07/2025	57944	NORTH COUNTRY DRAIN CLEANING	1,200.00
11/07/2025	57945	WANDA PITTS	30.00
11/07/2025	57946	QUILL CORPORATION	69.99
11/07/2025	57947	RACHEL ANDRESKI	50.00
11/07/2025	57948	STEVE SAUNDERS	50.00
11/07/2025	57949	STANDARD INSURANCE COMPANY	101.48
11/07/2025	57950	TRUCK EQUIPMENT, INC	426.33
11/07/2025	57951	UPPER PENINSULA POWER COMPANY	10,324.50
11/07/2025	57952	WAUSAU CHEMICAL CORP	305.30
11/07/2025	57953	WEST IRON COUNTY SEWER AUTH	37,694.02
11/14/2025	57954	VESTIS	208.01
11/14/2025	57955	AUTO-WARES GROUP	638.12
11/14/2025	57956	CLOOTS & SWANSON SUPPLIES	356.81
11/14/2025	57957	GOODMAN LAW, P.C.	2,387.44
11/14/2025	57958	INDEPENDENT ROOFING &	2,950.00
11/14/2025	57959	MULTI MEDIA CHANNELS LLC	189.60
11/14/2025	57960	JEFF ANDRESKI	401.68
11/14/2025	57961	STATE OF MICHIGAN	1,710.30
11/14/2025	57962	QUILL CORPORATION	16.91
11/14/2025	57963	RUOTSALA CONSTRUCTION, LLC	688,659.85
11/14/2025	57964	TIMBER RIDGE TECH CONSULTANTS	1,871.75
11/14/2025	57965	UPPER PENINSULA POWER COMPANY	626.12
11/14/2025	57966	WE ENERGIES	340.39
11/19/2025	57967	BACCO CONSTRUCTION COMPANY	47,048.15 V
11/19/2025	57968	CAREY-SODERGREN, INC	45,000.00
11/19/2025	57969	PAYNE & DOLAN, INC	143,086.17
11/20/2025	57973	BACCO CONSTRUCTION COMPANY	46,925.71
11/21/2025	57974	ASPIRUS BUSINESS HEALTH	126.00
11/21/2025	57975	GFL ENVIRONMENTAL	18,744.58
11/21/2025	57976	MIKE SWANSON	160.72
11/21/2025	57977	MINER'S STATE BANK	1,929.71
11/21/2025	57978	NORTHLAND TOWING	120.00
11/21/2025	57979	UPPER PENINSULA POWER COMPANY	1,695.87
11/21/2025	57980	VOID	0.00 V
11/21/2025	57981	WELLS FARGO	1,125.92
11/21/2025	57982	WICKWIRE P.C.	39,075.50
11/26/2025	57983	ACC AUTOMATED COMFORT CONTROLS	721.80
11/26/2025	57984	STATE OF MICHIGAN	225.00
11/26/2025	57985	CONTRAST COFFEE COMPANY	97.54
11/26/2025	57986	DELTA DENTAL	1,028.24
11/26/2025	57987	FIRST NATIONAL BANK & TRUST CO	2,413.21
11/26/2025	57988	FLEX ADMINISTRATORS	40.00
11/26/2025	57989	IRON COUNTY CLERK	2,188.85
11/26/2025	57990	IRON RIVER CO-OP TV	180.00
11/26/2025	57991	LYNN CARD COMPANY	88.95
11/26/2025	57992	MML WORKERS COMP FUND	3,500.00
11/26/2025	57993	UNITED STATES POSTAL SERVICE	653.80
11/26/2025	57994	TRANSUNION RISK AND ALTERNATIVE	110.00
11/26/2025	57995	UPPER PENINSULA POWER COMPANY	1,009.58
11/26/2025	57996	WHITE WATER ASSOCIATES, INC.	75.00
11/26/2025	57997	XYLEM WATER SOLUTIONS U.S.A.	3,690.00

WELLS TOTALS:

Total of 69 Checks:	1,124,732.80
Less 2 Void Checks:	47,048.15
Total of 67 Disbursements:	1,077,684.65

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025		ACTIVITY FOR MONTH 11/30/2025		AVAILABLE BALANCE		% BDGT USED
			NORMAL (ABNORMAL)		INCREASE (DECREASE)	NORMAL (ABNORMAL)			
Fund 101 - GENERAL FUND									
000.000		2,673,089.35	1,728,494.39		70,353.69		944,594.96	64.66	
TOTAL REVENUES		2,673,089.35	1,728,494.39		70,353.69		944,594.96	64.66	
101.000 - CITY COMMISSION		10,334.40	4,306.02		861.22		6,028.38	41.67	
172.000 - CITY MANAGER		136,273.68	54,062.63		10,024.22		82,211.05	39.67	
192.000 - EMPLOYEE FRINGE BENEFITS		500,376.00	166,924.00		0.00		333,452.00	33.36	
193.000 - INSURANCE		97,703.00	85,070.00		3,500.00		12,633.00	87.07	
215.000 - CLERK		74,251.64	29,939.61		5,358.36		44,312.03	40.32	
223.000 - AUDITOR		25,305.00	24,094.61		1,567.78		1,210.39	95.22	
228.000 - COMPUTER CONSULTING		54,194.51	24,957.55		2,822.20		29,236.96	46.05	
247.000 - BOARD OF REVIEW		1,920.00	255.00		0.00		1,665.00	13.28	
253.000 - TREASURER		152,071.02	55,732.80		9,804.12		96,338.22	36.65	
255.000 - PROPERTY TAX SERVICES		2,219.25	84.43		0.00		2,134.82	3.80	
257.000 - ASSESSOR		51,960.00	21,080.00		4,149.00		30,880.00	40.57	
262.000 - ELECTIONS		1,000.00	3,503.31		3,456.93		(2,503.31)	350.33	
265.000 - CITY HALL		59,392.89	288,066.44		9,021.33		(228,673.55)	485.02	
266.000 - ATTORNEY		20,000.00	10,667.44		0.00		9,332.56	53.34	
301.000 - POLICE DEPT		481,042.98	158,453.39		28,696.91		322,589.59	32.94	
336.000 - FIRE DEPARTMENT		23,953.00	11,048.43		0.00		12,904.57	46.13	
441.000 - PUBLIC WORKS		570,938.32	207,949.87		35,607.01		362,988.45	36.42	
446.000 - BRIDGES (NOT ACT 51)		3,350.00	4,285.75		0.00		(935.75)	127.93	
448.000 - STREET LIGHTS		48,000.00	16,668.99		3,343.33		31,331.01	34.73	
526.000 - GARBAGE		222,642.00	76,311.12		98.07		146,330.88	34.28	
528.000 - RUBBISH COLLECTION		5,900.00	246.40		0.00		5,653.60	4.18	
701.000 - PLANNING COMMISSION		2,462.62	233.64		0.00		2,228.98	9.49	
702.000 - ZONING BOARD OF APPEALS		5,805.44	134.30		0.00		5,671.14	2.31	

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 11/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 101 - GENERAL FUND						
703.000 - PUBLIC RELATIONS		26,000.00	21,555.43	0.00	4,444.57	82.91
751.000 - COMMUNITY RECREATION		29,277.60	7,707.85	967.94	21,569.75	26.33
753.000 - APPLE BLOSSOM TRAIL		1,166.00	520.95	0.00	645.05	44.68
905.000 - DEBT SERVICE		50,550.00	7,832.80	2,301.84	42,717.20	15.50
999.000 - TRANSFER TO OTHER ACCTS/UNITS		15,000.00	0.00	0.00	15,000.00	0.00
TOTAL EXPENDITURES		2,673,089.35	1,281,692.76	121,580.26	1,391,396.59	47.95
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		2,673,089.35	1,728,494.39	70,353.69	944,594.96	64.66
TOTAL EXPENDITURES		2,673,089.35	1,281,692.76	121,580.26	1,391,396.59	47.95
NET OF REVENUES & EXPENDITURES		0.00	446,801.63	(51,226.57)	(446,801.63)	100.00
BEG. FUND BALANCE		1,118,385.63	1,118,385.63			
END FUND BALANCE		1,118,385.63	1,565,187.26			
Fund 202 - MAJOR STREET FUND						
000.000		1,181,494.82	186,369.07	52,819.60	995,125.75	15.77
TOTAL REVENUES		1,181,494.82	186,369.07	52,819.60	995,125.75	15.77
210.000 - ADMINISTRATION		34,386.00	14,490.89	2,629.68	19,895.11	42.14
451.000 - CONSTRUCTION		319,965.63	368,029.13	22,113.50	(48,063.50)	115.02
465.000 - WINTER MAINTENANCE		61,311.00	24,116.90	186.12	37,194.10	39.34
479.000 - MAINTENANCE		42,325.00	16,607.88	114.36	25,717.12	39.24
486.000 - TRUNKLINE MAINTENANCE		11,180.00	348.23	114.36	10,831.77	3.11
753.000 - APPLE BLOSSOM TRAIL		466,331.48	464,865.06	0.00	1,466.42	99.69
999.000 - TRANSFER TO OTHER ACCTS/UNITS		245,995.71	0.00	0.00	245,995.71	0.00
TOTAL EXPENDITURES		1,181,494.82	888,458.09	25,158.02	293,036.73	75.20
Fund 202 - MAJOR STREET FUND:						
TOTAL REVENUES		1,181,494.82	186,369.07	52,819.60	995,125.75	15.77
TOTAL EXPENDITURES		1,181,494.82	888,458.09	25,158.02	293,036.73	75.20
NET OF REVENUES & EXPENDITURES		0.00	(702,089.02)	27,661.58	702,089.02	100.00
BEG. FUND BALANCE		449,408.04	449,408.04			
END FUND BALANCE		449,408.04	(252,680.98)			

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025		ACTIVITY FOR MONTH 11/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE		% BDGT USED
			NORMAL (ABNORMAL)			NORMAL	(ABNORMAL)	
Fund 203 - LOCAL STREET FUND								
000.000		602,224.17	44,031.63		14,755.49	558,192.54		7.31
TOTAL REVENUES			602,224.17	44,031.63	14,755.49	558,192.54		7.31
210.000 - ADMINISTRATION		33,585.00	14,151.87		2,568.04	19,433.13		42.14
451.000 - CONSTRUCTION		466,997.17	409,587.42		73,924.52	57,409.75		87.71
465.000 - WINTER MAINTENANCE		59,617.00	23,991.20		148.00	35,625.80		40.24
479.000 - MAINTENANCE		42,025.00	17,995.39		6,366.04	24,029.61		42.82
TOTAL EXPENDITURES			602,224.17	465,725.88	83,006.60	136,498.29		77.33
Fund 203 - LOCAL STREET FUND:								
TOTAL REVENUES			602,224.17	44,031.63	14,755.49	558,192.54		7.31
TOTAL EXPENDITURES			602,224.17	465,725.88	83,006.60	136,498.29		77.33
NET OF REVENUES & EXPENDITURES			0.00	(421,694.25)	(68,251.11)	421,694.25		100.00
BEG. FUND BALANCE			156,779.92	156,779.92				
END FUND BALANCE			156,779.92	(264,914.33)				
Fund 204 - MUNICIPAL STREET FUND								
000.000		57,071.56	27.68		0.00	57,043.88		0.05
TOTAL REVENUES			57,071.56	27.68	0.00	57,043.88		0.05
210.000 - ADMINISTRATION		57,071.56	0.00		0.00	57,071.56		0.00
TOTAL EXPENDITURES			57,071.56	0.00	0.00	57,071.56		0.00
Fund 204 - MUNICIPAL STREET FUND:								
TOTAL REVENUES			57,071.56	27.68	0.00	57,043.88		0.05
TOTAL EXPENDITURES			57,071.56	0.00	0.00	57,071.56		0.00
NET OF REVENUES & EXPENDITURES			0.00	27.68	0.00	(27.68)		100.00
BEG. FUND BALANCE			8,070.19	8,070.19				
END FUND BALANCE			8,070.19	8,097.87				
Fund 208 - PARK/RECREATION FUND								
000.000		32,218.53	0.00		0.00	32,218.53		0.00
TOTAL REVENUES			32,218.53	0.00	0.00	32,218.53		0.00
751.000 - COMMUNITY RECREATION		32,218.53	237.00		0.00	31,981.53		0.74
TOTAL EXPENDITURES			32,218.53	237.00	0.00	31,981.53		0.74

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 11/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 208 - PARK/RECREATION FUND						
Fund 208 - PARK/RECREATION FUND:						
TOTAL REVENUES		32,218.53	0.00	0.00	32,218.53	0.00
TOTAL EXPENDITURES		32,218.53	237.00	0.00	31,981.53	0.74
NET OF REVENUES & EXPENDITURES		0.00	(237.00)	0.00	237.00	100.00
BEG. FUND BALANCE		14,334.06	14,334.06			
END FUND BALANCE		14,334.06	14,097.06			
Fund 209 - CEMETERY						
000.000		15,300.00	150.00	0.00	15,150.00	0.98
TOTAL REVENUES		15,300.00	150.00	0.00	15,150.00	0.98
567.000 - CEMETERY		15,300.00	7,936.64	0.00	7,363.36	51.87
TOTAL EXPENDITURES		15,300.00	7,936.64	0.00	7,363.36	51.87
Fund 209 - CEMETERY:						
TOTAL REVENUES		15,300.00	150.00	0.00	15,150.00	0.98
TOTAL EXPENDITURES		15,300.00	7,936.64	0.00	7,363.36	51.87
NET OF REVENUES & EXPENDITURES		0.00	(7,786.64)	0.00	7,786.64	100.00
BEG. FUND BALANCE		4,895.74	4,895.74			
END FUND BALANCE		4,895.74	(2,890.90)			
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY						
000.000		221,802.79	164,742.84	836.25	57,059.95	74.27
TOTAL REVENUES		221,802.79	164,742.84	836.25	57,059.95	74.27
210.000 - ADMINISTRATION		127,200.17	50,588.01	3,006.69	76,612.16	39.77
465.000 - WINTER MAINTENANCE		22,415.00	0.00	0.00	22,415.00	0.00
479.000 - MAINTENANCE		12,500.00	13,585.55	2,210.96	(1,085.55)	108.68
999.000 - TRANSFER TO OTHER ACCTS/UNITS		59,687.62	0.00	0.00	59,687.62	0.00
TOTAL EXPENDITURES		221,802.79	64,173.56	5,217.65	157,629.23	28.93
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:						
TOTAL REVENUES		221,802.79	164,742.84	836.25	57,059.95	74.27
TOTAL EXPENDITURES		221,802.79	64,173.56	5,217.65	157,629.23	28.93
NET OF REVENUES & EXPENDITURES		0.00	100,569.28	(4,381.40)	(100,569.28)	100.00
BEG. FUND BALANCE		146,038.75	146,038.75			
END FUND BALANCE		146,038.75	246,608.03			
Fund 249 - SURPLUS PROPERTY FUND						
000.000		10,000.00	18,600.00	0.00	(8,600.00)	186.00

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE		ACTIVITY FOR	AVAILABLE	% BDDT
		AMENDED BUDGET	NORMAL (ABNORMAL)	11/30/2025	MONTH 11/30/2025			
					INCREASE (DECREASE)	NORMAL	(ABNORMAL)	USED
Fund 249 - SURPLUS PROPERTY FUND								
TOTAL REVENUES		10,000.00		18,600.00	0.00		(8,600.00)	186.00
210.000 - ADMINISTRATION		10,000.00		0.00	0.00		10,000.00	0.00
TOTAL EXPENDITURES		10,000.00		0.00	0.00		10,000.00	0.00
Fund 249 - SURPLUS PROPERTY FUND:								
TOTAL REVENUES		10,000.00		18,600.00	0.00		(8,600.00)	186.00
TOTAL EXPENDITURES		10,000.00		0.00	0.00		10,000.00	0.00
NET OF REVENUES & EXPENDITURES		0.00		18,600.00	0.00		(18,600.00)	100.00
BEG. FUND BALANCE		74,096.95		74,096.95				
END FUND BALANCE		74,096.95		92,696.95				
Fund 299 - RV PARK / VISITOR CENTER								
000.000		2,800.00		1,391.92	0.00		1,408.08	49.71
TOTAL REVENUES		2,800.00		1,391.92	0.00		1,408.08	49.71
193.000 - INSURANCE		600.00		485.00	0.00		115.00	80.83
210.000 - ADMINISTRATION		2,200.00		9.99	0.00		2,190.01	0.45
TOTAL EXPENDITURES		2,800.00		494.99	0.00		2,305.01	17.68
Fund 299 - RV PARK / VISITOR CENTER:								
TOTAL REVENUES		2,800.00		1,391.92	0.00		1,408.08	49.71
TOTAL EXPENDITURES		2,800.00		494.99	0.00		2,305.01	17.68
NET OF REVENUES & EXPENDITURES		0.00		896.93	0.00		(896.93)	100.00
BEG. FUND BALANCE		3,759.77		3,759.77				
END FUND BALANCE		3,759.77		4,656.70				
Fund 590 - SEWER FUND								
000.000		1,004,680.74		619,192.27	92,686.58		385,488.47	61.63
TOTAL REVENUES		1,004,680.74		619,192.27	92,686.58		385,488.47	61.63
193.000 - INSURANCE		1,500.00		1,427.00	0.00		73.00	95.13
210.000 - ADMINISTRATION		114,361.94		36,681.35	6,096.02		77,680.59	32.07
228.000 - COMPUTER CONSULTING		2,500.00		3,850.00	0.00		(1,350.00)	154.00
255.000 - PROPERTY TAX SERVICES		5,466.35		0.00	0.00		5,466.35	0.00
527.000 - WICSA PLANT O&M		380,100.00		126,699.80	0.00		253,400.20	33.33
631.000 - WICSA DEBT RETIREMENT		72,300.00		24,076.28	0.00		48,223.72	33.30

PERIOD ENDING 11/30/2025

GL NUMBER	DESCRIPTION	2025-26 AMENDED BUDGET	YTD BALANCE 11/30/2025 NORMAL (ABNORMAL)	ACTIVITY FOR MONTH 11/30/2025 INCREASE (DECREASE)	AVAILABLE BALANCE NORMAL (ABNORMAL)	% BDGT USED
Fund 590 - SEWER FUND						
548.000	- SEWER MAINTENANCE	231,412.45	908,185.09	2,210.96	(676,772.64)	392.45
549.000	- LIFT STATION	17,690.00	9,638.42	4,183.97	8,051.58	54.49
906.000	- DEBT SERVICE	179,350.00	60,425.00	0.00	118,925.00	33.69
TOTAL EXPENDITURES						
		1,004,680.74	1,170,982.94	12,490.95	(166,302.20)	116.55
Fund 590 - SEWER FUND:						
TOTAL REVENUES						
TOTAL EXPENDITURES						
NET OF REVENUES & EXPENDITURES						
BEG. FUND BALANCE		1,004,680.74	619,192.27	92,686.58	385,488.47	61.63
END FUND BALANCE		0.00	1,170,982.94	12,490.95	(166,302.20)	116.55
		9,322,550.35	(551,790.67)	80,195.63	551,790.67	100.00
		9,322,550.35	9,322,550.35			
		9,322,550.35	8,770,759.68			
Fund 591 - WATER FUND						
000.000		896,676.36	337,347.45	78,447.30	559,328.91	37.62
TOTAL REVENUES						
		896,676.36	337,347.45	78,447.30	559,328.91	37.62
193.000	- INSURANCE	5,600.00	5,320.00	0.00	280.00	95.00
210.000	- ADMINISTRATION	101,047.00	37,256.51	6,044.95	63,790.49	36.87
228.000	- COMPUTER CONSULTING	1,900.00	2,695.00	0.00	(795.00)	141.84
255.000	- PROPERTY TAX SERVICES	4,313.70	0.00	0.00	4,313.70	0.00
441.000	- PUBLIC WORKS	84,896.40	33,294.81	5,365.65	51,601.59	39.22
553.000	- WATER LINE CONSTRUCTION	0.00	364.88	0.00	(364.88)	100.00
556.000	- PUMP STATION	82,800.00	32,823.91	6,545.46	49,976.09	39.64
558.000	- WATER SERVICE	153,584.26	7,773.42	0.00	145,810.84	5.06
559.000	- WATER TANK	18,240.00	1,346.25	592.19	16,893.75	7.38
560.000	- HYDRANTS (MAINT)	1,200.00	1,926.47	0.00	(726.47)	160.54
561.000	- WATER METERS	10,000.00	5,740.14	0.00	4,259.86	57.40
906.000	- DEBT SERVICE	433,095.00	78,947.50	78,947.50	354,147.50	18.23
TOTAL EXPENDITURES						
		896,676.36	207,488.89	97,495.75	689,187.47	23.14

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE		ACTIVITY FOR		AVAILABLE	
		AMENDED BUDGET	NORMAL (ABNORMAL)	11/30/2025	MONTH 11/30/2025	INCREASE (DECREASE)	NORMAL (ABNORMAL)	BALANCE	% BDGT USED
Fund 591 - WATER FUND									
TOTAL REVENUES		896,676.36		337,347.45		78,447.30		559,328.91	37.62
TOTAL EXPENDITURES		896,676.36		207,488.89		97,495.75		689,187.47	23.14
NET OF REVENUES & EXPENDITURES		0.00		129,858.56		(19,048.45)		(129,858.56)	100.00
BEG. FUND BALANCE		8,727,554.93		8,727,554.93					
END FUND BALANCE		8,727,554.93		8,857,413.49					
Fund 661 - MOTOR POOL FUND									
000.000		148,940.00		30,822.87		605.83		118,117.13	20.69
TOTAL REVENUES		148,940.00		30,822.87		605.83		118,117.13	20.69
301.000 - POLICE DEPT		10,000.00		7,083.77		77.15		2,916.23	70.84
441.000 - PUBLIC WORKS		138,940.00		73,916.49		49,462.97		65,023.51	53.20
TOTAL EXPENDITURES		148,940.00		81,000.26		49,540.12		67,939.74	54.38
Fund 661 - MOTOR POOL FUND:									
TOTAL REVENUES		148,940.00		30,822.87		605.83		118,117.13	20.69
TOTAL EXPENDITURES		148,940.00		81,000.26		49,540.12		67,939.74	54.38
NET OF REVENUES & EXPENDITURES		0.00		(50,177.39)		(48,934.29)		50,177.39	100.00
BEG. FUND BALANCE		952,216.06		952,216.06					
END FUND BALANCE		952,216.06		902,038.67					
Fund 756 - ABS SEAMLESS									
000.000		0.00		185.72		36.57		(185.72)	100.00
TOTAL REVENUES		0.00		185.72		36.57		(185.72)	100.00
Fund 756 - ABS SEAMLESS:									
TOTAL REVENUES		0.00		185.72		36.57		(185.72)	100.00
TOTAL EXPENDITURES		0.00		0.00		0.00		0.00	0.00
NET OF REVENUES & EXPENDITURES		0.00		185.72		36.57		(185.72)	100.00
BEG. FUND BALANCE		16,346.67		16,346.67					
END FUND BALANCE		16,346.67		16,532.39					
TOTAL REVENUES - ALL FUNDS									
TOTAL EXPENDITURES - ALL FUNDS		6,846,298.32		3,131,355.84		310,541.31		3,714,942.48	45.74
NET OF REVENUES & EXPENDITURES		6,846,298.32		4,168,191.01		394,489.35		2,678,107.31	60.88
BEG. FUND BALANCE - ALL FUNDS		0.00		(1,036,835.17)		(83,948.04)		1,036,835.17	100.00
END FUND BALANCE - ALL FUNDS		20,994,437.06		20,994,437.06					
		20,994,437.06		19,957,601.89					

Goodman Law, P.C.
305 N. 2nd Avenue
Iron River, MI 49935
+19062145027

RECEIVED

DEC 10 2025

INVOICE

Name: TE

BILL TO

Iron River City
106 W Genesee Street
Iron River, Michigan 49935

INVOICE # 2545

DATE 12/10/2025

DUE DATE 01/31/2026

TERMS Net 30

DATE	DESCRIPTION	QTY	RATE	AMOUNT
11/01/2025	Review City Memo and Review Marijuana Establishment License Renewal Application.	0.50	180.00	90.00
11/03/2025	Review of current collective bargaining agreement and sick time policy. Analysis of applicable statutory law, revision of resolution regarding Earned Sick Time Policy, and correspondence to City Manager.	6	180.00	1,080.00
11/04/2025	Analysis of protected speech and Open Meetings Act. Review Letter of Intent to Purchase.	2	180.00	360.00
11/05/2025	Review/respond to email correspondence regarding Planning Commission, Letter of Intent to Purchase, and Union Grievance matter. Conference with City Manager.	1.50	180.00	270.00
11/06/2025	Confer with Mayor regarding public safety and planning commission.	0.50	180.00	90.00
11/07/2025	Review/respond to email regarding meeting agenda. Confer with Attorney Tinti regarding appraisal and sale of Global Response Building.	0.50	180.00	90.00
11/10/2025	Review email correspondence from City; Review Planning Commission bylaws and Open Meetings Act. Respond to City regarding Planning Commission compliance with bylaws.	1	180.00	180.00
11/12/2025	Prepare for and attend monthly board meeting.	2	180.00	360.00
11/14/2025	Review/respond to City Manager correspondence regarding purchase of City Hall building.	0.25	180.00	45.00
11/16/2025	Review email correspondence from City Manager regarding Planning Commission.	0.25	180.00	45.00
11/18/2025	Review FOIA request.	0.25	180.00	45.00
11/19/2025	Review FOIA request and statutory exemptions. Confer with City regarding FOIA.	1	180.00	180.00
11/20/2025	Review/respond email correspondence regarding ADA, Planning Commission and city parking lots concerns.	0.25	180.00	45.00
11/21/2025	Review email correspondence regarding the Planning Commission.	0.25	180.00	45.00
11/24/2025	Review email correspondence regarding ADA grievance.	0.25	180.00	45.00
11/25/2025	Review email and a formal request from a city resident for clerk	1	180.00	180.00

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	to print and distribute correspondence to city officials.			
11/26/2025	Review/respond to email regarding ADA concerns.	1	180.00	180.00
11/26/2025	Review/respond to email correspondence from City regarding special meeting.	0.50	180.00	90.00

BALANCE DUE

\$3,420.00

E-Bike Ordinance/Policy

The Council, at a Special Meeting on December 2, 2025, updated language to the draft ordinance/policy that was provided. The next step would be for Council to approve the updated language and hold a Public Hearing, which could be done prior to the regular meeting on January 21st.

ORDINANCE NO. ____

An Ordinance to regulate the use of Electric Bicycles (e-bikes) within the City of Iron River, Michigan.

Section 1. Purpose

The purpose of this ordinance is to promote public safety, ensure compatible use of City multi-use paths, sidewalks, streets, and trails, and to regulate e-bike operation consistent with the State of Michigan laws and City Ordinances.

Section 2. Definitions

For the purposes of this ordinance:

- a. Electric Bicycle (e-bike): A vehicle with pedals and an electric motor of not more than 750 watts that assists the rider in propelling the bicycle.
- b. Class 1 e-bike: An e-bike where the electric motor provides assistance only when the rider is pedaling, and stops assisting when the bicycle reaches a speed of 20 miles per hour.
- c. Class 2 e-bike: An e-bike which may be powered by a throttle, with motor propulsion whether or not the rider is pedaling, but the motor ceases to provide assistance when the bicycle reaches 20 mph.
- d. Class 3 e-bike: An e-bike where the motor provides assistance only when the rider is pedaling, and stops assisting when the bicycle reaches 28 miles per hour.
- e. Multi-Use Path: Any designated path intended for non-motorized use, including pedestrians, runners, bicyclists, etc., whether paved or unpaved, but excluding pathways where posted otherwise.
- f. Sidewalk: A paved area intended for pedestrian use adjacent to a road or street.
- g. Bike Lane: A portion of a street designated for bicyclists by pavement markings or signage.

Section 3. Permitted Use by Location and E-Bike Class

- a. Multi-Use Paths: All classes of e-bikes may be operated, in compliance with this ordinance, city traffic laws, and state law.

- b. Sidewalks: e-bikes **not permitted** [or permitted only if dismounted at walking speed] except where specifically allowed by signage.
- c. Bike lanes and Roadways: All classes of e-bikes may be operated, in compliance with this ordinance, city traffic laws, and state law.
- d. Trails/tracks managed by the City Parks & Recreation: Permitted classes subject to additional trail-specific rules or signage.

Section 4. Speed Limits

- a. E-bike operation on multi-use paths shall not exceed 15 mph.
- b. City may post lower speed limits via signage on particular paths or trails.

Section 5. Equipment and Safety Requirements

- a. E-bikes must have a visible manufacturer's label or plate indicating class, motor wattage, and maximum motor-assisted speed.
- b. During nighttime or low visibility conditions, e-bikes must be equipped with a white front headlight, red rear light or reflector, and side reflectors or reflective materials on pedal/rider.
- c. Helmet use is required for riders under age 18; recommended for all riders.
- d. Riders must obey hand signals when turning or stopping.
- e. Riders must yield right of way to pedestrians, slow down when passing, and announce presence (e.g. "Passing on the left") on multi-use paths.

Section 6. Behavior and Conduct

No reckless operation. Riding in a manner that endangers other users is prohibited.

Section 7. Enforcement and Penalties

- a. Violations of this ordinance shall be punishable by a fine of not less than \$20.00 and not more than \$100.00, or as a civil infraction.
- b. First-offense warning may be issued at discretion of enforcement agency (police, parks, etc.).

c. The City shall install signage in appropriate locations indicating class restrictions and path rules.

Section 8. State Law Supremacy

This ordinance is adopted subject to all applicable state laws. Any provisions in conflict with state statutes shall be invalid to the extent of the conflict; where state law provides greater restriction, those restrictions shall apply.

Section 9. Effective Date

This ordinance shall take effect _____ days after its passage and publication as required by law.

Board and Committee Appointments

I have posted notices on the City's Facebook page, seeking community assistance to serve on our Boards and Committees. We received one new application, otherwise, current members are seeking re-appointments. They are as follows:

The following members would like to be re-appointed to the following:

Board of Review:

- Terry Verville – 3-year term expiring December 31, 2028
- Shane Marheini - 3-year term expiring December 31, 2028
- Lorena Smith (Alternate) – 3-year term expiring December 31, 2028

DDA:

- Mark Saigh– 4-year term expiring December 31, 2029

Iron River Housing Commission:

- Chris Shamion- 5-year term expiring March 31, 2030
- Julie LaMay – 5-year term expiring March 31, 2031

Parks and Recreation:

- Keith Hamel– 3-year term expiring December 31, 2028
- Benjamin Garcia- 3-year term expiring December 31, 2028

Compensation Commission:

- Kyle Kuenn – 5-year term expiring December 31, 2030 (New Appointment)
- Keith Hamel – 5-year term expiring December 31, 2030

West Iron County Fire Authority Board:

- Paul Mangone – 6-year term expiring February 28, 2031

Planning Commission:

- Benjamin Garcia – 3-year term expiring December 31, 2028 (New Appointment)

The following Boards and Committees have vacancies:

Zoning Board of Appeals:

- One vacancy

Planning Commission:

- One vacancy for City Council Member Expiring December 31, 2026

Parks and Recreation Committee:

- One vacancy for City Council Member expiring December 31, 2026

DDA:

- One vacancy

Holiday Stipend

In the past, the City has provided a holiday stipend to all full-time and part-time employees as a thank you for their hard work and dedication. This is an allowable expense per IRS rules. Below is a compilation of Council's generosity:

	Full Time	Part Time
• 2019	\$100	\$50
• 2020	\$250	\$250
• 2021	\$250	\$250
• 2022	\$250	\$250
• 2023	\$250	\$250
• 2024	\$250	\$250

The City of Crystal Falls approved \$250 for full and active part-time employees at their last regular meeting.

BUDGET AMENDMENTS

FY 2025/26 SET #1

December 17 - Presented

			Add/(Sub)	New Total
GENERAL FUND				
REVENUE				
101-000-402	Current Taxes	(16,044.17)	1,136,426.43	
101-000-432	Payment In Lieu of Taxes	787.48	27,787.48	
101-000-569	Other State Grants	1,099.79	1,099.79	
101-000-573	LCSSA	2,863.78	34,863.78	
101-000-657.001	Noxious Weeds	6,990.00	7,990.00	
101-000-676	Reimbursements	219,180.00	225,580.00	
101-000-678.002	Misc - Police Income	672.25	6,672.25	
101-000-692	Fund Balance Appropriation	46,093.72	46,093.72	
EXPENDITURES				
193 Insurance				
101.193.956	Bonds	2.00	206.00	
101.193.957	Fire Ins (Bldg & inland)	16,838.00	16,838.00	
101.193.958	Fleet Insurance	16,289.00	16,289.00	
101.193.960	Liability Insurance	(38,232.00)	44,737.00	
215 Clerk				
101-215-714	Other Fringe Benefits	414.60	1,000.00	
228 Computer Consulting				
101.228.607	Fees & Services	14,234.49	40,000.00	
101.228.971	Capitol Outlay	(14,234.49)	14,194.51	
253 Treasurer				
101.253.719	Employee Health Insurance	(7,463.22)	12,852.00	
262 Elections				
101.262.702	Salaries & Wages	1,200.00	1,200.00	
101.262.740	Supplies	2,378.31	2,378.31	
101.262.900	Printing & Publishing	(1,000.00)	0.00	
265 City Hall				
101.265.801	Professional Services	3,123.84	3,123.84	
101.265.971	Capitol Outlay	262,554.19	262,554.19	
266 Attorney				
101.266.801	Professional Services	5,000.00	25,000.00	
301 Police Dept				
101.301.714.001	Cash in Lieu	2,000.00	14,000.00	
101-301-836	Physical Exams & Medical	251.00	251.00	
446-Bridges				

101-446-801	Professional Services	3,800.00	7,150.00
701 Planning Commission			
101.701.801	Professional Services	5,584.00	6,584.00
703 Public Relations			
101.703.881	Community Promotion	1,000.00	10,500.00
101-703.900	Printing & Publishing	2,944.43	3,444.43
101-703-965	Membership, Dues, Subs	(389.00)	13,111.00
905 Debt Service			
101-905-991.265	City Hall Principal Pymt	(43,933.18)	6,616.82
101-905-992.265	City Hall Interest Pymt	29,280.88	29,280.88

MAJOR STREET FUND

REVENUE

202.000.528	Act 51 Payments	259,757.55	854,228.24
202.000.665	Investment Interest	1,603.53	1,803.53
202.000.676	Reimbursements	823,758.05	823,758.05
202.000.692	Fund Balance Appropriation	(92,736.06)	232,908.07

EXPENSES

451 Construction

202.451.801	Professional Services	59,700.33	77,552.46
202.451.818	Contracted Services	858,420.50	1,160,534.00

465 Winter Maintenance

202.465.740	Supplies	2,214.66	22,214.66
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753 Apple Blossom Trail

202.753.740	Supplies	5,500.00	6,000.00
202.753.801	Professional Services	1,441.71	17,441.71
202.753.818	Contracted Services	63,914.23	512,078.71
202.753.818.500	DPW Service Charges	1,544.64	2,744.64
202.753.940	Equipment Rental	(353.00)	114.00

LOCAL STREET FUND

REVENUE

203.000.546	Act 51 Payments	68,693.10	266,850.00
203.000.665	Investment Interest	184.97	1,184.97
203.000.676	Reimbursements	988,291.21	988,291.21
203.000.692	Fund Balance Appropriation	56,779.92	156,779.92
203.000.699.204	Transfer from Muni Street	(25,669.92)	31,401.64

EXPENSES

451 Construction

203.451.801	Professional Services	74,923.71	95,773.88
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203.451.818	Contracted Services	1,011,141.00	1,457,288.00
465 Winter Maintenance			
203.465.740	Supplies	2,214.57	22,214.57

MUNICIPAL STREET FUND

EXPENSES

210 Administration			
204.210.801	Professional Services	25,669.92	25,669.92
204.210.995.203	Transfer to Local Street	(25,669.92)	31,401.64

COMMUNITY RECREATION

EXPENSES

751 Recreation			
208.751.750	Equipment Maintenance	(237.00)	31,981.53
208.751.900	Printing & Publishing	237.00	237.00

DDA

Revenue

248.000.402	DDA Millage	1,601.89	23,102.89
248.000.402.001	City Captured Tax	15,186.52	120,706.52
248.000.402.002	Cnty Captured Tax	5,316.79	42,140.79
248.000.678	Miscellaneous Income	54.00	54.00
248.000.692	Fund Balance Appropriation	(20,272.58)	33,685.21

EXPENSES

210 Administration			
248.210.801	Professional Services	(1,028.00)	20,206.00
248.210.818	Contracted Services	(296.34)	43,169.83
248.210.881	Community Promotion	1,000.00	12,500.00
248.210.882	Beautification Committee	(330.52)	4,669.48
479 Maintenance			
248.479.818.500	DPW Service Charges	2,541.48	12,541.48

RV PARK/VISITOR CENTER

Expenses

193 Insurance			
299.193.957	Fire Insurance (Bldg)	(115.00)	485.00
210 Administration			
299.210.740	Supplies	9.99	9.99
299.210.932	Repairs & Improvements	105.01	2,305.01

SEWER FUND**Revenue**

590.000.607.001	City User Fees	97,889.07	1,038,695.88
590.000.665.101	Interest	95.46	295.46
590.000.676	Reimbursements	3,861,235.85	3,861,235.85
590.000.692	Fund Balance Appropriations	270,615.74	270,615.74

Expenses

193 Insurance

590.193.957	Fire Ins (Bldg)	(73.00)	1,427.00
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210 Administration

590.210.801	Professional Services	(23,601.94)	9,752.00
590.210.900	Printing & Publishing	510.35	760.35

228 Computer Consulting

590.228.607	Fees & Services	1,350.00	3,850.00
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548 Sewer Maintenance

590.548.801	Professional Services	197,462.75	202,820.45
590.548.818	Contracted Services	4,000,933.96	4,087,412.71

906 Debt Service

590.906.993.007	Interest CWSRF2026	53,254.00	53,254.00
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WATER**Revenue**

591.000.607.001	City User Fees	9,172.11	696,069.34
591.000.676	Reimbursements	(4,400.46)	(4,400.46)

Expenses

193 Insurance

591.193.957	Fire Insurance (Bldg)	(280.00)	5,320.00
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210 Administration

591.210.801	Professional Services	1,800.00	6,800.00
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228 Computer Consulting

591.228.607	Fees & Services	795.00	2,695.00
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553 Water Line Construction

591.553.740	Supplies	364.88	364.88
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556 PumpStation

591.556.740	Supplies	133.53	133.53
591.556.752	Building Maintenance	94.97	194.97

558 Water Service

591.558.765	Tests & Testing Supplies	1,000.00	7,500.00
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560 Hydrants

591.560.740	Supplies	863.27	1,863.27
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MOTOR POOL FUND

Revenue

661.000.692	Fund Balance Appropriation	14,008.26	14,008.26
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Expenses

301 Police

661.301.750	Equipment Maintenance	4,889.49	4,889.49
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441 Public Works

661.441.971	Capitol Outlay	9,118.77	45,000.00
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ALT

12/11/2025

2025 Winter Noxious Weeds

Last month, Council approved the 2025 Winter Noxious Weeds list. Unfortunately, there was an error when the names were sorted, and the amounts were not, resulting in some errors of the amount due per parcel. The total did not change (\$5,290), but for clarification, I would like the corrected list approved which is attached.

	NAME	ADDRESS	PARCEL #	DATE	INVOICE #	AMOUNT
1				06/25/25	1363	\$ 325.00
2				07/16/25	1361	\$ 325.00
3				07/16/25	1362	\$ 585.00
4				07/17/25	1368	\$ 325.00
5				07/17/25	1366	\$ 145.00
6				07/17/25	1365	\$ 325.00
7				07/17/25	1367	\$ 325.00
8				07/23/25	1376	\$ 325.00
9				08/01/25	1379	\$ 325.00
10				08/01/25	1374	\$ 585.00
11				08/27/25	1407	\$ 300.00
12				09/01/25	1430	\$ 250.00
13				09/01/25	1429	\$ 250.00
14				09/03/25	1404	\$ 300.00
15				09/03/25	1406	\$ 300.00
16				09/03/25	1405	\$ 300.00
TOTAL						\$ 5,290.00

<u>Tuana Elorbas</u>	<u>12-10-25</u>
CITY CLERK SIGNATURE	DATE
<u>Ruth Reed</u>	<u>12-9-25</u>
CITY ASSESSOR SIGNATURE	DATE

LAW OFFICE OF STEVEN J. TINTI

STEVEN J. TINTI, ATTORNEY

201 S. FIFTH STREET (U.S. 2)
P.O. BOX 98
CRYSTAL FALLS, MI 49920
(906) 875-7451

702 NORWAY STREET (U.S. 2)
NORWAY, MICHIGAN 49870
(906) 563-8100

December 5, 2025

E-Mail: hannah@hannahgoodmanlaw.com

Hannah Goodman
Goodman Law, P.C.
302 N. 2nd Ave.
Iron River, MI 49935

Re: Transfer of Real Estate to the City of Iron River

Dear Hannah:

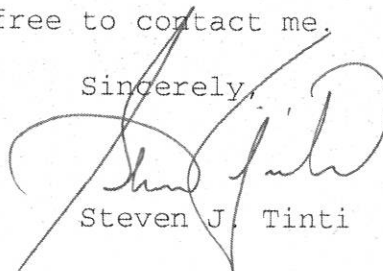
Enclosed please find the following proposed closing documents items in the above-referenced matter:

1. Quit Claim Deed from Technology River, LLC to 777 Properties, Inc.;
2. Property Transfer Affidavit from Technology River, LLC to 777 Properties, Inc.;
3. Quit Claim Deed from 777 Properties, Inc. to the City of Iron River;
4. Property Transfer Affidavit from 777 Properties, Inc. to the City of Iron River;
5. Closing Statement;
6. Gift correspondence sample to be printed on the City of Iron River Stationary;
7. Highlighted Form 8283; and
8. Appraisal dated November 17, 2025.

If everything is in order, my client would like to close on or before December 19, 2025.

If there are any questions, please feel free to contact me.

Sincerely,



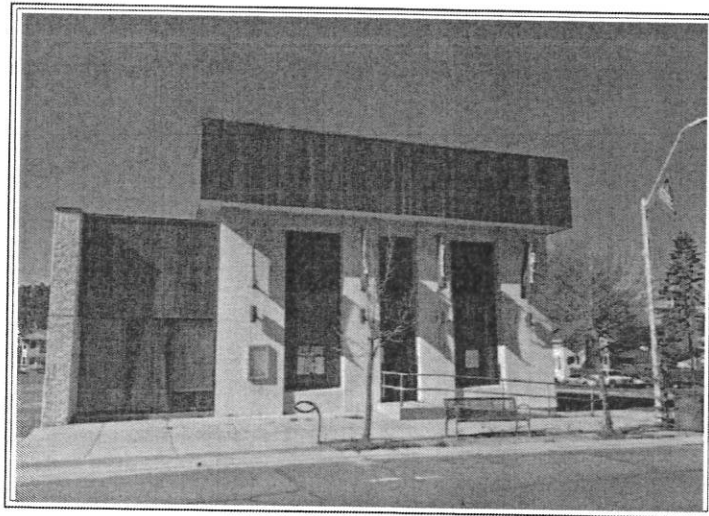
Steven J. Tinti

hh | e: listed | s:goodman.120525

R. T. WILLIAMS AGENCY, INC.
IRONWOOD, MI 49938

File No. shom03

APPRAISAL OF



THE PROPERTY

LOCATED AT:

402 Washington
Iron River, MI 49935

FOR:

AP @ 777 Properties, Inc
541 S. State Rd 7, Ste 11
Margate, FL, 33068

BORROWER:

Michael SHOOSTER

AS OF:

October 13, 2025

BY:

Thomas Williams
R. T. Williams Agency, Inc.

R. T. WILLIAMS AGENCY, INC.
IRONWOOD, MI 49938

File No. shom03

November 10, 2025

AP @ 777 Properties, Inc
541 S. State Rd 7, Ste 11
Margate, FL, 33068

File Number: shom03

Gentlemen:

In accordance with your request, I have appraised the real property at:

402 Washington
Iron River, MI 49935

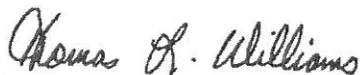
The purpose of this appraisal is to develop an opinion of the market value of the subject property, as improved.
The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the market value of the property as of October 13, 2025 is:

\$200,000
Two Hundred Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions,
final opinion of value, descriptive photographs, limiting conditions and appropriate certifications.

Sincerely yours,



Thomas Williams
R. T. Williams Agency, Inc.
Ironwood, MI

ADDENDUM

Borrower: Michael SHOOSTER		File No.: shom03
Property Address: 402 Washington		Case No.
City: Iron River	State: MI	Zip: 49935
Lender: AP @ 777 Properties, Inc		

SCOPE OF THE APPRAISAL

The appraisal of the Subject Property consisted of a physical inspection of the site, as well as a review of the data furnished by appropriate governmental units for verification of legal descriptions, zoning, and other relevant public information.

Reliance was also placed on resources regarded as reliable by the appraisal industry (e.g. — Marshall & Swift Valuation Service), the appraiser's personal knowledge of the Subject Property and its history, local market trends and conditions, and conversations with local contractors and real estate brokers.

Available market data regarding sales or listings was also obtained from public records and also from local real estate professionals, the Upper Peninsula Association of Realtors MLS, the Superior Area Board of Realtors MLS, and the Greater Northwoods Board of Realtors MLS.

PURPOSE OF THE APPRAISAL

The purpose of the appraisal is to provide an opinion of the Market Value of the Subject Property in "Fee Simple" as if unencumbered by liens.

The Real Property rights being appraised are "Fee Simple".

The Real Property interest being appraised is 100%.

Market Value is further defined as:

The most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from Seller to Buyer under conditions whereby:

1. Buyer and Seller are typically motivated.
2. Both parties are well informed or well advised and acting in what they consider to be their best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash or in terms of financial arrangements comparable thereto.
5. The price represents normal considerations unaffected by special financing or sales concessions.

INTENDED USER AND INTENDED USE

The Intended User of this report is the client, Mr. Michael Schooster for 777 Properties, Inc (Florida).

The Intended Use of this report is to determine the Estimated Market Value of the Subject Property for donation purposes. There are no other Intended Uses.

ADDENDUM

Borrower: Michael SHOOSTER		File No.: sham03
Property Address: 402 Washington		Case No.:
City: Iron River	State: MI	Zip: 49935
Lender: AP @ 777 Properties, Inc.		

LEGAL DESCRIPTION

The Legal Description of the Subject Property and the Parcel Identification Number are as follows:

Tax Parcel Number: 055-119-001-30, 055-139-008-00, 055-119-001-60, 055-119-006-00 & 055-119-001-00

Legal Description: Plat of Village of Stambaugh (Now City of Iron River), Center 32' Lots 1,2,3 & 4; 8, 9 & 10; S 40' Lots 1,2,3 & 4; W 10' Lot 6, Entire Lot 7; N 48' Lots 1,2,3 & 4 & Entire Lot 5 & E 20' Lot 6, Block 19, Iron River County, WI

2024 Real Estate Taxes: \$7,571.79

Property is owned by Technology River LLC

The Subject is not under any Purchase Agreement.

There have been no sales or transfers of the Subject Property in the 3 years prior to the Effective Date of this appraisal.

PRIOR SERVICE

I have performed no services as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform the assignment.

ZONING

The Zoning code for the Subject Property is C-1 (Commercial) according to the current zoning.

HIGHEST AND BEST USE

The Highest and Best Use of the Subject Property is as Commercial property based on the location, construction, and typical demand for this type of property. The Highest and Best Use was determined by the four USPAP tests: (1) Physically Possible; (2) Legally Permissible; (3) Financially Feasible, and Maximally Productive.

SITE

The site consists of a level parcel on the west side of Washington Avenue containing .83 acre. There is 120 feet on Washington Avenue and a depth of 300 feet

ADDENDUM

Borrower: Michael SHOOSTER		File No.: shom03
Property Address: 402 Washington		Case No.:
City: Iron River	State: MI	Zip: 49935
Lender: AP @ 777 Properties, inc		

The site is served by water, sewer, electricity, natural gas, cable and telephone.

Other occupancies in the Subject's general neighborhood include offices, single-family homes, churches, the West Iron County Schools and other occupancies typical to a small town rural mixed-use commercial/residential area.

Maintenance in the neighborhood is average. There have been several sales and building renovations in the neighborhood in recent years.

The Subject Property's site does not appear to be located in a Flood Plain, however there is no FEMA Panel printed for section of Iron River.

The site is adequate for the occupancy and has adequate parking.

IMPROVEMENTS

Principal improvement to the site consists of an office building originally occupied as a bank building and later again as an office building, containing a total of approximately 7,781 square feet plus a partial basement.

Maintenance on the building has been adequate.

The building is brick and joisted masonry with a stucco face.

Heat and AC are roof-top.

Floors are terrazo and carpet.

Walls are drywall, plaster with some tongue and groove.

MARKET CONDITIONS

Until approximately 1962, Northern Wisconsin and the western end of the Upper Peninsula of Michigan relied heavily on mining and logging to support the economy. The mines closed and a significant migration from the area occurred.

A tourist-based economy including lakes, snowmobiling, hunting, skiing, and other tourist related industries have provided seasonal employment.

Rising interest rates and mortgage terms have had a stabilizing impact on local real estate values. It is anticipated that with continued reasonable financing availability and improved employment, these trends can continue.

The appraisal has considered relevant competitive listings and contract offerings, if any, in the description of market conditions.

ADDENDUM

Borrower: Michael SHOOSTER		File No.: shom03
Property Address: 402 Washington		Case No.:
City: Iron River	State: MI	Zip: 49935
Lender: AP @ 777 Properties, Inc		

APPRAISAL METHODS

In arriving at the Market Value of the Subject Property, the appraiser has taken into consideration the Cost Approach to Value, the Sales Comparison Approach to Value, and the Income Approach to Value, as summarized in the following information:

COST APPROACH TO VALUE

The Cost Approach to Value is summarized in Exhibit #1 attached.

SALES COMPARISON APPROACH TO VALUE

The Sales Comparison Approach to Value is summarized in Exhibit #2 attached.

INCOME APPROACH TO VALUE

The Income Approach to Value is shown in Exhibit #3 attached.

ENVIRONMENTAL CONDITIONS

The value estimated in this report is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions.

The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions.

The appraiser's routine inspection of, and inquiries about the Subject Property, did not develop any information that indicated any apparent significant hazardous substances or detrimental conditions that would affect the property negatively. It is possible that tests and inspection made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous materials and conditions on or around the property that would negatively affect the value of the Subject Property.

ADDENDUM

Borrower: Michael SHOOSTER	File No.: sham03
Property Address: 402 Washington	Case No.
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	

EXPOSURE TIME

A reasonable exposure time for the Subject Property at the opinion of value indicated is estimated to be 180 days and was derived using a sample of similar properties sold within the past year.

FINAL RECONCILIATION

Primary consideration was given to the Sales Comparison Approach to Value. The Cost Approach to Value and the Income Approach to Value, if utilized, were considered as additional support for the appraised value and were given modest weight.

FINAL SUMMARY

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may the same be used for any purpose by anyone but the addressee without the written consent of the appraiser and the addressee. In any event it shall be used only in its entirety.

The appraiser herein, by reason of this appraisal, is not required to give testimony or attendance in court or at any governmental hearing with reference to the property in question unless previous arrangements have been made.

The appraiser hereby certifies that he has no interest, present or contemplated, in the Subject Property, and that neither the employment to make the appraisal nor the compensation is contingent on the value as appraised, and that according to his knowledge and belief, all statements and information in this report are true and correct, subject to the usual underlying assumptions and contingent conditions.

Appraisers are required to be licensed with the State of Michigan, Department of Consumer & Industry Services, P.O. Box 30243, Lansing, MI 48909 or the State of Wisconsin, Department of Regulation and Licensing, Madison, WI.

Thomas L. Williams, Appraiser



EXHIBIT # 1 - COST APPROACH TO VALUE

The following Cost Approach figures were taken from building replacement estimates furnished by contractors and the Marshall & Swift Valuation Service for an Average-quality masonry office building:

ADDENDUM

Borrower: Michael SHOOSTER		File No.: shom03
Property Address: 402 Washington		Case No.:
City: Iron River	State: MI	Zip: 49935
Lender: AP @ 777 Properties, Inc		

Building: 7,781 Sq Ft @ \$170.00 per Sq Ft: \$ 1,322,770.00

Partial Basement: \$ 50,000.00

REPLACEMENT COST OF IMPROVEMENTS \$ 1,372,770.00

LESS:

Physical Depreciation (70%) (\$ 960,939.00)
 Functional Obsolescence (10%) (\$ 137,277.00)
 External Depreciation (5%) (\$ 68,885.00)

Total Depreciation: \$ 1,166,855.00

Depreciated Value of Improvements \$ 205,915.00

PLUS:

Site Value: \$ 40,000.00

Parking/Site Improvements/Signage: \$ 40,000.00

Indicated Value by Cost Approach to Value \$ 286,915.00

INDICATED VALUE BY COST APPROACH (rounded): \$ 287,000.00

EXHIBIT # 2 – SALES COMPARISON APPROACH TO VALUE

A thorough search was made of sales in the local and surrounding markets

ADDENDUM

Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	

to locate similar properties which would be valid Comparables for use in developing a Sales Comparison Approach to determine the market value of the Subject Property's real estate.

This search located 4 sales that were similar in some respects to the Subject Property and are located in a generally similar market area. The Comparable search included two area MLS data bases.

Comparable #1: 801 W. Adams Street, Iron River, MI 49935

This 7,407 masonry commercial building sold for \$170,000 on 07/06/2024. Location is similar to the Subject. Site value is inferior to the Subject. Overall Construction quality and Condition are similar to the Subject. Size of improvements is inferior to that of the Subject.

Adjustments are as follows:

Time of Sale: Equal

Age of Improvements: Equal

Location: Equal

Site: (+) \$ 16,000.00

Condition: Equal

Quality of Construction: Equal

Size of Improvements: (+) \$ 935.00

Indicated Value of Subject Property: \$ 186,935.00

Comparable #2: 1227 W. Breen Ave, Kingsford, MI 49802

This 4,560 square foot commercial buildings with a 4-bedroom, 2-bath apartment and a 2-car garage sold for \$179,000 on 12/01/2023. The location is superior to the Subject's. Site value is similar to the Subject's. Condition was superior to the Subject's at time of sale. Quality of construction is inferior to the Subject's. Size of improvements is inferior to that of the Subject.

Adjustments are as follows:

Time of Sale: Equal

Age of Improvements: Equal

Location: (-) \$ 35,800.00

Site: Equal

Condition: (-) \$ 40,000.00

Quality of Construction: (+) \$60,000.00

Size of Improvements: (+) \$ 80,525.00

ADDENDUM

Borrower: Michael SHOOSTER	File No: shom03
Property Address: 402 Washington	Case No:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	

4-BR/2B Apt and Garage: (-) \$40,000.00

Indicated Value of Subject Property: \$ 203,725.00

Comparable #3: 1205 Pyle Drive, Kingsford, MI 49802

This 2,086 square foot modern medical office building sold on 05/08/2024 for \$219,900. The location is superior to the Subject's. The site (1.11 ac) value is superior to the Subject's. Overall Construction quality and Condition are superior to the Subject's. Size of improvements is inferior to the Subject's.

Adjustments are as follows:

Time of Sale: Equal

Age of Improvements: Equal

Location: (-) \$ 43,960.00

Site: (-) \$ 30,000.00

Condition: (-) \$ 40,000.00

Quality of Construction: (-) \$ 35,000.00

Size of Improvements: (+) \$ 142,375.00

Indicated Value of Subject Property: \$ 213,315.00

INDICATED VALUE BY SALES COMPARISON APPROACH: \$ 200,000.00

Comparable 1 is located in Iron River like the Subject, required the least Gross Adjustment and was weighted most heavily @ 40% in the Reconciliation of the Sales Comparison Approach to Value. Comparables 2 & 3 were each weighted @ 30%.

EXHIBIT #3: INCOME APPROACH TO VALUE

The Subject has historically been Owner-Occupied and no Rent or Expense information is available, therefore this approach to value was considered but was not utilized.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower, the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISERS CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 402 Washington, Iron River, MI 49935

APPRAISER:**SUPERVISORY APPRAISER (only if required)**

Signature: Thomas A. Williams
 Name: Thomas Williams
 Date Signed: 11/10/2025
 State Certification #: [REDACTED]
 or State License #: [REDACTED]
 State: MI
 Expiration Date of Certification or License: 07/31/2026

Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

R. T. Williams Agency, Inc.

DIMENSION LIST ADDENDUM

Borrower: Michael SHOOSTER
 Property Address: 402 Washington
 City: Iron River
 Lender: AP @ 777 Properties, Inc

File No.: shom03
 Case No.:
 State: MI Zip: 49935

GROSS BUILDING AREA (GBA)			7,781
GROSS LIVING AREA (GLA)			7,781
Area(s)	Area	% of GLA	% of GBA
Living	7,781		100.00
Level 1	0	0.00	0.00
Level 2	0	0.00	0.00
Level 3	0	0.00	0.00
Other	7,781	100.00	100.00
GBA			
Basement	<input type="checkbox"/>	0	
Garage	<input type="checkbox"/>	0	
Other	<input type="checkbox"/>	0	

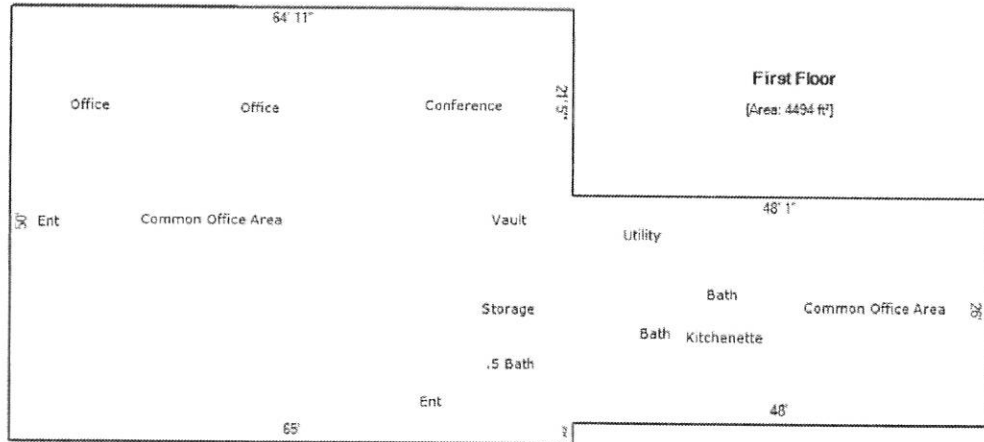
Area Measurements			Area Type					
Measurements	Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
<input type="checkbox"/> X	<input type="checkbox"/> X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> X	<input type="checkbox"/> X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> X	<input type="checkbox"/> X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> X	<input type="checkbox"/> X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/> X	<input type="checkbox"/> X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> X	<input type="checkbox"/> X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> X	<input type="checkbox"/> X		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

FLOORPLAN SKETCH

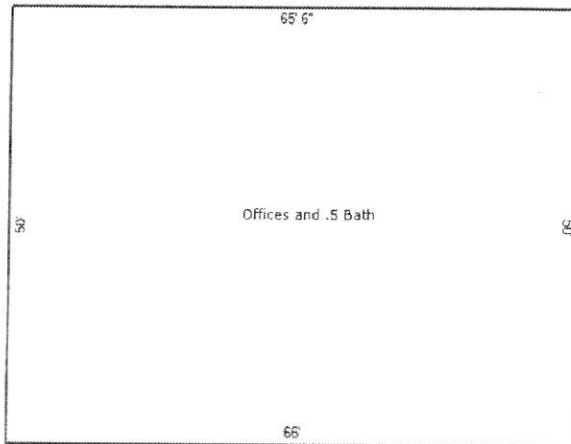
Borrower: Michael SHOOSTER
 Property Address: 402 Washington
 City: Iron River
 Lender: AP @ 777 Properties, Inc

File No.: shom03
 Case No.:
 State: MI Zip: 49935

Sketch



First Floor
 [Area: 4494 ft²]

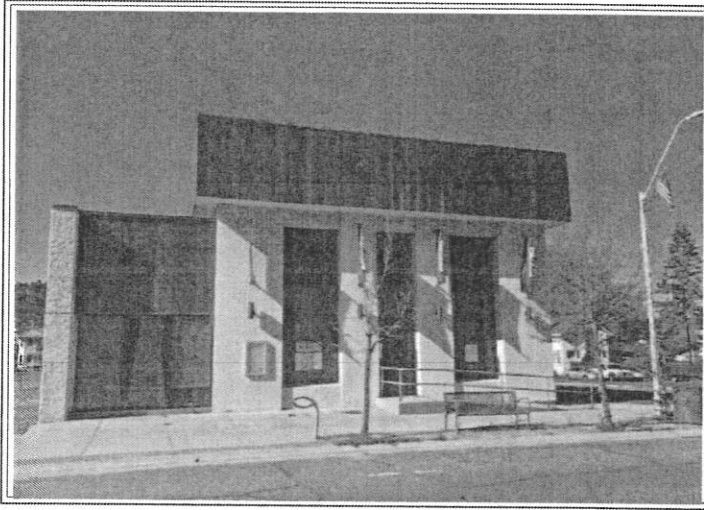


Second Floor
 [Area: 3288 ft²]

Living Area		Area Calculation			
First Floor	4493.50 ft ²	First Floor			
Second Floor	3287.5 ft ²	48' 1" x	26' x	1.00 =	1260.17 ft ²
		2' 6" x	0' 1" x	1.00 =	0.21 ft ²
		64' 11" x	0' 1" x	0.50 =	2.70 ft ²
		49' 11" x	64' 11" x	1.00 =	3240.42 ft ²
		Second Floor			
		50' x	0' 6" x	0.50 =	12.50 ft ²
		65' 6" x	50' x	1.00 =	3275 ft ²
Total Living Area (rounded):		7781 ft ²			

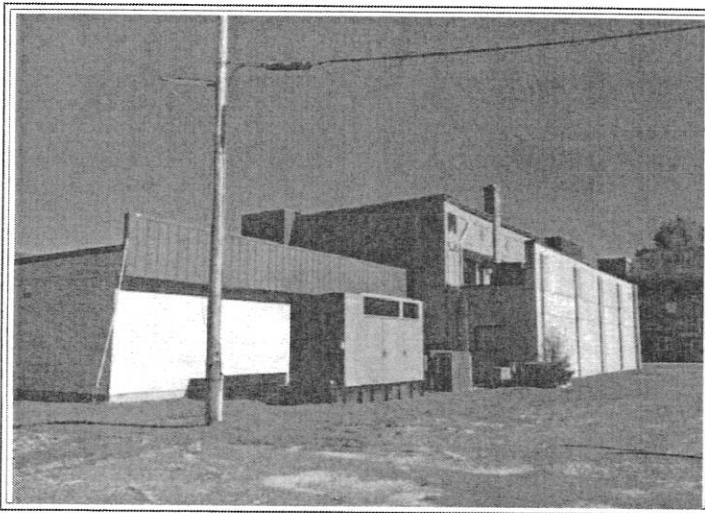
SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	

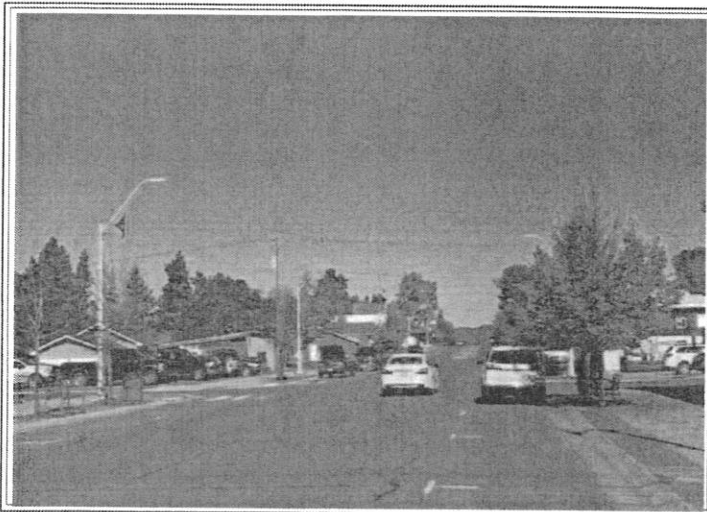


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: October 13, 2025
Appraised Value: \$ 200,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	



Common Area

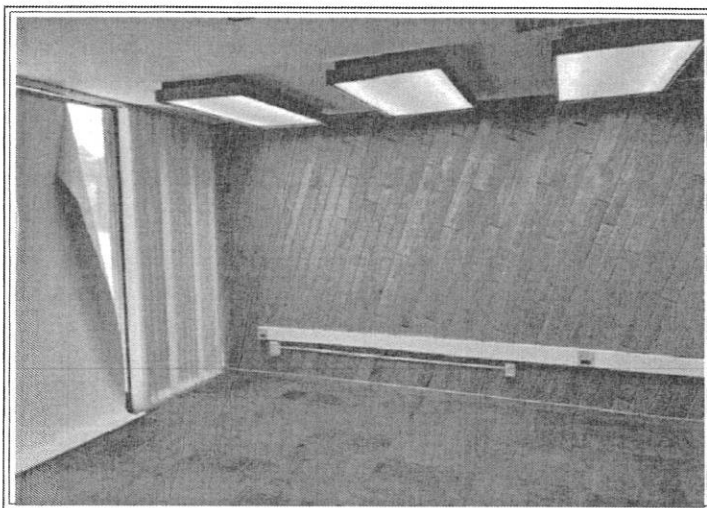


Common Area - Additional View



Former Bank Vault

Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	



Office



Large Office

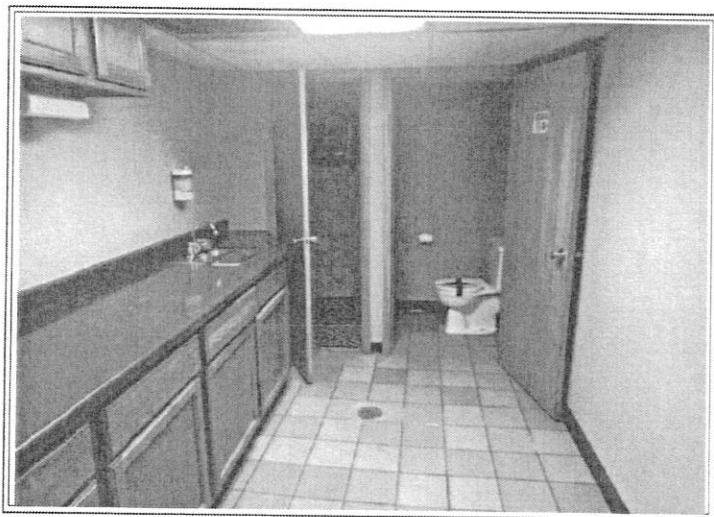


Office

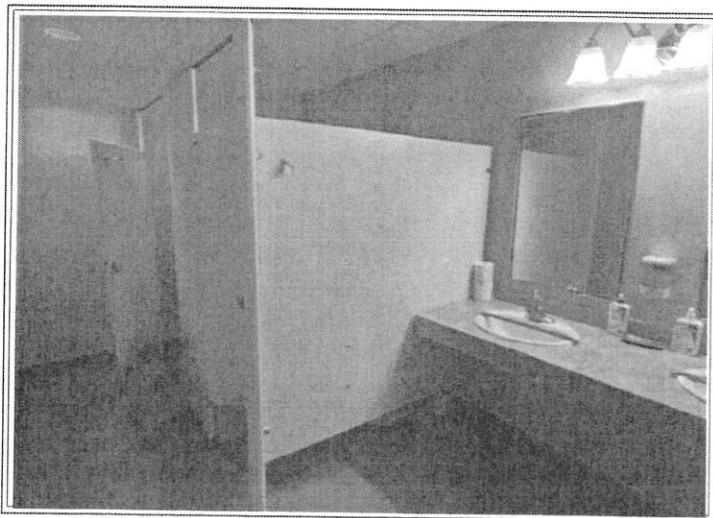
Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI
Lender: AP @ 777 Properties, Inc	Zip: 49935



.5 Bathroom

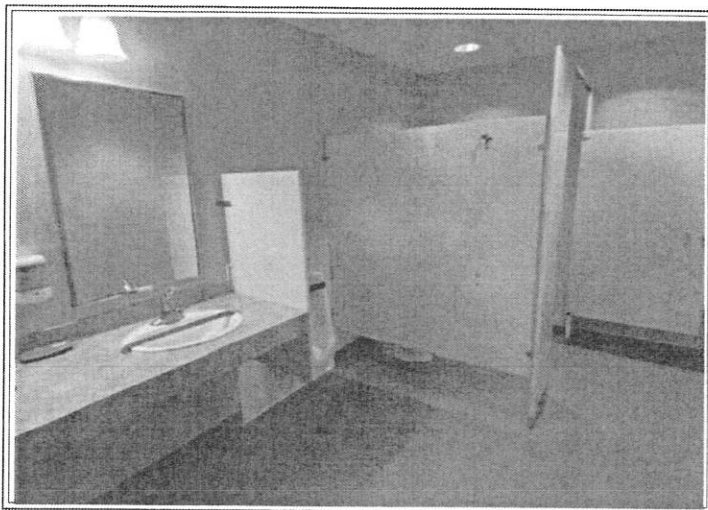


.5 Bathroom and Kitchenette

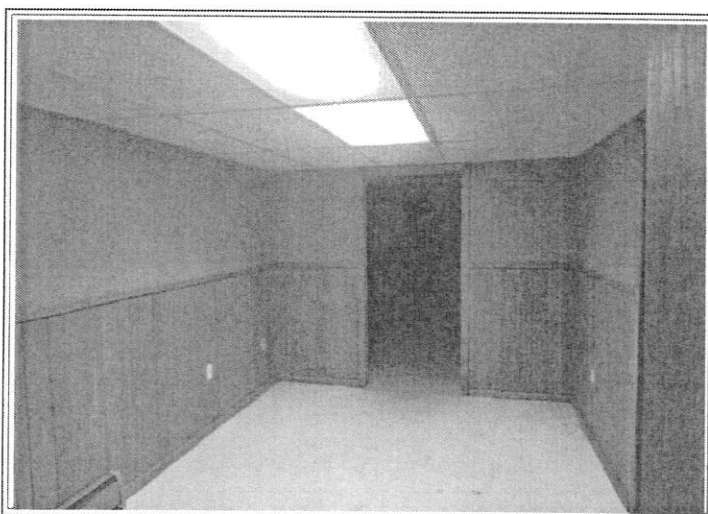


Bathroom

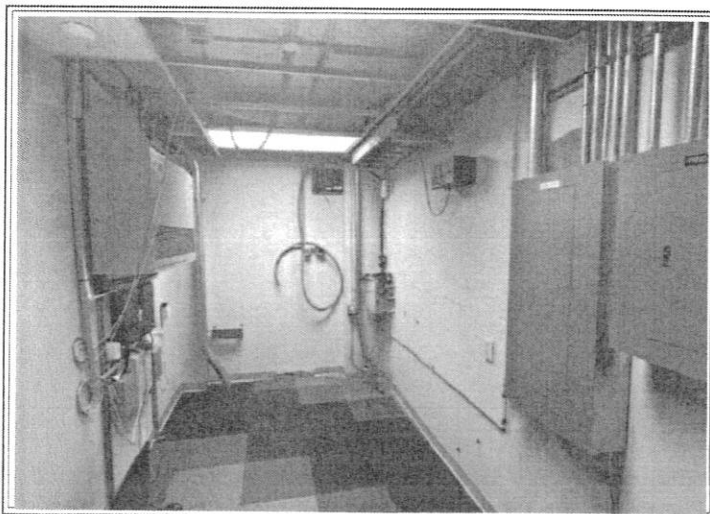
Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	



Bathroom

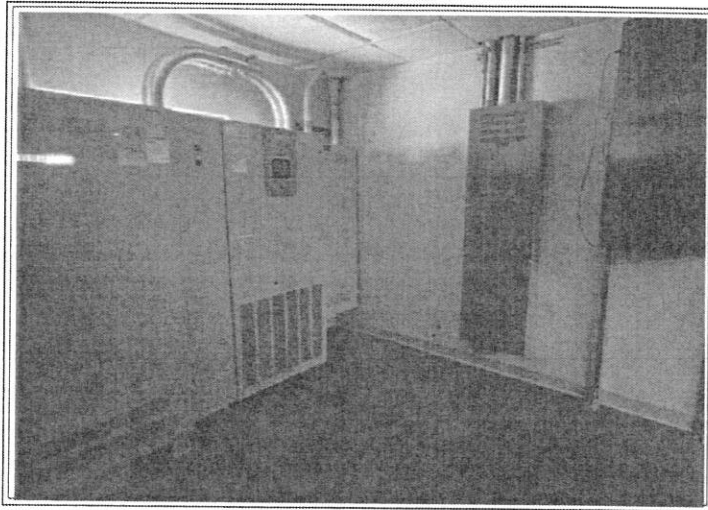


Basement

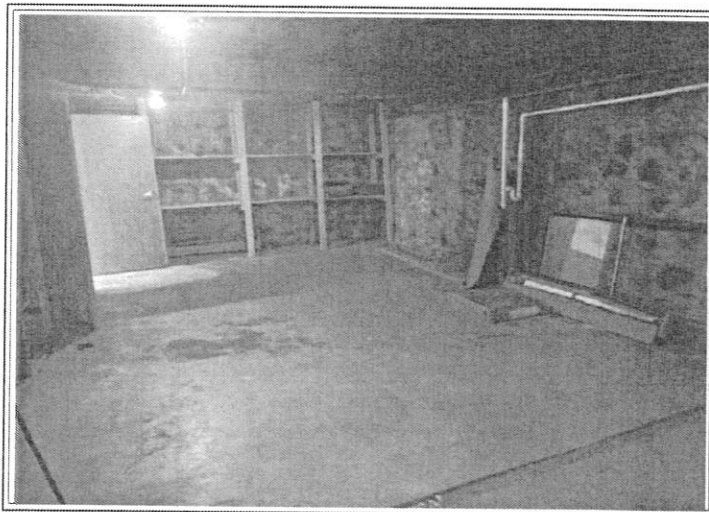


Utility

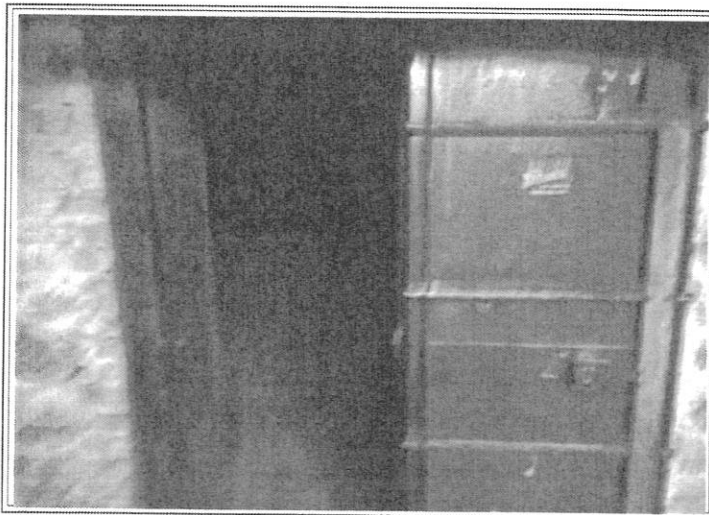
Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	



Utility

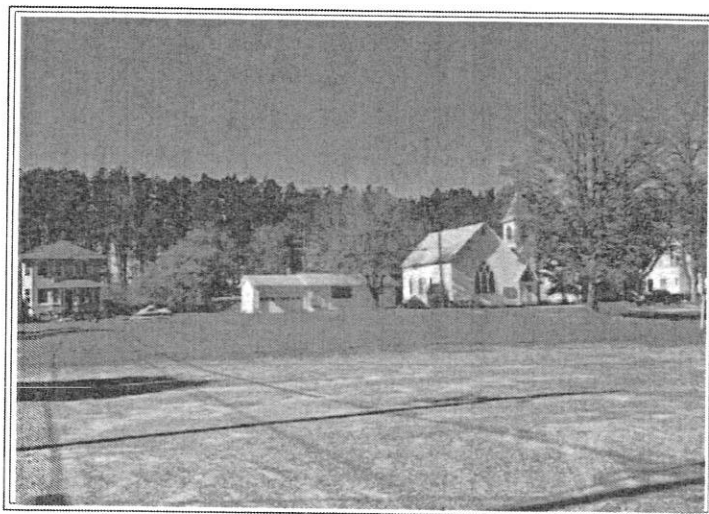


Basement Storage

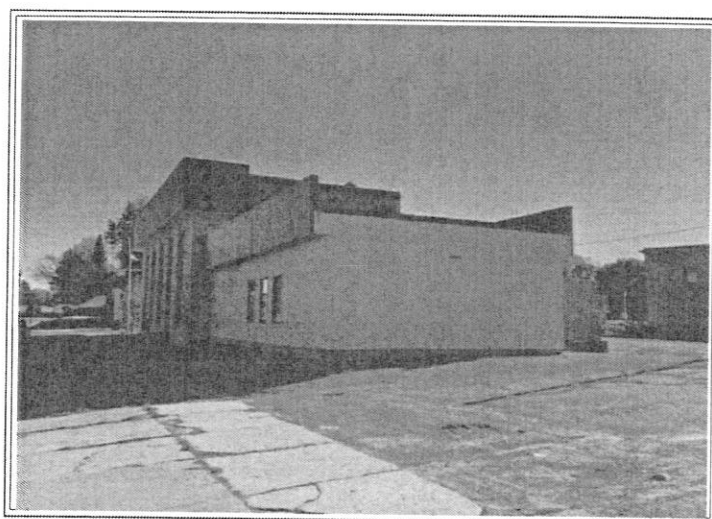


Basement Vault

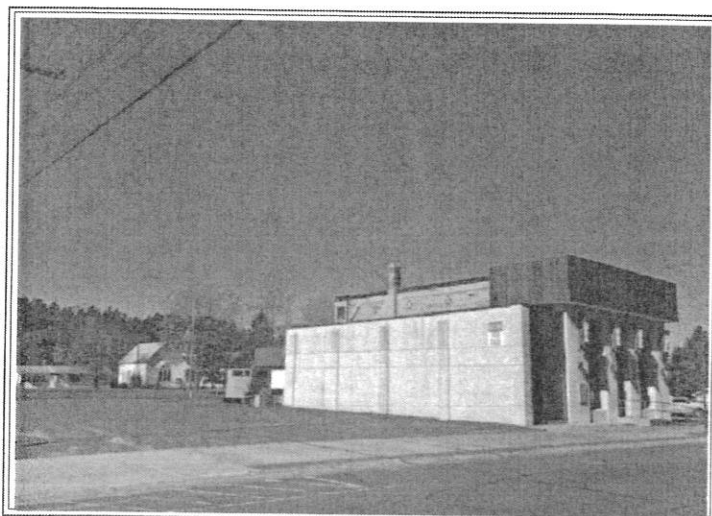
Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	



Lots in the rear of the property



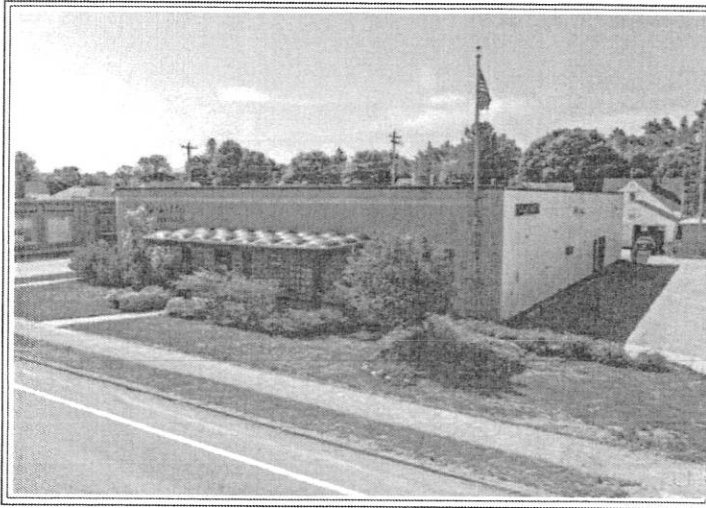
Additional Rear photo



Additional View

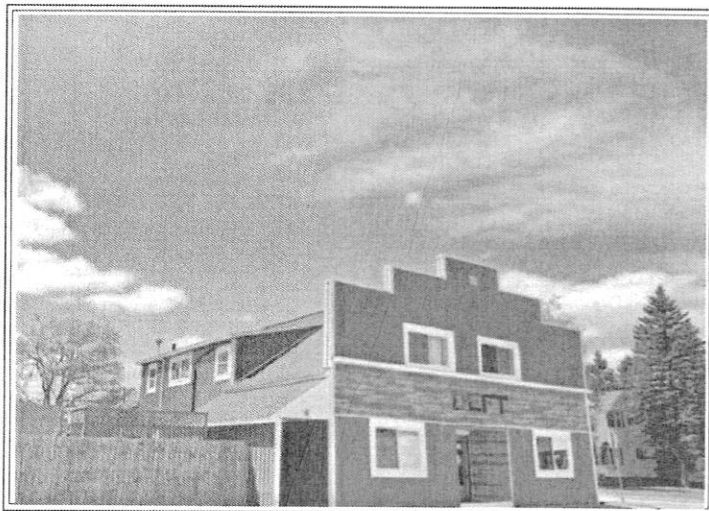
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: Michael SHOOSTER	File No.: shom03
Property Address: 402 Washington	Case No.:
City: Iron River	State: MI Zip: 49935
Lender: AP @ 777 Properties, Inc	



COMPARABLE SALE #1

801 W Adams St
Iron River, MI 49935
Sale Date: 07/06/2024
Sale Price: \$ 170,000



COMPARABLE SALE #2

1227 W Breen Ave
Kingsford, MI
Sale Date: 12/01/2023
Sale Price: \$ 179,000



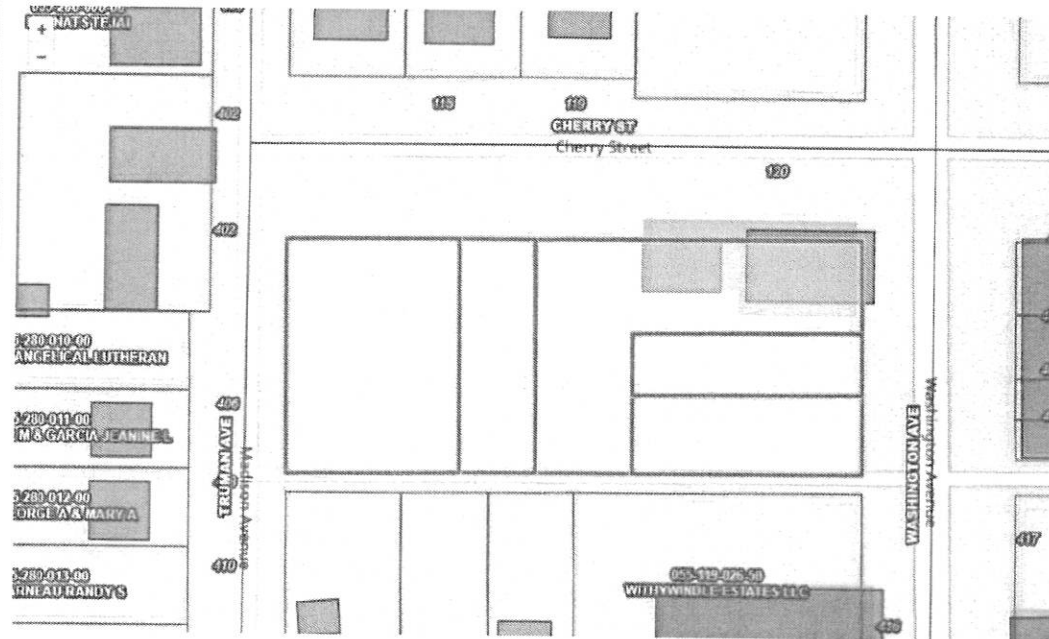
COMPARABLE SALE #3

32 Adams St
Iron River, MI 49935
Sale Date: 03/26/2024
Sale Price: \$ 200,000

PLAT MAP

Borrower: Michael SHOOSTER
 Property Address: 402 Washington
 City: Iron River
 Lender: AP @ 777 Properties, Inc

File No.: shom03
 Case No.:
 State: MI Zip: 49935



AERIAL MAP

Borrower: Michael SHOOSTER
Property Address: 402 Washington
City: Iron River
Lender: AP @ 777 Properties, Inc.

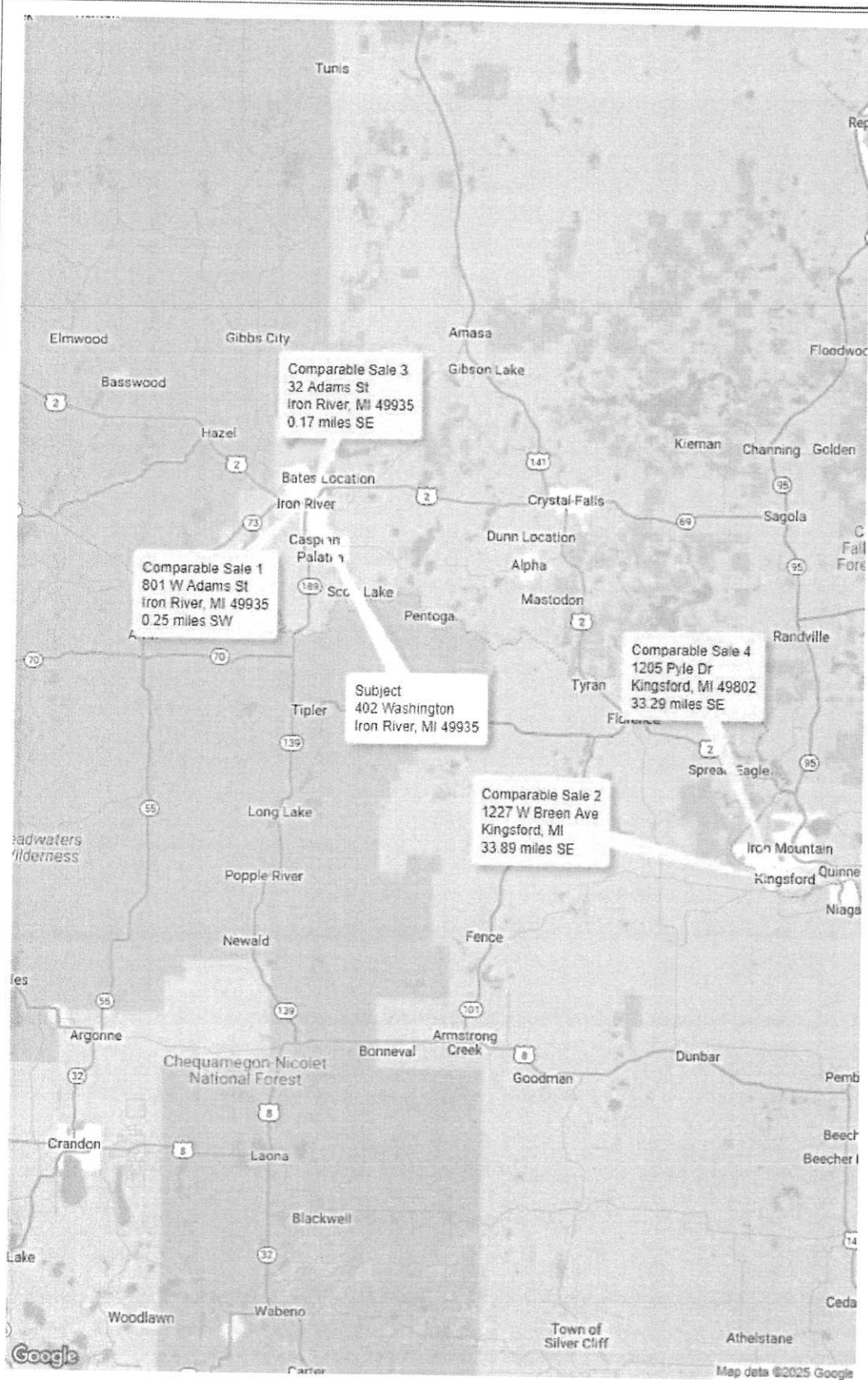
File No.: shom03
Case No.:
Zip: 49935



LOCATION MAP

Borrower: Michael SHOOSTER
 Property Address: 402 Washington
 City: Iron River
 Lender: AP @ 777 Properties, Inc

File No.: shom03
 Case No.:
 State: MI Zip: 49935



Borrower: Michael SHOOSTER
Property Address: 402 Washington
City: Iron River
Lender: AP @ 777 Properties, Inc

File No.: shom03
Case No.:
State: MI Zip: 49935

GRETCHEN WHITNER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF PROFESSIONAL LICENSING
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER LICENSE

THOMAS L WILLIAMS



EXPIRATION DATE
07/31/2026

THIS DOCUMENT IS ONLY
ISSUED UNDER THE LAWS OF
THE STATE OF MICHIGAN

L-4260

OFFICE USE ONLY

Property Transfer Affidavit

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property	2. County Iron	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City _____ Township _____ Village Iron River		5. Purchase Price of Real Estate \$1.00
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <u>PIN.</u> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. SEE ATTACHED LEGAL DESCRIPTION		6. Seller's (Transferor) Name 777 Properties, Inc., a Florida corporation
		8. Buyer's (Transferee) Name and Mailing Address City of Iron River, a Michigan body politic 106 W. Genesee St. Iron River, MI 49935
		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.

10. Type of Transfer. **Transfers** include, but not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 3 for list.

_____ Land Contract _____ Lease ☒ Deed _____ Other (specify) _____

11. Was property purchased from a financial institution?

_____ Yes _____ No

12. Is the transfer between related persons?

_____ Yes _____ No

13. Amount of Down Payment

14. If you financed the purchase, did you pay market rate of interest?

_____ Yes _____ No

15. Amount Financed (Borrowed)


EXEMPTIONS-----

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members* (see following page). Describe relationship from each Transferor to each Transferee, attach additional page if necessary.
Seller Name: _____
Buyer Name: _____
Relationship of Buyer to Seller: _____
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor** (see following page). Describe relationship from each Transferor to each Transferee, attach additional page if necessary.
Seller Name: _____
Buyer Name: _____
Relationship of Buyer to Seller: _____
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stocks
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☒ Other, specify: Grantee is ad valorem tax exempt.

CERTIFICATION-----

I certify that the information above is true and complete to the best of my knowledge.

Printed Name		
Signature		Date
Name and Title, if signer is other than the owner	Daytime Phone Number	E-mail Address
Steven J. Tinti, Attorney		

Instructions: This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in the property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6) (a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7) (d)** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

****Section 211.27a(7) (u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess the property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27(b): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

(a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.

(b) Interest and penalty from the date the tax would have been originally levied.

(c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:

(i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.

(ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.

(d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of one of the following, as applicable:

(i) For property owned and occupied as a principle residence, \$200.00. As used in subparagraph, "principle residence" means that term as defined in section 7dd.

(ii) For all other property, \$4000.00.

LEGAL DESCRIPTION

PARCEL I: The South 40 feet of Lots 1, 2, 3 and 4; the West 10 feet of Lot 6 and all of Lot 7, Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL II: The North 48 feet of Lots 1, 2, 3 and 4 and entire Lot 5 and the East 20 feet of Lot 6, all in Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL III: Lots 8, 9 and 10, Block 19, Plat of the First Addition to the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

AS TO PARCELS I, II and III, together with the South 10 feet of that part of Cherry Street (formerly Williams Street) lying North of and adjacent to the above lots, as set forth in Liber 308 of Deeds, Pages 13 through 14, Iron County, Michigan Register of Deeds Office.

RESERVED FOR RECORDING INFORMATION

QUIT CLAIM DEED

The Grantor, **777 PROPERTIES, INC.**, a Florida corporation, of 541 S. State Road 7, Suite 11, Margate, Florida 33068;

quit claims to **CITY OF IRON RIVER**, a Michigan body politic, of 106 W. Genesee Street, Iron River, Michigan 49935;

the following described premises situated in the City of Iron River, County of Iron and State of Michigan:

PARCEL I: The South 40 feet of Lots 1, 2, 3 and 4; the West 10 feet of Lot 6 and all of Lot 7, Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL II: The North 48 feet of Lots 1, 2, 3 and 4 and entire Lot 5 and the East 20 feet of Lot 6, all in Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL III: Lots 8, 9 and 10, Block 19, Plat of the First Addition to the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

AS TO PARCELS I, II and III, together with the South 10 feet of that part of Cherry Street (formerly Williams Street) lying North of and adjacent to the above lots, as set forth in Liber 308 of Deeds, Pages 13 through 14, Iron County, Michigan Register of Deeds Office.

FOR THE SUM OF ONE AND NO/100 (\$1.00) DOLLAR.

Dated this _____ day of _____, 2025.

Signed in the presence of:

Signed by:

777 PROPERTIES, INC., a
Florida corporation

*

By: _____
Michael Shooster
Its President

*

By: _____
*
Its Clerk

STATE OF FLORIDA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me, the undersigned authority, by Michael Shooster and _____, Its President and Its Clerk, respectively, on behalf of **777 PROPERTIES, INC.**, a Florida corporation, Grantor, by means of physical presence and who produced a driver's license issued by the State of Florida that contained their photograph and signature as identification thereby proving them to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Quit Claim Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on _____.

*
Notary Public, State of Florida

*Names of persons signing in any capacity should be typed or printed below their signature.

Drafted by:
Steven J. Tinti [REDACTED]
LAW OFFICE OF STEVEN J. TINTI
Attorney at Law
P.O. Box 98
Crystal Falls, MI 49920
[REDACTED]

Exempt from County Real
Estate Transfer Tax by MCL
207.505(a).

Exempt from State Real
Estate Transfer Tax by MCL
207.526(a).

s:\qcd.777Properties.CityIronRiver.120525

December 19, 2025

777 Properties, Inc.,
a Florida corporation
541 S. State Road 7
Suite 11
Margate, FL 33068

Re: Acknowledgment of Gift of Real Estate

The City of Iron River, a Michigan body politic has received the real estate appraisal dated November 17, 2025 by Thomas L. Williams concerning real estate located in the City of Iron River, County of Iron and State of Michigan described as:

PARCEL I: The South 40 feet of Lots 1, 2, 3 and 4; the West 10 feet of Lot 6 and all of Lot 7, Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL II: The North 48 feet of Lots 1, 2, 3 and 4 and entire Lot 5 and the East 20 feet of Lot 6, all in Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

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AS TO PARCELS I, II and III, together with the South 10 feet of that part of Cherry Street (formerly Williams Street) lying North of and adjacent to the above lots, as set forth in Liber 308 of Deeds, Pages 13 through 14, Iron County, Michigan Register of Deeds Office.

In light of the institutional knowledge of the City of Iron River as to the above-described real estate and the appraised value of the real estate at \$200,000.00, the City of Iron River acknowledges the value of the gift of the above-described real estate by 777 Properties, Inc., a Florida Corporation to the City of Iron River, a Michigan body politic, as \$200,000.00 in value.

CITY OF IRON RIVER, a
Michigan body politic

By: _____
Rodney Dood
Its Mayor

By: _____
Tyana Elenbaas
Its Clerk

CLOSING STATEMENT

December 19, 2025

SELLER: 777 Properties, Inc., a Florida corporation
541 S. State Road 7, Suite 11
Margate, Florida 33068
777 Properties, Inc. EIN: [REDACTED]

BUYER: City of Iron River, a Michigan body politic
106 W. Genesee Street
Iron River, Michigan 49935

DESCRIPTION: City of Iron River, County of Iron and
State of Michigan:

PARCEL I: The South 40 feet of Lots 1, 2, 3 and 4; the West 10 feet of Lot 6 and all of Lot 7, Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL II: The North 48 feet of Lots 1, 2, 3 and 4 and entire Lot 5 and the East 20 feet of Lot 6, all in Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

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AS TO PARCELS I, II and III, together with the South 10 feet of that part of Cherry Street (formerly Williams Street) lying North of and adjacent to the above lots, as set forth in Liber 308 of Deeds, Pages 13 through 14, Iron County, Michigan Register of Deeds Office.

Value of real estate	\$200,000.00	
Earnest Money.		\$ 0.00
Tax proration not occurring.		
Seller gift of real estate to the City of Iron River.		\$200,000.00
Gift from Seller to Buyer at closing	+\$200,000.00	+200,000.00
	<u>\$200,000.00</u>	<u>\$200,000.00</u>

Seller to be responsible for 2025 and prior years ad valorem real estate taxes.

Buyers shall be responsible for the payment of the 2026 and subsequent years ad valorem real estate taxes on the above-described real estate.

The above-described real estate is sold "AS IS" and "WITH ALL FAULTS".

This statement is accepted as correct.

Dated this _____ day of December, 2025.

SELLER:

777 PROPERTIES, INC.,
a Florida corporation

BUYER:

CITY OF IRON RIVER, a
Michigan body politic

By: _____
Michael Shooster
Its President

By: _____
Rodney Dood
Its Mayor

By: _____
Tyana Elenbaas
Its Clerk

Property Transfer Affidavit

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1. Street Address of Property	2. County Iron	3. Date of Transfer (or land contract signed)
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City _____ Township _____ Village Iron River		5. Purchase Price of Real Estate \$1.00
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. PIN. This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. SEE ATTACHED LEGAL DESCRIPTION		6. Seller's (Transferor) Name Technology River, LLC, a Michigan limited liability company
		8. Buyer's (Transferee) Name and Mailing Address 777 Properties, Inc., a Florida corporation, 531 S. State Road 7, Suite 11 Margate, FL 33068
		9. Buyer's (Transferee) Telephone Number

Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.		
10. Type of Transfer. Transfers include, but not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and interest in a business. See page 3 for list. _____ Land Contract _____ Lease <input checked="" type="checkbox"/> Deed _____ Other (specify) _____		
11. Was property purchased from a financial institution? _____ Yes _____ No	12. Is the transfer between related persons? _____ Yes _____ No	13. Amount of Down Payment
14. If you financed the purchase, did you pay market rate of interest? _____ Yes _____ No		15. Amount Financed (Borrowed)


EXEMPTIONS-----

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

- ☐ Transfer from one spouse to the other spouse
- ☐ Change in ownership solely to exclude or include a spouse
- ☐ Transfer between certain family members* (see following page). Describe relationship from each Transferor to each Transferee, attach additional page if necessary.
Seller Name: _____
Buyer Name: _____
Relationship of Buyer to Seller: _____
- ☐ Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- ☐ Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor** (see following page). Describe relationship from each Transferor to each Transferee, attach additional page if necessary.
Seller Name: _____
Buyer Name: _____
Relationship of Buyer to Seller: _____
- ☐ Transfer to effect the foreclosure or forfeiture of real property
- ☐ Transfer by redemption from a tax sale
- ☐ Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- ☐ Transfer resulting from a court order unless the order specifies a monetary payment
- ☐ Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- ☐ Transfer to establish or release a security interest (collateral)
- ☐ Transfer of real estate through normal public trading of stocks
- ☐ Transfer between entities under common control or among members of an affiliated group
- ☐ Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code
- ☐ Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed
- ☐ Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed
- ☐ Transfer of land with qualified conservation easement (land only - not improvements)
- ☒ Other, specify: Grantee is ad valorem tax exempt.

CERTIFICATION-----

I certify that the information above is true and complete to the best of my knowledge.

Printed Name		
Signature		Date
Name and Title, if signer is other than the owner	Daytime Phone Number	E-mail Address
Steven J. Tinti, Attorney		

Instructions: This form must be filed when there is a transfer of real property or one of the following types of personal property:

- Buildings on leased land.
- Leasehold improvements, as defined in MCL Section 211.8(h).
- Leasehold estates, as defined in MCL Section 211.8(i) and (j).

Transfer of ownership means the conveyance of title to or a present interest in the property, including the beneficial use of the property. For complete descriptions of qualifying transfers, please refer to MCL Section 211.27a(6) (a-j).

Excerpts from Michigan Compiled Laws (MCL), Chapter 211

****Section 211.27a(7) (d)** Beginning December 31, 2014, a transfer of that portion of residential real property that had been subject to a life estate or life lease retained by the transferor resulting from expiration or termination of that life estate or life lease, if the transferee is the transferor's or transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and the residential real property is not used for any commercial purpose following the transfer. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subdivision. If a transferee fails to comply with a request by the department of treasury or assessor under this subdivision, that transferee is subject to a fine of \$200.00.

****Section 211.27a(7) (u):** Beginning December 31, 2014, a transfer of residential real property if the transferee is the transferor's or the transferor's spouse's mother, father, brother, sister, son, daughter, adopted son, adopted daughter, grandson, or granddaughter and residential real property is not used for any commercial purpose following the conveyance. Upon request by the department of treasury or the assessor, the transferee shall furnish proof within 30 days that the transferee meets the requirements of this subparagraph. If a transferee fails to comply with a request by the department of treasury or assessor under this subparagraph, that transferee is subject to a fine of \$200.00.

Section 211.27a(10): "... the buyer, grantee, or other transferee of the property shall notify the appropriate assessing office in the local unit of government in which the property is located of the transfer of ownership of the property within 45 days of the transfer of ownership, on a form prescribed by the state tax commission that states the parties to the transfer, the date of the transfer, the actual consideration for the transfer, and the property's parcel identification number or legal description."

Section 211.27(5): "Except as otherwise provided in subsection (6), the purchase price paid in a transfer of property is not the presumptive true cash value of the property transferred. In determining the true cash value of transferred property, an assessing officer shall assess the property using the same valuation method used to value all other property of that same classification in the assessing jurisdiction."

Penalties:

Section 211.27(b): "If the buyer, grantee, or other transferee in the immediately preceding transfer of ownership of property does not notify the appropriate assessing office as required by section 27a(10), the property's taxable value shall be adjusted under section 27a(3) and all of the following shall be levied:

(a) Any additional taxes that would have been levied if the transfer of ownership had been recorded as required under this act from the date of transfer.

(b) Interest and penalty from the date the tax would have been originally levied.

(c) For property classified under section 34c as either industrial real property or commercial real property, a penalty in the following amount:

(i) Except as otherwise provided in subparagraph (ii), if the sale price of the property transferred is \$100,000,000.00 or less, \$20.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of \$1,000.00.

(ii) If the sale price of the property transferred is more than \$100,000,000.00, \$20,000.00 after the 45 days have elapsed.

(d) For real property other than real property classified under section 34c as industrial real property or commercial real property, a penalty of \$5.00 per day for each separate failure beginning after the 45 days have elapsed, up to a maximum of one of the following, as applicable:

(i) For property owned and occupied as a principle residence, \$200.00. As used in subparagraph, "principle residence" means that term as defined in section 7dd.

(ii) For all other property, \$4000.00.

LEGAL DESCRIPTION

PARCEL I: The South 40 feet of Lots 1, 2, 3 and 4; the West 10 feet of Lot 6 and all of Lot 7, Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL II: The North 48 feet of Lots 1, 2, 3 and 4 and entire Lot 5 and the East 20 feet of Lot 6, all in Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL III: Lots 8, 9 and 10, Block 19, Plat of the First Addition to the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

AS TO PARCELS I, II and III, together with the South 10 feet of that part of Cherry Street (formerly Williams Street) lying North of and adjacent to the above lots, as set forth in Liber 308 of Deeds, Pages 13 through 14, Iron County, Michigan Register of Deeds Office.

RESERVED FOR RECORDING INFORMATION

QUIT CLAIM DEED

The Grantor, **TECHNOLOGY RIVER, LLC**, a Michigan limited liability company, of 2222 W. Grand River Avenue, Suite A, Okemos, Michigan 48864;

quit claims to **777 PROPERTIES, INC.**, a Florida corporation, of 541 S. State Road 7, Suite 11, Margate, Florida 33068;

the following described premises situated in the City of Iron River, County of Iron and State of Michigan:

PARCEL I: The South 40 feet of Lots 1, 2, 3 and 4; the West 10 feet of Lot 6 and all of Lot 7, Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL II: The North 48 feet of Lots 1, 2, 3 and 4 and entire Lot 5 and the East 20 feet of Lot 6, all in Block 19, Plat of the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

PARCEL III: Lots 8, 9 and 10, Block 19, Plat of the First Addition to the Village of Stambaugh (now City of Iron River), according to the recorded plat thereof.

AS TO PARCELS I, II and III, together with the South 10 feet of that part of Cherry Street (formerly Williams Street) lying North of and adjacent to the above lots, as set forth in Liber 308 of Deeds, Pages 13 through 14, Iron County, Michigan Register of Deeds Office.

FOR THE SUM OF ONE AND NO/100 (\$1.00) DOLLAR.

Dated this _____ day of _____, 2025.

Signed in the presence of:

Signed by:

TECHNOLOGY RIVER, a
Michigan limited liability
company

*

By: _____

*

Its Member

*

STATE OF FLORIDA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me, the undersigned authority, by _____, Its Member, on behalf of **TECHNOLOGY RIVER, LLC**, a Michigan limited liability company, Grantor, by means of physical presence and who produced a driver's license issued by the State of Florida that contained his/her photograph and signature as identification thereby proving him/her to be the person whose name is subscribed to the foregoing instrument as Grantor, who identified this instrument as a Quit Claim Deed and signed such instrument willingly as Grantor for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on _____.

*

Notary Public, State of Florida

*Names of persons signing in any capacity should be typed or printed below their signature.

Drafted by:
Steven J. Tinti [REDACTED]
LAW OFFICE OF STEVEN J. TINTI
Attorney at Law
P.O. Box 98
Crystal Falls, MI 49920
[REDACTED]

s:qcd.TechnologyRiver.777Properties.120525

Exempt from County Real
Estate Transfer Tax by MCL
207.505(a).

Exempt from State Real
Estate Transfer Tax by MCL
207.526(a).

CY2026 Capital Improvements Plan (CIP)

Attached, please find the CY2026 Capital Improvements Plan that the Planning Commission approved at a Special Meeting on December 9th for your consideration.

Please keep in mind that this is a working document and only the plan is being approved. Each line item, if funding allows, will be revisited by Council if and when the time comes.

I recommend approving the Plan.

CITY OF IRON RIVER
CAPITAL IMPROVEMENTS PLAN 2026

Equipment:	Est. Cost
DPW International Route Plow Truck (low interest RD Loan)	\$ 355,000
Total Estimated Cost ==>	\$ 355,000

Sewer Projects:	Est. Cost
CWSRF - Loan Amount	\$ 3,533,455
CWSRF - City Amount	\$ 470,125
Total Estimated Cost ==>	\$ 4,003,580

Storm Sewer Projects	Est. Cost
FEMA Hazard Mitigation Grant (25% match) \$842,750 grant	\$ 281,250
Water Projects:	Est. Cost
CWSRF (Grant/Loan)	\$ 2,100,000

Road Projects:	Est. Cost
MDOT Category B Grant	\$ (250,000)
5th Avenue - Ross Street to Maple Street	\$ 63,000
Boyington Street - 10th to 9th and 7th to 5th	\$ 97,000
Ross Street - Tenth Avenue to alley E of 9th Ave	\$ 51,000
Verona Ave - Hunter Road to Dead End	\$ 63,000
Maple Street - 7th Ave to 4th Ave & 3rd Ave to 2nd Ave	\$ 106,000
Cayuga Street - 7th Avenue to 5th Avenue	\$ 66,000
10th Ave - Boyington Street to Maple Street	\$ 38,000
Cedar Ave - Boyington Street to Maple Street	\$ 30,000
Holly Street - Wilson Ave to Harding Ave	\$ 16,000
Snowmobile Trail Protective Overlays @ 7th Ave & 4th Ave	\$ 20,000
Engineering for 2026 Streets Project (including bidding)	\$ 16,500
CWSRF Streets	
Ross Street - Alley E of 9th Ave to 8th Ave	
N. River Ave - Madison St to Monroe Street	
8th Ave - Lincoln Street to Minckler Street	
7th Ave - Cayuga Street to Lincoln Street	
10th Ave - Boyington Street to Ross Street	
8th Ave - Lincoln Street to Minckler Street	

Jefferson Avenue - Garnet Street/Holly Street Alley to Garnet	
8th Ave - Boyington St to Ross Street	
Subtotal of CWSRF Major Street Loan Amount	\$ 753,711
Subtotal of CWSRF Major Street City Amount	\$ 116,346
Subtotal of CWSRF Local Street Loan Amount	\$ 988,291
Subtotal of CWSRF Local Street City Amount	\$ 99,006
Total Estimated Cost ==>	\$ 2,523,855

Alley Projects:	Est. Cost

Sidewalk Projects:	Est. Cost
CWSRF Sidewalks	\$ 68,505
Various - Sidewalk Program	\$ 5,000

Parks and Recreation Projects:	Est. Cost
Park Improvements	\$ 50,000

Cemetery	Est. Cost
Plat Survey and Mapping	\$ 3,500

City Owned Facility Improvements	Est. Cost

Miscellaneous:	Est. Cost
Utility Mapping Updates (water, sanitary and storm sewer)	\$ 15,000
CWSRF - General (Administrative Costs) Loan Amount	\$ 8,391
CWSRF - Contingency Fund Loan Amount	\$ 322,647
Business Sign - N. Washington/E. Genesee Street Intersection	\$ 6,500

TOTAL CAPITAL IMPROVEMENTS 2026 ==> \$ 16,375,662

PC Adopted 12/9/2025

Zoning Administrator/Code Enforcement

I supplied a job description for the Zoning Administrator and/or Code Enforcement position I found on-line that is being utilized by Norvell Township (Jackson County) and forwarded it onto Interim Attorney Goodman on September 26th for her review and comment. I spoke the Bill Santilli, Crystal Falls Township's long-time Zoning Administrator, regarding the position. He currently works 20 hours per week as a part-time salaried employee with no benefits. He is currently being paid \$25/hr with mileage reimbursement. They have a separate Code Enforcement Officer who just started for 3-4 hours per week at a rate of just under \$20/hr who also receives mileage reimbursement. We do have our own vehicle which could be shared between the two if we were to hire an Ordinance Officer.

I have researched other municipalities job descriptions for Ordinance Officer's and can provide draft language if Council so chooses.

I feel this is a good starting point for discussion.

ZONING ADMINISTRATOR/CODE ENFORCEMENT

Job Description

General Supervision:

The Zoning Administrator is an employee of the government, appointed by the legislative body. They are responsible to the legislative body. The City Manager, however, shall be considered their immediate supervisor. The Zoning Administrator is also subject to the rulings, policies, and contracts of the governing body, as they affect all the employees of the government.

Essential Functions and Responsibilities:

A. Zoning Administration

1. Must become thoroughly familiar with the City of Iron River's Zoning Ordinance and appropriate forms.
2. Responsible for the overall administration and enforcement of the Zoning Ordinance.
3. Accepts and reviews zoning permit applications. Determines compliance with the provisions of the Zoning Ordinance and completeness of the application.
4. Reviews pre-application for Land Divisions and/or Boundary Line Adjustments for zoning compliance. Communicates those findings with applicant.
5. Conducts a review to ensure proposed land use changes are in compliance with the Zoning Ordinance and Future Land Use Map (Master Plan).
6. Identifies, inventories, and monitors nonconforming uses.
7. Conducts technical reviews, site inspections, and generates staff reports to the Planning Commission, Zoning Board of Appeals and City Council on specific project proposals such as, but not limited to, special use permit applications, conditional use permit applications, zoning amendments, variances and appeals. Attends same meetings as needed. Evening meetings can be expected.

8. Develops recommendations regarding zoning amendments, zoning permit fee structures, zoning forms; and may propose solutions to any problem encountered in administering the Zoning Ordinance.

B. Municipal Code/Zoning Enforcement

1. Investigates alleged violations of the Zoning Ordinance and/or Civil Infractions advises landowners/applicants of necessary corrective measures. Keeps an inventory of said violations, including dated photographs and/or other evidence.
2. Coordinates the enforcement of the Zoning Ordinance and/or Civil Infractions with the enforcement of other related land use statutes and codes by active cooperation with other appropriate agencies.
3. Submits a written report to the legislative body and planning commission of Zoning Violations/Civil Infractions and status of violations.

C. Office Administration

1. Administers and follows procedures and policies established for the office.
2. Distributes Zoning Ordinances to Planning Commission Members, Zoning Board of Appeals, and to the public as needed.
3. Keeps the zoning map, text, and office records up to date by recording all amendments and retaining all official documents; and makes copies of the zoning ordinance available to the public.
4. Works with the appropriate staff or offices (such as but not limited to, City Clerk, Planning Commission, Board of Appeals, Secretary) to prepare, publish, post, send and/or deliver public notices and/or meetings and hearings.
5. Ability to write with clarity, to carry out basic communications with permit applicants, related government agencies and other offices as necessary.

D. Public Relations, Assistance, Personal Development

1. Ability to work and communicate with elected and appointed officials, and the public, with appropriate etiquette and diplomacy.
2. Assists the public, applicants, developers, and their representatives with zoning inquiries, proposals, and applications. Directs the individuals (s) to the proper agency/agencies for other needed permits.
3. Attends professional schools, seminars, webinars and/or conferences as needed to stay up to date on laws, zoning trends, and other information pertinent to zoning.

4. Be accessible to the public with established hours at the City Hall.

E. Other

1. Performs other duties as may be specified by the Zoning Ordinance.
2. Accepts other responsibilities as may be directed by the (Planning Commission, Zoning Board, legislative body, City Manager) as applicable.

Employment Qualifications

1. Education:

- A. An employee in class, upon appointment, should have the equivalent of the following training and experience:
 - 1) Graduation from an accredited high school or GED equivalent with drafting and/or site plan and blueprint reading skills.
 - 2) A deductive, logical system of thought common in reading and interpreting legal documents.
 - 3) An ability to read legal descriptions and similar pertinent documents to zoning administration.
 - 4) Optionally, an associate's or higher degree in planning, geography, economics, or a related field.
- B. Some basic computer skills and knowledge in use of word processing, databases, and computer operating systems.
- C. If the employee does not have a higher degree then, within 12 months of hiring an employee in this class will have completed the Citizen Planner and Zoning Administrator Program through Michigan State University Extension. Employees with higher degrees may also complete these trainings if they wish.

2. Experience:

- A. Prefer individuals who have working knowledge of Zoning law or previous experience as a Zoning Administrator.

3. Necessary Knowledge, Skill, and Abilities:

- A. Ability to work and communicate with other elected and appointed officials and the public with appropriate etiquette and diplomacy (written and oral).
- B. Telephone and email etiquette and skills.
- C. Ability to speak before groups and organizations.
- D. Knowledge of construction and construction terms as appropriate to zoning reviews.
- E. Ability to pay close attention to details.
- F. Must possess good organizational skills
 - 1) Prioritize and schedule workload appropriately.
 - 2) Be able to work independently with little supervision.
 - 3) Meet deadlines.
- G. Must have current, valid Michigan vehicle operator's license and provide own transportation.

H. Physical Requirements:

- 1) Sitting at a desk to operate computers, review applications and site plans, and meet with public.
- 2) Prolonged walking over uneven terrain, on stairs, hand grip to pull oneself over obstacles in order to conduct site inspections, perform site inspections, specific studies, and evaluations.
- 3) Periodic bending, stooping, and kneeling to move items weighing up to 60 pounds from the floor/ground to overhead to obtain stored records, books, files, move objects in the field and to operate various field equipment (soil auger, shovel, tape measure, etc.).
- 4) Operating a vehicle (including at night) to attend various meetings, site inspections, and other functions.

4. Working Conditions/Environmental Factors:

- A. Work inside in office conditions some of the time.
- B. Work outside some of the time.
- C. Regularly travel to locations throughout the city.
- D. Subject to irregular or extended working hours in order to meet schedules and respond to complaints as quickly as possible.
- E. Subject to work related calls after hours.

5. Selection Guidelines:

- A. Formal application, rating of education and experience, oral interview, and reference check; job related tests may be required.

The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.

The hours of work and compensation shall be set by the City Council and reviewed yearly.

The position description does not constitute an employment agreement between the employer and the employee and is subject to change by the employer as needs of the employer and requirements of the job change.

Upon termination of contract/employment, the zoning administrator will, within seven (7) days, return to employing government unit all material associated with the zoning administrator position and are the possessions of the City.



December 5, 2025

Ms. Rachel Andreski, City Manager
City of Iron River
106 W. Genesee Street
Iron River, MI 49935

Proposal for Professional Engineering Services for MDNR Ice Lake Park Conversion Procedures

Dear Ms. Andreski:

WICKWIRE, P.C. (WW) is pleased to present this proposal to provide Professional Engineering Services to assist the City with the Michigan Department of Natural Resources (MDNR) Recreation Property Conversion Procedures for Ice Lake Park. Per our correspondence with the MDNR Conversion Specialist Erin Campbell, the City needs to complete the conversion process per their guidelines provided. Aspirus has approved the transfer of 0.66 Acres of their property adjacent to the Ice Lake Park property to satisfy the conversion. The City's Assessor has completed the required appraisals of the converted property (Clinic) and replacement parcel (Aspirus) and MDNR has accepted those appraisals. Our proposal includes assistance in completing the remaining steps in the conversion process as outlined below per the correspondence with Ms. Campbell.

The following is our proposed scope of services and fee.

Scope of Services:

1. Assist Professional Surveyor Gary Pisoni with preparation of the certified Ice Lake Park property boundary map for the existing, converted, and final parcel.
2. Conduct the Michigan State Historic Preservation Office (SHPO) review for the replacement property (Aspirus parcel). This review will focus primarily on the replacement parcel and reference the converted area.
3. Assist the City with completing the Land and Water Conservation Fund (LWCF) and National Park Service Compliance and Stewardship Form (C&S) 10-904A Form.
4. Prepare the required narrative document per the requirements of the MDNR Procedures for the Conversion of Grant-Assisted Properties guidance manual which includes but is not limited to:
 - a. Description of the Conversion
 - b. Description of the Proposed Mitigation Property
 - c. Alternatives to the Proposed Conversion
 - d. Comparison of Recreational Usefulness



- e. Local Recreation Plan Compliance for Mitigation Property
- 5. Participate in all meetings between the City and MDNR Conversion Specialist.
- 6. Assist the City with the required Declaration and Notice.

Responsibilities of Others:

This proposal was prepared with the following responsibilities of the City:

- 1. The City of Iron River will pay Pisoni Surveying directly for the boundary survey.
- 2. It is not anticipated that an Environmental Review will be required for this project. If it is determined by MDNR that an ER is required in the future, we can perform those services at an additional cost.
- 3. The City shall pay all required advertising costs, if any.

Engineering Costs and Schedule:

Based on the scope of Professional Engineering services stated herein, our proposed cost to perform these services shall be a Lump Sum Not-to-Exceed Fee of **\$9,000.00**. We will commence our Scope of Services upon authorization to proceed.

Concurrence with Professional Services:

If the City of Iron River would like to proceed with the above outlined scope of services, please indicate by signing below and the work will be performed in accordance with our Master Engineering Services Agreement.

If you have any questions, comments, or require additional information, please do not hesitate to contact Craig at 906.284.3903 or crichardson@wickwiresolutions.com.

Sincerely,

WICKWIRE, P.C.

Craig Richardson, P.E.
President

Seth Miatech, P.E.
Project Manager

Accepted by: _____
Rachel Andreski, City Manager

Cc: WW File: P500

https://Wickwire.Sharepoint.Com/Sites/WICKWIREP.C/Shared Documents/General/Clients/Iron_River_City/1-Proposals/P500-MDNR_Conversion/P500-IRC_MDNR_Conversion_Application_Proposal.Docx



December 11, 2025

Ms. Rachel Andreski, City Manager
City of Iron River
106 W. Genesee Street
Iron River, MI 49935

**2024 DDA Parking Lot Reconstruction – Application for Payment No. 3 & Change Order
No. 2**

Dear Ms. Andreski:

Enclosed is Application for Payment No. 3 and Change Order No. 2 for the above referenced project. Application for Payment No. 3 in the amount of \$93,663.19 is for the final balance of work completed on the Project, minus retainage in the amount of \$9,178.00 which shall be withheld until a final walkthrough of the Project can be performed in the Spring. Change Order No. 2 in the amount of \$7,047.68 is for the final balancing of Project Quantities along with an Extension of Time which extends the Project Substantial Completion Date and Ready for Final Payment Date to the date work was completed on the Project. We have reviewed Application for Payment No. 3 and Change Order No. 2 and hereby recommend that the City approve these as presented.

If you have any questions, comments, or require additional information, please do not hesitate to contact me at 906.284.3903 or crichardson@wickwiresolutions.com.

Sincerely,

WICKWIRE, P.C.

Craig Richardson, P.E.
President

Seth Miatech, P.E.
Project Manager

Cc: WW File 24002

https://Wickwire.Sharepoint.Com/Sites/WICKWIREP.C/Shared Documents/General/Clients/Iron_River_City/24002-IRC_DDA_Parking_Lot_Reconstruction/Correspondence/With_City/24002-DDA_Parking_Lots_CO2_PR3_Cover_City_121125.Docx

Contractor's Application for Payment

Owner: <u>City of Iron River</u> Engineer: <u>WICKWIRE, P.C.</u> Contractor: <u>Bacco Construction Company</u> Project: <u>2024 Iron River City DDA Parking Lot Reconstruction</u> Contract: <u>2024 Iron River City DDA Parking Lot Reconstruction</u>	Owner's Project No.: _____ Engineer's Project No.: <u>24002</u> Contractor's Project No.: _____																																				
Application No.: <u>3</u> Application Date: <u>12/11/2025</u> Application Period: From <u>11/1/2025</u> to <u>11/30/2025</u>																																					
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">1. Original Contract Price</td> <td style="width: 10%; text-align: right;">\$</td> <td style="width: 20%; text-align: right;">417,981.34</td> </tr> <tr> <td>2. Net change by Change Orders</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">383,400.51</td> </tr> <tr> <td>3. Current Contract Price (Line 1 + Line 2)</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">801,381.85</td> </tr> <tr> <td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">801,381.85</td> </tr> <tr> <td colspan="3">5. Retainage</td> </tr> <tr> <td style="padding-left: 20px;">a. <u>1%</u> X <u>\$ 801,381.85</u> Work Completed =</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">9,178.00</td> </tr> <tr> <td style="padding-left: 20px;">b. _____ X <u>\$ -</u> Stored Materials =</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">-</td> </tr> <tr> <td style="padding-left: 20px;">c. Total Retainage (Line 5.a + Line 5.b)</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">9,178.00</td> </tr> <tr> <td>6. Amount eligible to date (Line 4 - Line 5.c)</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">792,203.85</td> </tr> <tr> <td>7. Less previous payments (Line 6 from prior application)</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">698,540.66</td> </tr> <tr> <td>8. Amount due this application</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">93,663.19</td> </tr> <tr> <td>9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)</td> <td style="text-align: right;">\$</td> <td style="text-align: right;">9,178.00</td> </tr> </table>		1. Original Contract Price	\$	417,981.34	2. Net change by Change Orders	\$	383,400.51	3. Current Contract Price (Line 1 + Line 2)	\$	801,381.85	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	801,381.85	5. Retainage			a. <u>1%</u> X <u>\$ 801,381.85</u> Work Completed =	\$	9,178.00	b. _____ X <u>\$ -</u> Stored Materials =	\$	-	c. Total Retainage (Line 5.a + Line 5.b)	\$	9,178.00	6. Amount eligible to date (Line 4 - Line 5.c)	\$	792,203.85	7. Less previous payments (Line 6 from prior application)	\$	698,540.66	8. Amount due this application	\$	93,663.19	9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	9,178.00
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5. Retainage																																					
a. <u>1%</u> X <u>\$ 801,381.85</u> Work Completed =	\$	9,178.00																																			
b. _____ X <u>\$ -</u> Stored Materials =	\$	-																																			
c. Total Retainage (Line 5.a + Line 5.b)	\$	9,178.00																																			
6. Amount eligible to date (Line 4 - Line 5.c)	\$	792,203.85																																			
7. Less previous payments (Line 6 from prior application)	\$	698,540.66																																			
8. Amount due this application	\$	93,663.19																																			
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	9,178.00																																			
Contractor's Certification <p>The undersigned Contractor certifies, to the best of its knowledge, the following:</p> <p>(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;</p> <p>(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and</p> <p>(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.</p>																																					
Contractor: <u>Bacco Construction Company</u> Signature: <u>Ashley Smith</u> <small>Digitally signed by Ashley Smith Date: 2025.12.10 14:34:45 -06'00'</small> Date: <u>12/10/2025</u>																																					
Recommended by Engineer By: <u>Craig Richardson</u> <small>Digitally signed by Craig Richardson DN: cn=Craig Richardson, email=Craig.Richardson@wackwiresolutions.com, c=US, o=Wackwire Solutions, ou=City of Iron River Date: 2025.12.10 14:58:41 -06'00'</small> Title: <u>President</u> Date: <u>12/10/2025</u>	Approved by Owner By: _____ Title: <u>City Manager</u> Date: <u>12/17/2025</u>																																				
Approved by Funding Agency By: _____ Title: _____ Date: _____																																					



CITY OF IRON RIVER
2024 DDA PARKING LOT RECONSTRUCTION
PAYMENT REQUEST NO. 3 QUANTITIES
WW PROJECT 24002

Item No.	Item Description	Unit	Price	Current Contract Quantity	Current Contract Extension	Completed Quantity Previous Requests	Completed Amount Previous Requests	Completed Quantity This Request	Completed Amount This Request	Completed Contract Quantity to Date	Completed Contract Amount to Date	Total Contract Quantity Remaining	Total Contract Cost Remaining	Percent Complete
M-1	Mobilization	LSUM	\$ 51,500.00	1.00	\$ 51,500.00	1.00	\$ 51,500.00	-	\$ -	1.00	\$ 51,500.00	-	\$ -	100.00%
M-2	Soil Erosion and Sedimentation Control	LSUM	\$ 3,000.00	1.00	\$ 3,000.00	1.00	\$ 3,000.00	-	\$ -	1.00	\$ 3,000.00	-	\$ -	100.00%
M-3	Contractor Staking	LSUM	\$ 5,750.00	1.00	\$ 5,750.00	1.00	\$ 5,750.00	-	\$ -	1.00	\$ 5,750.00	-	\$ -	100.00%
M-4	Maintaining Traffic	LSUM	\$ 6,315.00	1.00	\$ 6,315.00	1.00	\$ 6,315.00	-	\$ -	1.00	\$ 6,315.00	-	\$ -	100.00%
R-1	Crush & Shape Existing Parking Lot	SYD	\$ 4.30	4,460.00	\$ 19,178.00	4,460.00	\$ 19,178.00	-	\$ -	4,460.00	\$ 19,178.00	-	\$ -	100.00%
R-2	Crush & Shape Existing Parking Alley	SYD	\$ 5.00	2,080.00	\$ 10,400.00	2,080.00	\$ 10,400.00	-	\$ -	2,080.00	\$ 10,400.00	-	\$ -	100.00%
R-3	Surplus Material Removal, 3"	SYD	\$ 2.90	6,540.00	\$ 18,966.00	6,540.00	\$ 18,966.00	-	\$ -	6,540.00	\$ 18,966.00	-	\$ -	100.00%
R-4	Concrete Sidewalk or Approach, Removal	SYD	\$ 4.55	1,523.35	\$ 6,931.24	1,523.35	\$ 6,931.24	-	\$ -	1,523.35	\$ 6,931.24	-	\$ -	100.00%
R-5	Curb & Gutter, Removal	LFT	\$ 12.20	231.99	\$ 2,830.28	231.99	\$ 2,830.28	-	\$ -	231.99	\$ 2,830.28	-	\$ -	100.00%
R-6	Remove Light Fixture & Pole	EACH	\$ 611.20	15.00	\$ 9,168.00	15.00	\$ 9,168.00	-	\$ -	15.00	\$ 9,168.00	-	\$ -	100.00%
R-7	Tree Removal	EACH	\$ 354.00	32.00	\$ 11,328.00	32.00	\$ 11,328.00	-	\$ -	32.00	\$ 11,328.00	-	\$ -	100.00%
R-8	Boulder Removal	EACH	\$ 104.00	30.00	\$ 3,120.00	30.00	\$ 3,120.00	-	\$ -	30.00	\$ 3,120.00	-	\$ -	100.00%
R-9	Concrete Base Removal	EACH	\$ 209.00	11.00	\$ 2,299.00	11.00	\$ 2,299.00	-	\$ -	11.00	\$ 2,299.00	-	\$ -	100.00%
C-1	Concrete, Sidewalk, 4"	SFT	\$ 17.20	626.00	\$ 10,767.20	600.00	\$ 10,320.00	26.00	\$ 447.20	626.00	\$ 10,767.20	-	\$ -	100.00%
C-2	Concrete, Curb & Gutter	LFT	\$ 60.40	383.50	\$ 23,163.40	383.50	\$ 23,163.40	-	\$ -	383.50	\$ 23,163.40	-	\$ -	100.00%
C-3	1-1/2" HMA, 13A, Leveling Course	TON	\$ 113.00	613.59	\$ 69,335.67	565.00	\$ 63,845.00	48.59	\$ 5,490.67	613.59	\$ 69,335.67	-	\$ -	100.00%
C-4	1-1/2" HMA, 13A, Surface Course	TON	\$ 113.00	682.44	\$ 77,115.72	565.00	\$ 63,845.00	117.44	\$ 13,270.72	682.44	\$ 77,115.72	-	\$ -	100.00%
C-5	Pavement Marking, 4" White/Yellow/Blue	LSUM	\$ 2,250.00	2.00	\$ 4,500.00	2.00	\$ 4,500.00	-	\$ -	2.00	\$ 4,500.00	-	\$ -	100.00%
C-6	Pavement Marking, Thermoplastic, Left/Right Arrow Symbol	EACH	\$ 300.00	2.00	\$ 600.00	2.00	\$ 600.00	-	\$ -	2.00	\$ 600.00	-	\$ -	100.00%
C-7	Pavement Marking, Thermoplastic, Arrow Symbol	EACH	\$ 300.00	7.00	\$ 2,100.00	7.00	\$ 2,100.00	-	\$ -	7.00	\$ 2,100.00	-	\$ -	100.00%
C-8	Pavement Marking, Thermoplastic, ADA Symbol	EACH	\$ 300.00	4.00	\$ 1,200.00	4.00	\$ 1,200.00	-	\$ -	4.00	\$ 1,200.00	-	\$ -	100.00%
C-9	Concrete Curb Ramp	SFT	\$ 24.70	190.00	\$ 4,693.00	190.00	\$ 4,693.00	-	\$ -	190.00	\$ 4,693.00	-	\$ -	100.00%
C-10	Detectable Warning Plate	SFT	\$ 31.10	40.00	\$ 1,244.00	40.00	\$ 1,244.00	-	\$ -	40.00	\$ 1,244.00	-	\$ -	100.00%
C-11	Landscaping Removal	SYD	\$ 9.45	1,250.00	\$ 11,812.50	1,250.00	\$ 11,812.50	-	\$ -	1,250.00	\$ 11,812.50	-	\$ -	100.00%
C-12	Excavate Landscape Area	LSUM	\$ 1,400.00	2.00	\$ 2,800.00	2.00	\$ 2,800.00	-	\$ -	2.00	\$ 2,800.00	-	\$ -	100.00%
C-13	Upgrade Light Fixture	EACH	\$ 2,291.88	8.00	\$ 18,335.04	8.00	\$ 18,335.04	-	\$ -	8.00	\$ 18,335.04	-	\$ -	100.00%
C-14	Replace Catch Basin Cover, Type C	EACH	\$ 1,200.00	2.00	\$ 2,400.00	2.00	\$ 2,400.00	-	\$ -	2.00	\$ 2,400.00	-	\$ -	100.00%
C-15	Accessible Parking Sign w/Post	EACH	\$ 200.00	4.00	\$ 800.00	4.00	\$ 800.00	-	\$ -	4.00	\$ 800.00	-	\$ -	100.00%
C-16	Fencing, 6' Dumpster Screening, w/Slats	LFT	\$ 71.32	48.00	\$ 3,423.36	0.00	\$ -	48.00	\$ 3,423.36	48.00	\$ 3,423.36	-	\$ -	100.00%
C-17	Chain Link Fence Gate, 9'	EACH	\$ 1,483.00	2.00	\$ 2,966.00	0.00	\$ -	2.00	\$ 2,966.00	2.00	\$ 2,966.00	-	\$ -	100.00%
C-18	Underground, Electrical, in 1" Conduit	LFT	\$ 17.00	277.33	\$ 4,714.61	277.33	\$ 4,714.61	-	\$ -	277.33	\$ 4,714.61	-	\$ -	100.00%
C-19	Replace Light Pole	EACH	\$ 2,291.75	4.00	\$ 9,167.00	4.00	\$ 9,167.00	-	\$ -	4.00	\$ 9,167.00	-	\$ -	100.00%
C-20	3" Topsoil and Seed	SYD	\$ 10.80	-	\$ -	0.00	\$ -	-	\$ -	-	\$ -	-	\$ -	#DIV/0!
C-21	Adjust Structure Cover	EACH	\$ 1,100.00	1.00	\$ 1,100.00	1.00	\$ 1,100.00	-	\$ -	1.00	\$ 1,100.00	-	\$ -	100.00%
C-22	Concrete Approaches	SFT	\$ 22.00	113.64	\$ 2,500.00	281.00	\$ 6,182.00	(167.36)	\$ (3,682.00)	113.64	\$ 2,500.00	0.00	\$ 0.00	100.00%
C-23	Replace Structure	EACH	\$ 3,315.00	1.00	\$ 3,315.00	0.00	\$ -	1.00	\$ 3,315.00	1.00	\$ 3,315.00	-	\$ -	100.00%
C-24	Landscaping w/Deduct	LSUM	\$ 8,562.50	1.00	\$ 8,562.50	0.00	\$ -	1.00	\$ 8,562.50	1.00	\$ 8,562.50	-	\$ -	100.00%
ALT 1:	3rd Avenue & Maple Street Parking Lot													
M-1	Mobilization	LSUM	\$ 15,500.00	1.00	\$ 15,500.00	1.00	\$ 15,500.00	-	\$ -	1.00	\$ 15,500.00	-	\$ -	100.00%
M-2	Soil Erosion and Sedimentation Control	LSUM	\$ 668.00	1.00	\$ 668.00	1.00	\$ 668.00	-	\$ -	1.00	\$ 668.00	-	\$ -	100.00%
M-3	Contractor Staking	LSUM	\$ 1,450.00	1.00	\$ 1,450.00	1.00	\$ 1,450.00	-	\$ -	1.00	\$ 1,450.00	-	\$ -	100.00%
M-4	Maintaining Traffic	LSUM	\$ 655.00	1.00	\$ 655.00	1.00	\$ 655.00	-	\$ -	1.00	\$ 655.00	-	\$ -	100.00%
R-1	Crush & Shape Existing Parking Lot	SYD	\$ 4.80	1,830.00	\$ 8,784.00	1,830.00	\$ 8,784.00	-	\$ -	1,830.00	\$ 8,784.00	-	\$ -	100.00%
R-3	Surplus Material Removal, 3"	SYD	\$ 3.15	1,830.00	\$ 5,764.50	1,830.00	\$ 5,764.50	-	\$ -	1,830.00	\$ 5,764.50	-	\$ -	100.00%
R-4	Concrete Sidewalk or Approach, Removal	SFT	\$ 4.50	1,021.77	\$ 4,597.97	1,021.77	\$ 4,597.97	-	\$ -	1,021.77	\$ 4,597.97	-	\$ -	100.00%
R-5	Curb & Gutter, Removal	LFT	\$ 16.30	47.00	\$ 766.10	47.00	\$ 766.10	-	\$ -	47.00	\$ 766.10	-	\$ -	100.00%
R-7	Tree Removal	EACH	\$ 354.00	8.00	\$ 2,832.00	8.00	\$ 2,832.00	-	\$ -	8.00	\$ 2,832.00	-	\$ -	100.00%
C-2	Concrete, Curb & Gutter	LFT	\$ 69.50	76.00	\$ 5,282.00	60.00	\$ 4,170.00	16.00	\$ 1,112.00	76.00	\$ 5,282.00	-	\$ -	100.00%
C-3	1-1/2" HMA, 13A, Leveling Course	TON	\$ 133.00	175.06	\$ 23,282.98	155.00	\$ 20,615.00	20.06	\$ 2,667.98	175.06	\$ 23,282.98	-	\$ -	100.00%
C-4	1-1/2" HMA, 13A, Surface Course	TON	\$ 133.00	169.67	\$ 22,566.11	155.00	\$ 20,615.00	14.67	\$ 1,951.11	169.67	\$ 22,566.11	-	\$ -	100.00%
C-5	Pavement Marking, 4" White/Yellow/Blue	LSUM	\$ 1,500.00	1.00	\$ 1,500.00	1.00	\$ 1,500.00	-	\$ -	1.00	\$ 1,500.00	-	\$ -	100.00%
C-7	Pavement Marking, Thermoplastic, Arrow Symbol	EACH	\$ 300.00	2.00	\$ 600.00	2.00	\$ 600.00	-	\$ -	2.00	\$ 600.00	-	\$ -	100.00%
C-8	Pavement Marking, Thermoplastic, ADA Symbol	EACH	\$ 300.00	2.00	\$ 600.00	2.00	\$ 600.00	-	\$ -	2.00	\$ 600.00	-	\$ -	100.00%
C-9	Concrete Curb Ramp	SFT	\$ 41.90	83.00	\$ 3,477.70	80.00	\$ 3,352.00	3.00	\$ 125.70	83.00	\$ 3,477.70	-	\$ -	100.00%
C-10	Detectable Warning Plate	SFT	\$ 31.10	20.00	\$ 622.00	20.00	\$ 622.00	-	\$ -	20.00	\$ 622.00	-	\$ -	100.00%
C-11	Landscaping Removal	SYD	\$ 25.60	100.00	\$ 2,560.00	100.00	\$ 2,560.00	-	\$ -	100.00	\$ 2,560.00	-	\$ -	100.00%
C-13	Upgrade Light Fixture	EACH	\$ 2,291.88	4.00	\$ 9,167.52	4.00	\$ 9,167.52	-	\$ -	4.00	\$ 9,167.52	-	\$ -	100.00%

CITY OF IRON RIVER
2024 DDA PARKING LOT RECONSTRUCTION
PAYMENT REQUEST NO. 3 QUANTITIES
WW PROJECT 24002

Item No.	Item Description	Unit	Price	Current Contract Quantity	Current Contract Extension	Completed Quantity Previous Requests	Completed Amount Previous Requests	Completed Quantity This Request	Completed Amount This Request	Completed Contract Quantity to Date	Completed Contract Amount to Date	Total Contract Quantity Remaining	Total Contract Cost Remaining	Percent Complete
C-15	Accessible Parking Sign w/Post	EACH	\$ 200.00	2.00	\$ 400.00	2.00	\$ 400.00	-	\$ -	2.00	\$ 400.00	-	\$ -	100.00%
C-16	Fencing, 6', Dumpster Screening, w/Slats	LFT	\$ 78.14	41.00	\$ 3,203.74	0.00	\$ -	41.00	\$ 3,203.74	41.00	\$ 3,203.74	-	\$ -	100.00%
C-17	Chain Link Fence Gate, 9'	EACH	\$ 1,553.00	2.00	\$ 3,106.00	0.00	\$ -	2.00	\$ 3,106.00	2.00	\$ 3,106.00	-	\$ -	100.00%
C-18	Underground, Electrical, in 1" Conduit	LFT	\$ 18.10	150.00	\$ 2,715.00	150.00	\$ 2,715.00	-	\$ -	150.00	\$ 2,715.00	-	\$ -	100.00%
C-19	Replace Light Pole	EACH	\$ 2,902.95	2.00	\$ 5,805.90	2.00	\$ 5,805.90	-	\$ -	2.00	\$ 5,805.90	-	\$ -	100.00%
C-20	3" Topsoil and Seed	SYD	\$ 17.60	-	\$ -	0.00	\$ -	-	\$ -	-	\$ -	-	\$ -	#DIV/0!
C-24	Landscaping w/Deduct	LSUM	\$ 1,505.00	1.00	\$ 1,505.00	0.00	\$ -	1.00	\$ 1,505.00	1.00	\$ 1,505.00	-	\$ -	100.00%
ALT 2: 3rd Avenue & Maple Street Alley														
M-1	Mobilization	LSUM	\$ 9,500.00	1.00	\$ 9,500.00	1.00	\$ 9,500.00	-	\$ -	1.00	\$ 9,500.00	-	\$ -	100.00%
M-2	Soil Erosion and Sedimentation Control	LSUM	\$ 334.00	1.00	\$ 334.00	1.00	\$ 334.00	-	\$ -	1.00	\$ 334.00	-	\$ -	100.00%
M-3	Contractor Staking	LSUM	\$ 1,450.00	1.00	\$ 1,450.00	1.00	\$ 1,450.00	-	\$ -	1.00	\$ 1,450.00	-	\$ -	100.00%
M-4	Maintaining Traffic	LSUM	\$ 150.00	1.00	\$ 150.00	1.00	\$ 150.00	-	\$ -	1.00	\$ 150.00	-	\$ -	100.00%
R-2	Crush & Shape Existing Alley	SYD	\$ 6.65	560.00	\$ 3,724.00	560.00	\$ 3,724.00	-	\$ -	560.00	\$ 3,724.00	-	\$ -	100.00%
R-3	Surplus Material Removal, 3"	SYD	\$ 3.15	75.00	\$ 1,462.50	75.00	\$ 1,462.50	-	\$ -	75.00	\$ 1,462.50	-	\$ -	100.00%
R-5	Curb & Gutter, Removal	LFT	\$ 19.50	75.00	\$ 1,462.50	75.00	\$ 1,462.50	-	\$ -	75.00	\$ 1,462.50	-	\$ -	100.00%
C-2	Concrete, Curb & Gutter	LFT	\$ 60.90	28.75	\$ 1,750.88	28.75	\$ 1,750.88	-	\$ -	28.75	\$ 1,750.88	-	\$ -	100.00%
C-3	1-1/2" HMA, 13A, Leveling Course	TON	\$ 167.00	55.06	\$ 9,195.02	50.00	\$ 8,350.00	5.06	\$ 845.02	55.06	\$ 9,195.02	-	\$ -	100.00%
C-4	1-1/2" HMA, 13A, Surface Course	TON	\$ 167.00	67.76	\$ 11,315.92	50.00	\$ 8,350.00	17.76	\$ 2,965.92	67.76	\$ 11,315.92	-	\$ -	100.00%
ALT 3: M-189 & Maple Street Parking Lot														
M-1	Mobilization	LSUM	\$ 20,000.00	1.00	\$ 20,000.00	1.00	\$ 20,000.00	-	\$ -	1.00	\$ 20,000.00	-	\$ -	100.00%
M-2	Soil Erosion and Sedimentation Control	LSUM	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	-	\$ -	1.00	\$ 1,000.00	-	\$ -	100.00%
M-3	Contractor Staking	LSUM	\$ 1,450.00	1.00	\$ 1,450.00	1.00	\$ 1,450.00	-	\$ -	1.00	\$ 1,450.00	-	\$ -	100.00%
M-4	Maintaining Traffic	LSUM	\$ 795.00	1.00	\$ 795.00	1.00	\$ 795.00	-	\$ -	1.00	\$ 795.00	-	\$ -	100.00%
R-1	Crush & Shape Existing Parking Lot	SYD	\$ 4.85	2,450.00	\$ 11,882.50	2,450.00	\$ 11,882.50	-	\$ -	2,450.00	\$ 11,882.50	-	\$ -	100.00%
R-3	Surplus Material Removal, 3"	SYD	\$ 3.15	2,450.00	\$ 7,717.50	2,450.00	\$ 7,717.50	-	\$ -	2,450.00	\$ 7,717.50	-	\$ -	100.00%
R-4	Concrete Sidewalk or Approach, Removal	SFT	\$ 4.55	673.78	\$ 3,065.70	673.78	\$ 3,065.70	-	\$ -	673.78	\$ 3,065.70	-	\$ -	100.00%
R-5	Curb & Gutter, Removal	LFT	\$ 15.90	68.25	\$ 1,085.18	68.25	\$ 1,085.18	-	\$ -	68.25	\$ 1,085.18	-	\$ -	100.00%
R-6	Remove Light Fixture & Pole	EACH	\$ 61.20	9.00	\$ 5,508.00	9.00	\$ 5,508.00	-	\$ -	9.00	\$ 5,508.00	-	\$ -	100.00%
R-7	Tree Removal	EACH	\$ 354.00	19.00	\$ 6,726.00	19.00	\$ 6,726.00	-	\$ -	19.00	\$ 6,726.00	-	\$ -	100.00%
R-8	Boulder Removal	EACH	\$ 104.00	-	\$ -	0.00	\$ -	-	\$ -	-	\$ -	-	\$ -	#DIV/0!
C-1	Concrete Base Removal	EACH	\$ 209.00	7.00	\$ 1,463.00	7.00	\$ 1,463.00	-	\$ -	7.00	\$ 1,463.00	-	\$ -	100.00%
C-9	Concrete, Sidewalk, 4"	SFT	\$ 17.50	310.00	\$ 5,425.00	608.76	\$ 10,653.30	(298.76)	\$ (5,228.30)	310.00	\$ 5,425.00	-	\$ -	100.00%
C-2	Concrete, Curb & Gutter	LFT	\$ 109.00	67.00	\$ 7,303.00	67.00	\$ 7,303.00	-	\$ -	67.00	\$ 7,303.00	-	\$ -	100.00%
C-3	1-1/2" HMA, 13A, Leveling Course	TON	\$ 133.00	207.38	\$ 27,581.54	207.38	\$ 27,581.54	-	\$ -	207.38	\$ 27,581.54	-	\$ -	100.00%
C-4	1-1/2" HMA, 13A, Surface Course	TON	\$ 133.00	194.51	\$ 25,869.83	194.51	\$ 25,869.83	-	\$ -	194.51	\$ 25,869.83	-	\$ -	100.00%
C-5	Pavement Marking, 4" White/Yellow/Blue	LSUM	\$ 3,000.00	1.00	\$ 3,000.00	1.00	\$ 3,000.00	-	\$ -	1.00	\$ 3,000.00	-	\$ -	100.00%
C-7	Pavement Marking, Thermoplastic, Arrow Symbol	EACH	\$ 300.00	4.00	\$ 1,200.00	4.00	\$ 1,200.00	-	\$ -	4.00	\$ 1,200.00	-	\$ -	100.00%
C-8	Pavement Marking, Thermoplastic, ADA Symbol	EACH	\$ 300.00	3.00	\$ 900.00	3.00	\$ 900.00	-	\$ -	3.00	\$ 900.00	-	\$ -	100.00%
C-9	Concrete Curb Ramp	SFT	\$ 45.90	95.00	\$ 4,360.50	0.00	\$ -	95.00	\$ 4,360.50	95.00	\$ 4,360.50	-	\$ -	100.00%
C-10	Detectable Warning Plate	SFT	\$ 31.10	20.00	\$ 622.00	20.00	\$ 622.00	-	\$ -	20.00	\$ 622.00	-	\$ -	100.00%
C-11	Landscape Removal	SYD	\$ 9.45	650.00	\$ 6,142.50	650.00	\$ 6,142.50	-	\$ -	650.00	\$ 6,142.50	-	\$ -	100.00%
C-12	Excavate Landscape Area	LSUM	\$ 2,750.00	1.00	\$ 2,750.00	1.00	\$ 2,750.00	-	\$ -	1.00	\$ 2,750.00	-	\$ -	100.00%
C-13	Upgrade Light Fixture	EACH	\$ 2,291.94	4.00	\$ 9,167.76	4.00	\$ 9,167.76	-	\$ -	4.00	\$ 9,167.76	-	\$ -	100.00%
C-15	Accessible Parking Sign w/Post	EACH	\$ 200.00	3.00	\$ 600.00	3.00	\$ 600.00	-	\$ -	3.00	\$ 600.00	-	\$ -	100.00%
C-16	Fencing, 6' Dumpster Screening, w/Slats	LFT	\$ 78.14	48.00	\$ 3,750.72	0.00	\$ -	48.00	\$ 3,750.72	48.00	\$ 3,750.72	-	\$ -	100.00%
C-17	Chain Link Fence Gate, 9'	EACH	\$ 1,553.00	2.00	\$ 3,106.00	0.00	\$ -	2.00	\$ 3,106.00	2.00	\$ 3,106.00	-	\$ -	100.00%
C-18	Underground, Electrical, in 1" Conduit	LFT	\$ 26.00	110.58	\$ 2,875.08	110.58	\$ 2,875.08	-	\$ -	110.58	\$ 2,875.08	-	\$ -	100.00%
C-19	Replace Light Pole	EACH	\$ 2,291.75	2.00	\$ 4,583.50	2.00	\$ 4,583.50	-	\$ -	2.00	\$ 4,583.50	-	\$ -	100.00%
C-20	3" Topsoil and Seed	SYD	\$ 10.80	-	\$ -	0.00	\$ -	-	\$ -	-	\$ -	-	\$ -	#DIV/0!
C-24	Landscaping w/Deduct	LSUM	\$ 5,362.50	1.00	\$ 5,362.50	0.00	\$ -	1.00	\$ 5,362.50	1.00	\$ 5,362.50	-	\$ -	100.00%
ALT 4: M-189 & Maple Street Alley														
M-1	Mobilization	LSUM	\$ 10,500.00	1.00	\$ 10,500.00	1.00	\$ 10,500.00	-	\$ -	1.00	\$ 10,500.00	-	\$ -	100.00%
M-2	Soil Erosion and Sedimentation Control	LSUM	\$ 1,000.00	1.00	\$ 1,000.00	1.00	\$ 1,000.00	-	\$ -	1.00	\$ 1,000.00	-	\$ -	100.00%
M-3	Contractor Staking	LSUM	\$ 1,450.00	1.00	\$ 1,450.00	1.00	\$ 1,450.00	-	\$ -	1.00	\$ 1,450.00	-	\$ -	100.00%
M-4	Maintaining Traffic	LSUM	\$ 150.00	1.00	\$ 150.00	1.00	\$ 150.00	-	\$ -	1.00	\$ 150.00	-	\$ -	100.00%
R-2	Crush & Shape Existing Alley	SYD	\$ 7.60	470.00	\$ 3,572.00	470.00	\$ 3,572.00	-	\$ -	470.00	\$ 3,572.00	-	\$ -	100.00%
R-3	Surplus Material Removal, 3"	SYD	\$ 3.50	470.00	\$ 1,645.00	470.00	\$ 1,645.00	-	\$ -	470.00	\$ 1,645.00	-	\$ -	100.00%

CITY OF IRON RIVER
2024 DDA PARKING LOT RECONSTRUCTION
PAYMENT REQUEST NO. 3 QUANTITIES
WW PROJECT 24002

Item No.	Item Description	Unit Price	Unit	Current Contract Quantity	Current Contract Extension	Completed Quantity Previous Requests	Completed Amount Previous Requests	Completed Quantity This Request	Completed Amount This Request	Completed Contract Quantity to Date	Completed Contract Amount to Date	Total Contract Quantity Remaining	Total Contract Cost Remaining	Percent Complete
R-4	Concrete Sidewalk or Approach, Removal	\$ 4.50	SFT	144.36	\$ 649.62	144.36	\$ 649.62	-	\$ -	144.36	\$ 649.62	-	\$ -	100.00%
R-5	Curb & Gutter, Removal	\$ 25.70	LFT	18.58	\$ 477.51	18.58	\$ 477.51	-	\$ -	18.58	\$ 477.51	-	\$ -	100.00%
C-2	Concrete, Curb & Gutter	\$ 159.00	LFT	27.58	\$ 4,385.22	27.58	\$ 4,385.22	-	\$ -	27.58	\$ 4,385.22	-	\$ -	100.00%
C-3	1-1/2" HMA, 13A, Leveling Course	\$ 167.00	TON	50.70	\$ 8,466.90	40.00	\$ 6,680.00	10.70	\$ 1,786.90	50.70	\$ 8,466.90	-	\$ -	100.00%
C-4	1-1/2" HMA, 13A, Surface Course	\$ 167.00	TON	49.95	\$ 8,341.65	40.00	\$ 6,680.00	9.95	\$ 1,661.65	49.95	\$ 8,341.65	-	\$ -	100.00%
Totals ==>					\$801,381.85		\$ 735,305.96		\$ 66,075.89		\$ 801,381.85		\$ 0.00	100.00%

Total Retainage ==> \$ 9,178.00
Total Eligible to Date ==> \$ 792,203.85
Less Previous Payments ==> \$ 698,540.66
Amount Due This Application ==> \$ 93,663.19
Balance to Finish, Plus Retainage ==> \$ 9,178.00

CHANGE ORDER NO.: 2

Owner: **City of Iron River** Owner's Project No.:
Engineer: **WICKWIRE, P.C.** Engineer's Project No.: **24002**
Contractor: **Bacco Construction Company** Contractor's Project No.:
Project: **2024 IRON RIVER CITY DDA PARKING LOT RECONSTRUCTION**
Contract Name: **2024 IRON RIVER CITY DDA PARKING LOT RECONSTRUCTION**
Date Issued: **December 11, 2025** Effective Date of Change Order: **December 17, 2025**

The Contract is modified as follows upon execution of this Change Order:

Description:

Final balancing of Project Quantities and Extension of Time on the Project.

Attachments:

Change Order No. 2 Summary

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>417,981.34</u>	Original Contract Times: Substantial Completion: <u>10/1/25</u> Ready for final payment: <u>10/15/25</u>
Net Change in Contract Price from previously approved Change Orders No. 1 to No. 1: \$ <u>376,352.83</u>	[Increase] [Decrease] from previously approved Change Orders No.1 to No. 1: Substantial Completion: <u>N/A</u> Ready for final payment: <u>N/A</u>
Contract Price prior to this Change Order: \$ <u>794,334.17</u>	Contract Times prior to this Change Order: Substantial Completion: <u>10/1/25</u> Ready for final payment: <u>10/15/25</u>
Net Change in Contract Price of this Change Order: \$ <u>7,047.68</u>	Increase this Change Order: Substantial Completion: <u>11/24/25</u> Ready for final payment: <u>11/24/25</u>
Contract Price incorporating this Change Order: \$ <u>801,381.85</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>11/24/25</u> Ready for final payment: <u>11/24/25</u>

Recommended by Engineer (if required)

By: Craig Richardson
Digitally signed by Craig Richardson
DN: cn=Craig Richardson,
c=US, email=Craig.Richardson@ejcdc.com,
date=2025.12.10 14:50:11 +0000

Title: President

Date: 12/10/2025

Authorized by Owner

By: _____

Title: City Manager

Date: 12/17/2025

Accepted by Contractor

Ashley Smith
Digitally signed by Ashley Smith
Date: 2025.12.10 14:50:11 +0000

Ashley Smith

12/10/2025

Approved by Funding Agency (if applicable)

CITY OF IRON RIVER
2024 DDA PARKING LOT RECONSTRUCTION
CHANGE ORDER NO. 2 SUMMARY
WICKWIRE PROJECT NO. 24002

Pay Item	No.	Item Description	C.O. No. 2	Contract		INCREASE in Contract	DECREASE in Contract
				Unit	Price		
			Quantity	Unit	Price		
R-4		Concrete Sidewalk or Approach, Removal	(1156.65)	SFT	\$ 4.55	\$ -	\$ (5,262.76)
R-5		Curb & Gutter, Removal	(53.01)	LFT	\$ 12.20	\$ -	\$ (646.72)
C-1		Concrete, Sidewalk, 4"	26.00	SFT	\$ 17.20	\$ 447.20	\$ -
C-2		Concrete, Curb & Gutter	(126.50)	LFT	\$ 60.40	\$ -	\$ (7,640.60)
C-3		1-1/2" HMA, 13A, Leveling Course	48.59	TON	\$ 113.00	\$ 5,490.67	\$ -
C-4		1-1/2" HMA, 13A, Surface Course	117.44	TON	\$ 113.00	\$ 13,270.72	\$ -
C-16		Fencing, 6', Dumpster Screening, w/Slats	(42.00)	LFT	\$ 71.32	\$ -	\$ (2,995.44)
C-17		Chain Link Fence Gate, 9'	(2.00)	EACH	\$ 1,483.00	\$ -	\$ (2,966.00)
C-18		Underground, Electrical, in 1" Conduit	(82.67)	LFT	\$ 17.00	\$ -	\$ (1,405.39)
C-20		3" Topsoil and Seed	(1250.00)	SYD	\$ 10.60	\$ -	\$ (13,250.00)
		New Pay Items					
C-22		Concrete Approaches	113.64	SFT	\$ 22.00	\$ 2,500.00	\$ -
C-23		Replace Structure	1.00	EACH	\$ 3,315.00	\$ 3,315.00	\$ -
C-24		Landscaping w/Deduct	1.00	LSUM	\$ 8,562.50	\$ 8,562.50	\$ -
		3rd Avenue & Maple Street Parking Lot					
R-4		Concrete Sidewalk or Approach, Removal	421.77	SFT	\$ 4.50	\$ 1,897.97	\$ -
R-5		Curb & Gutter, Removal	(13.00)	LFT	\$ 16.30	\$ -	\$ (211.90)
R-7		Tree Removal	1.00	EACH	\$ 354.00	\$ 354.00	\$ -
C-2		Concrete, Curb & Gutter	16.00	LFT	\$ 69.50	\$ 1,112.00	\$ -
C-3		1-1/2" HMA, 13A, Leveling Course	20.06	TON	\$ 133.00	\$ 2,667.98	\$ -
C-4		1-1/2" HMA, 13A, Surface Course	14.67	TON	\$ 133.00	\$ 1,951.11	\$ -
C-9		Concrete Curb Ramp	3.00	SFT	\$ 41.90	\$ 125.70	\$ -

CITY OF IRON RIVER
2024 DDA PARKING LOT RECONSTRUCTION
CHANGE ORDER NO. 2 SUMMARY
WICKWIRE PROJECT NO. 24002

Pay Item	Item Description	C.O. No. 2	Quantity	Unit	Contract Unit Price	INCREASE in Contract Price	DECREASE in Contract Price
C-16	Fencing, 6', Dumpster Screening, w/Slats		(4.00)	LFT	\$ 78.14	\$ -	\$ (312.56)
C-20	3" Topsoil and Seed		(100.00)	SYD	\$ 17.60	\$ -	\$ (1,760.00)
	New Pay Items						
C-24	Landscaping w/Deduct		1.00	LSUM	\$ 1,505.00	\$ 1,505.00	\$ -
	3rd Avenue & Maple Street Alley						
R-5	Curb & Gutter, Removal		25.00	LFT	\$ 19.50	\$ 487.50	\$ -
C-2	Concrete, Curb & Gutter		(21.25)	LFT	\$ 60.90	\$ -	\$ (1,294.13)
C-3	1-1/2" HMA, 13A, Leveling Course		5.06	TON	\$ 167.00	\$ 845.02	\$ -
C-4	1-1/2" HMA, 13A, Surface Course		17.76	TON	\$ 167.00	\$ 2,965.92	\$ -
	M-189 & Maple Street Parking Lot						
R-4	Concrete Sidewalk or Approach, Removal		128.78	SFT	\$ 4.55	\$ 585.95	\$ -
R-5	Curb & Gutter, Removal		(6.75)	LFT	\$ 15.90	\$ -	\$ (107.33)
R-8	Boulder Removal		(8.00)	EACH	\$ 104.00	\$ -	\$ (832.00)
C-1	Concrete, Sidewalk, 4"		10.00	SFT	\$ 17.50	\$ 175.00	\$ -
C-2	Concrete, Curb & Gutter		(8.00)	LFT	\$ 109.00	\$ -	\$ (872.00)
C-3	1-1/2" HMA, 13A, Leveling Course		(2.62)	TON	\$ 133.00	\$ -	\$ (348.46)
C-4	1-1/2" HMA, 13A, Surface Course		(15.49)	TON	\$ 133.00	\$ -	\$ (2,060.17)
C-16	Fencing, 6', Dumpster Screening, w/Slats		3.00	LFT	\$ 78.14	\$ 234.42	\$ -
C-18	Underground, Electrical, in 1" Conduit		(89.42)	LFT	\$ 26.00	\$ -	\$ (2,324.92)
C-20	3" Topsoil and Seed		(650.00)	SYD	\$ 10.80	\$ -	\$ (7,020.00)
	New Pay Items						
C-24	Landscaping w/Deduct		1.00	LSUM	\$ 5,362.50	\$ 5,362.50	\$ -

CITY OF IRON RIVER
2024 DDA PARKING LOT RECONSTRUCTION
CHANGE ORDER NO. 2 SUMMARY
WICKWIRE PROJECT NO. 24002

Pay Item	No.	Item Description	C.O. No. 2	Quantity	Unit	Contract Unit Price	INCREASE in Contract Price	DECREASE in Contract Price
		M-189 & Maple Street Alley						
R-4		Concrete Sidewalk or Approach, Removal		(25.64)	SFT	\$ 4.50	\$ -	\$ (115.38)
R-5		Curb & Gutter, Removal		(1.42)	LFT	\$ 25.70	\$ -	\$ (36.49)
C-2		Concrete, Curb & Gutter		7.58	LFT	\$ 159.00	\$ 1,205.22	\$ -
C-3		1-1/2" HMA, 13A, Leveling Course		10.70	TON	\$ 167.00	\$ 1,786.90	\$ -
C-4		1-1/2" HMA, 13A, Surface Course		9.95	TON	\$ 167.00	\$ 1,661.65	\$ -
Subtotal ==>						\$ 58,509.92	(51,462.24)	
Original Contract Price ==>						\$ 417,981.34		
Contract Price Prior to this Change Order ==>						\$ 794,334.17		
Net Change in Contract Price of this Change Order ==>						\$ 7,047.68		
Contract Price Incorporating this Change Order ==>						\$ 801,381.85		



December 11, 2025

Ms. Rachel Andreski, City Manager
City of Iron River
106 W. Genesee Street
Iron River, MI 49935

2026 CWSRF Sanitary Sewer Improvements – Application for Payment No. 2

Dear Ms. Andreski:

Enclosed is Application for Payment No. 2 for the above referenced project. Application for Payment No. 2 in the amount of \$526,977.82 is for the balance of work completed on the project through November 30th, 2025. We have reviewed Application for Payment No. 2 and hereby recommend that the City approve the Application for Payment as presented.

If you have any questions, comments, or require additional information, please do not hesitate to contact me at 906.284.3903 or crichardson@wickwiresolutions.com.

Sincerely,

WICKWIRE, P.C.

Craig Richardson, P.E.
President

Seth Miatech, P.E.
Project Manager

Cc: WW File 24039

https://Wickwire.Sharepoint.Com/Sites/WICKWIREP.C/Shared Documents/General/Clients/Iron_River_City/24039-CWSRF_Sanitary_Improvements/Correspondence/To_City/24039-2026_CWSRF_PR2_Cover_City_121025.Docx

Contractor's Application for Payment

Owner:	<u>City of Iron River</u>	Owner's Project No.:	<u> </u>
Engineer:	<u>WICKWIRE, P.C.</u>	Engineer's Project No.:	<u>24039</u>
Contractor:	<u>Ruotsala Construction, Inc.</u>	Contractor's Project No.:	<u> </u>
Project:	<u>2026 CWSRF Sanitary Sewer Improvements</u>		
Contract:	<u>2026 CWSRF Sanitary Sewer Improvements</u>		
Application No.:	<u>2</u>	Application Date:	<u>12/11/2026</u>
Application Period:	From <u>11/1/2025</u>	to <u>12/1/2025</u>	

1. Original Contract Price	\$	5,536,590.00
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	5,536,590.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	1,279,618.60
5. Retainage		
a. <u>5%</u> X \$ <u>1,279,618.60</u> Work Completed =	\$	63,980.93
b. <u> </u> X \$ <u>-</u> Stored Materials =	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	63,980.93
6. Amount eligible to date (Line 4 - Line 5.c)	\$	1,215,637.67
7. Less previous payments (Line 6 from prior application)	\$	688,659.85
8. Amount due this application	\$	526,977.82
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	4,320,952.33

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Ruotsala Construction, Inc.**Signature:**  - Chris Boyd V.P.**Date:** 12/4/25**Recommended by Engineer****By:**Craig RichardsonDigitally signed by Craig Richardson
DN: cn=Craig Richardson,
ou=Ruotsala Construction, Inc.,
email=Craig.Richardson@ruotsalacorp.com,
c=US**Title:**President**Date:**12/10/2025**Approved by Owner****By:****Title:**City Manager**Date:**12/17/2025**Approved by Funding Agency****By:****Title:****Date:****By:****Title:****Date:**

CITY OF IRON RIVER
2026 CWSRF SANITARY SEWER IMPROVEMENTS
APPLICATION FOR PAYMENT NO. 2 QUANTITIES
WW PROJECT 24039

Item No.	Item Description	Unit	Unit Price	Current Contract Quantity	Current Contract Extension	Completed Quantity Previous Requests	Completed Amount Previous Requests	Completed Quantity This Request	Completed Amount This Request	Completed Quantity to Date	Completed Contract Amount to Date	Total Contract Quantity Remaining	Total Contract Cost Remaining	Percent Complete
Mobilization Items														
M-1	Mobilization	LSUM	\$ 175,000.00	1.00	\$ 175,000.00	0.75	\$ 131,250.00	0.00	\$ -	0.75	\$ 131,250.00	0.25	\$ 43,750.00	75.00%
M-2	Contractor Staking	LSUM	\$ 50,000.00	1.00	\$ 50,000.00	0.10	\$ 5,000.00	0.13	\$ 6,500.00	0.23	\$ 11,500.00	0.77	\$ 38,500.00	23.00%
R-1	Maintaining Traffic	LSUM	\$ 25,000.00	1.00	\$ 25,000.00	0.10	\$ 2,500.00	0.13	\$ 3,250.00	0.23	\$ 7,500.00	0.77	\$ 17,500.00	23.00%
R-2	Utility Exploration	EACH	\$ 500.00	25.00	\$ 12,500.00	25.00	\$ 12,500.00	0.00	\$ -	25.00	\$ 12,500.00	0.00	\$ -	100.00%
R-3	Soil Erosion and Sedimentation Control	LSUM	\$ 5,000.00	1.00	\$ 5,000.00	0.10	\$ 500.00	0.13	\$ 650.00	0.23	\$ 1,150.00	0.77	\$ 3,850.00	23.00%
R-4	Site Stormwater Operator Inspection	EACH	\$ 50.00	50.00	\$ 2,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	50.00	\$ 2,500.00	0.00%
Participating Road and Restoration Items														
R-1	Remove Concrete Sidewalk, Ramp & Drive Approach	SFT	\$ 10.00	1,000.00	\$ 10,000.00	36.50	\$ 365.00	42.00	\$ 420.00	78.50	\$ 785.00	921.50	\$ 9,215.00	7.85%
R-2	Remove Concrete Curb and/or Gutter	LFT	\$ 10.00	1,180.00	\$ 11,800.00	114.50	\$ 1,145.00	122.00	\$ 1,220.00	116.70	\$ 1,167.00	13.30	\$ 130.00	98.90%
R-3	Asphalt Pavement Removal	SYD	\$ 5.00	20,000.00	\$ 100,000.00	1734.00	\$ 8,670.00	709.50	\$ 3,547.50	2443.50	\$ 12,217.50	17556.50	\$ 87,782.50	12.22%
R-4	Concrete Pavement Removal	SYD	\$ 10.00	680.00	\$ 6,800.00	591.00	\$ 5,910.00	20.00	\$ 200.00	611.00	\$ 6,110.00	69.00	\$ 690.00	89.85%
R-5	Subbase, MDOT Class II, 12" (CIP)	SYD	\$ 8.00	22,200.00	\$ 177,600.00	2567.50	\$ 20,540.00	2995.50	\$ 23,964.00	5563.00	\$ 44,504.00	16637.00	\$ 133,096.00	25.06%
R-6	Aggregate Base Under Bit., MDOT 22A, 8" (CIP)	SYD	\$ 12.00	20,400.00	\$ 244,800.00	2272.00	\$ 27,264.00	878.50	\$ 10,542.00	3150.50	\$ 37,806.00	17249.50	\$ 206,994.00	15.44%
R-7	1-1/2" Bituminous Mixture - Leveling Course	TON	\$ 175.00	1,870.00	\$ 327,250.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	1870.00	\$ 327,250.00	0.00%
R-8	1-1/2" Bituminous Mixture - Top Course	TON	\$ 175.00	1,870.00	\$ 327,250.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	1870.00	\$ 327,250.00	0.00%
R-9	Hand Patch Paving	TON	\$ 300.00	70.00	\$ 21,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	70.00	\$ 21,000.00	0.00%
R-10	2" Bituminous Approach, MDOT LVSP	TON	\$ 250.00	40.00	\$ 10,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	40.00	\$ 10,000.00	0.00%
R-11	Gravel Driveway Approach, MDOT 23A, 6" (CIP)	SYD	\$ 10.00	140.00	\$ 1,400.00	0.00	\$ -	140.00	\$ 1,400.00	140.00	\$ 1,400.00	0.00	\$ -	100.00%
R-12	Aggregate Surface Course, MDOT 23A, 6" (CIP)	SYD	\$ 10.00	21,000.00	\$ 210,000.00	0.00	\$ -	210.00	\$ 2,100.00	2100.00	\$ 21,000.00	0.00	\$ -	100.00%
R-13	Concrete Sidewalk	SFT	\$ 12.00	5,050.00	\$ 60,600.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	5050.00	\$ 60,600.00	0.00%
R-14	Concrete Driveway Approach, 6"	SFT	\$ 15.00	3,400.00	\$ 51,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	3400.00	\$ 51,000.00	0.00%
R-15	Concrete Curb & Gutter	LFT	\$ 30.00	1,180.00	\$ 35,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	1180.00	\$ 35,400.00	0.00%
R-16	Adjust Structure Cover	EACH	\$ 1,000.00	51.00	\$ 51,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	51.00	\$ 51,000.00	0.00%
R-17	Adjust Valve Box	EACH	\$ 500.00	29.00	\$ 14,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	29.00	\$ 14,500.00	0.00%
R-18	Rock Excavation - Boulders	CYD	\$ 150.00	25.00	\$ 3,750.00	25.00	\$ 3,750.00	0.00	\$ -	25.00	\$ 3,750.00	0.00	\$ -	100.00%
R-19	Rock Excavation - Blasting	CYD	\$ 250.00	35.00	\$ 8,750.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	35.00	\$ 8,750.00	0.00%
R-20	Imported Trench Backfill, (CIP)	CYD	\$ 10.00	10,334.00	\$ 103,340.00	2359.86	\$ 23,598.60	4079.00	\$ 40,790.00	6438.86	\$ 64,388.60	3895.14	\$ 38,951.40	62.31%
Participating Sanitary Sewer Items														
S-1	4" SDR-26 PVC Sanitary Sewer Main	LFT	\$ 125.00	50.00	\$ 6,250.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	50.00	\$ 6,250.00	0.00%
S-2	8" SDR-26 PVC Sanitary Sewer Main	LFT	\$ 150.00	7,150.00	\$ 1,072,500.00	1832.50	\$ 274,875.00	1443.00	\$ 216,450.00	3275.50	\$ 491,325.00	3874.50	\$ 581,175.00	45.81%
S-3	10" SDR-26 PVC Sanitary Sewer Main	LFT	\$ 155.00	400.00	\$ 62,000.00	0.00	\$ -	9.50	\$ 1,472.50	9.50	\$ 1,472.50	390.50	\$ 60,527.50	2.38%
S-4	12" SDR-26 PVC Sanitary Sewer Main	LFT	\$ 175.00	330.00	\$ 57,750.00	0.00	\$ -	3.50	\$ 612.50	3.50	\$ 612.50	326.50	\$ 57,137.50	1.06%
S-5	15" SDR-26 PVC Sanitary Sewer Main	LFT	\$ 300.00	50.00	\$ 15,000.00	0.00	\$ -	10.00	\$ 3,000.00	10.00	\$ 3,000.00	40.00	\$ 12,000.00	20.00%
S-6	24" SDR-26 PVC Sanitary Sewer Main	LFT	\$ 350.00	20.00	\$ 7,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	20.00	\$ 7,000.00	0.00%
S-7	8" Sanitary Sewer Lining (CIPP)	LFT	\$ 95.00	700.00	\$ 66,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	700.00	\$ 66,500.00	0.00%
S-8	36" Sanitary Sewer Lining (CIPP)	LFT	\$ 325.00	975.00	\$ 316,875.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	975.00	\$ 316,875.00	0.00%
S-9	6" SDR-26 PVC Sanitary Sewer Lateral	LFT	\$ 150.00	2,650.00	\$ 397,500.00	419.50	\$ 62,925.00	494.00	\$ 74,100.00	913.50	\$ 137,025.00	1736.50	\$ 260,475.00	34.47%
S-10	8" x 6" Wye	EACH	\$ 500.00	72.00	\$ 36,000.00	27.00	\$ 13,500.00	18.00	\$ 9,000.00	45.00	\$ 22,500.00	27.00	\$ 13,500.00	62.50%
S-11	10" x 6" Wye	EACH	\$ 850.00	2.00	\$ 1,700.00	0.00	\$ -	1.00	\$ 850.00	1.00	\$ 850.00	1.00	\$ 850.00	50.00%
S-12	12" x 6" Wye	EACH	\$ 1,200.00	7.00	\$ 8,400.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	7.00	\$ 8,400.00	0.00%
S-13	Inline 4' Dia. Precast Concrete Standard Sanitary Manhole (0'-8")	EACH	\$ 6,000.00	27.00	\$ 162,000.00	6.00	\$ 36,000.00	5.00	\$ 30,000.00	11.00	\$ 66,000.00	16.00	\$ 96,000.00	40.74%
S-14	Isolated 4' Dia. Precast Concrete Standard Sanitary Manhole (0'-8")	EACH	\$ 6,000.00	11.00	\$ 66,000.00	0.00	\$ -	1.00	\$ 6,000.00	1.00	\$ 6,000.00	10.00	\$ 60,000.00	9.09%
S-15	Add'l Depth 4' Dia. Precast Conc. Std San MH (Over 8')	VFT	\$ 300.00	40.00	\$ 12,000.00	0.50	\$ 150.00	4.50	\$ 1,350.00	5.00	\$ 1,500.00	35.00	\$ 10,500.00	12.50%
S-16	Manhole Rehabilitation	VFT	\$ 600.00	300.00	\$ 180,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	300.00	\$ 180,000.00	0.00%
S-17	Sanitary Manhole Cover	EACH	\$ 2,000.00	70.00	\$ 140,000.00	0.00	\$ -	3.00	\$ 6,000.00	3.00	\$ 6,000.00	67.00	\$ 134,000.00	4.29%
S-19	Connect to Existing Sanitary Sewer Lateral	EACH	\$ 700.00	94.00	\$ 65,800.00	21.00	\$ 14,700.00	14.00	\$ 9,800.00	35.00	\$ 24,500.00	59.00	\$ 41,300.00	37.23%
S-20	Connect to Existing Sanitary Sewer Manhole	EACH	\$ 1,200.00	11.00	\$ 13,200.00	1.00	\$ 1,200.00	0.00	\$ -	1.00	\$ 1,200.00	10.00	\$ 12,000.00	9.09%
S-21	Connect to Existing Sanitary Sewer Main	EACH	\$ 2,500.00	54.00	\$ 135,000.00	2.00	\$ 5,000.00	8.00	\$ 20,000.00	10.00	\$ 25,000.00	44.00	\$ 110,000.00	18.52%
S-22	Sanitary Sewer Bulkhead	EACH	\$ 600.00	10.00	\$ 6,000.00	6.00	\$ 3,600.00	4.00	\$ 2,400.00	10.00	\$ 6,000.00	0.00	\$ -	100.00%
S-23	Connect to Existing Siphon Tank	EACH	\$ 1,000.00	1.00	\$ 1,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	1.00	\$ 1,000.00	0.00%
S-24	3' Dia. Precast Standard Manway	EACH	\$ 6,500.00	1.00	\$ 6,500.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	1.00	\$ 6,500.00	0.00%
S-25	Alternating Siphon	EACH	\$ 1,500.00	4.00	\$ 6,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	4.00	\$ 6,000.00	0.00%
S-26	850 Gal. Dose Precast Siphon Chamber	EACH	\$ 4,500.00	2.00	\$ 9,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	2.00	\$ 9,000.00	0.00%
S-27	Post-Construction Sanitary Sewer Telesaving	LFT	\$ 9,675.00	5.00	\$ 48,375.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	9675.00	\$ 48,375.00	0.00%
S-28	Aluminum Access Hatch	EACH	\$ 3,500.00	2.00	\$ 7,000.00	0.00	\$ -	0.00	\$ -	0.00	\$ -	2.00	\$ 7,000.00	0.00%
S-30	Insulation	SFT	\$ 2.00	5,200.00	\$ 10,400.00	0.00	\$ -	320.00	\$ 640.00	320.00	\$ 640.00	4880.00	\$ 9,760.00	6.15%

CITY OF IRON RIVER
2026 CWSRF SANITARY SEWER IMPROVEMENTS
APPLICATION FOR PAYMENT NO. 2 QUANTITIES
WW PROJECT 24039

Item No.	Item Description	Unit Price	Unit	Current Contract Quantity	Current Contract Extension	Completed Quantity Previous Requests	Completed Amount Previous Requests	Completed Quantity This Request	Completed Amount This Request	Completed Contract Quantity to Date	Total Contract Quantity Remaining	Total Contract Cost Remaining	Percent Complete
Participating Storm Sewer Items													
D-1	Connect to Existing Storm Sewer	\$ 500.00	EACH	36.00	\$ 18,000.00	2.00	\$ 1,000.00	2.00	\$ 1,000.00	4.00	32.00	\$ 16,000.00	11.11%
D-2	Connect to Existing Storm Manhole	\$ 1,200.00	EACH	24.00	\$ 28,800.00	0.00	\$ -	0.00	\$ -	0.00	24.00	\$ 28,800.00	0.00%
D-3	12" Class C76-IV RCP Storm Sewer	\$ 145.00	LFT	350.00	\$ 50,750.00	2.00	\$ 290.00	39.00	\$ 5,655.00	41.00	309.00	\$ 44,805.00	11.71%
D-4	24" Class C76-IV RCP Storm Sewer	\$ 200.00	LFT	20.00	\$ 4,000.00	0.00	\$ -	0.00	\$ -	0.00	20.00	\$ 4,000.00	0.00%
D-5	36" Class C76-IV RCP Storm Sewer	\$ 250.00	LFT	40.00	\$ 10,000.00	0.00	\$ -	0.00	\$ -	0.00	40.00	\$ 10,000.00	0.00%
Non-Participating Road and Restoration Items													
RN-1	Remove Concrete Sidewalk, Ramp & Drive Approach	\$ 10.00	SYD	110.00	\$ 1,100.00	0.00	\$ -	0.00	\$ -	0.00	110.00	\$ 1,100.00	0.00%
RN-3	Asphalt Pavement Removal	\$ 5.00	SYD	4,700.00	\$ 23,500.00	0.00	\$ -	0.00	\$ -	0.00	4,700.00	\$ 23,500.00	0.00%
RN-4	Concrete Pavement Removal	\$ 10.00	SYD	20.00	\$ 200.00	0.00	\$ -	0.00	\$ -	0.00	20.00	\$ 200.00	0.00%
RN-5	Subbase, MDOT Class II, 12" (CIP)	\$ 8.00	SYD	180.00	\$ 1,440.00	0.00	\$ -	0.00	\$ -	0.00	180.00	\$ 1,440.00	0.00%
RN-6	Aggregate Base Under Bit. MDOT 22A, 8" (CIP)	\$ 12.00	SYD	180.00	\$ 2,160.00	0.00	\$ -	0.00	\$ -	0.00	180.00	\$ 2,160.00	0.00%
RN-7	1-1/2" Bituminous Mixture - Leveling Course	\$ 175.00	TON	400.00	\$ 70,000.00	0.00	\$ -	0.00	\$ -	0.00	400.00	\$ 70,000.00	0.00%
RN-8	1-1/2" Bituminous Mixture - Top Course	\$ 175.00	TON	400.00	\$ 70,000.00	0.00	\$ -	0.00	\$ -	0.00	400.00	\$ 70,000.00	0.00%
RN-9	Hard Patch Paving	\$ 300.00	TON	40.00	\$ 12,000.00	0.00	\$ -	0.00	\$ -	0.00	40.00	\$ 12,000.00	0.00%
RN-10	2" Bituminous Approach, MDOT LVSP	\$ 250.00	TON	10.00	\$ 2,500.00	0.00	\$ -	0.00	\$ -	0.00	10.00	\$ 2,500.00	0.00%
RN-12	Aggregate Surface Course, MDOT 23A, 6" (CIP)	\$ 10.00	SYD	20.00	\$ 200.00	0.00	\$ -	0.00	\$ -	0.00	20.00	\$ 200.00	0.00%
RN-14	Concrete Driveway Approach, 6"	\$ 950.00	SYD	6.00	\$ 5,700.00	0.00	\$ -	0.00	\$ -	0.00	6.00	\$ 5,700.00	0.00%
RN-16	Adjust Structure Cover	\$ 1,000.00	EACH	6.00	\$ 6,000.00	0.00	\$ -	0.00	\$ -	0.00	6.00	\$ 6,000.00	0.00%
RN-17	Adjust Valve Box	\$ 500.00	EACH	3.00	\$ 1,500.00	0.00	\$ -	0.00	\$ -	0.00	3.00	\$ 1,500.00	0.00%
Non-Participating Sanitary Sewer Items													
SN-2	8" SDR-26 PVC Sanitary Sewer Main	\$ 150.00	LFT	140.00	\$ 21,000.00	20.00	\$ 3,000.00	22.00	\$ 3,300.00	42.00	98.00	\$ 14,700.00	30.00%
SN-3	10" SDR-26 PVC Sanitary Sewer Main	\$ 155.00	LFT	50.00	\$ 7,750.00	3.50	\$ 542.50	0.00	\$ -	3.50	46.50	\$ 7,207.50	7.00%
SN-5	15" SDR-26 PVC Sanitary Sewer Main	\$ 300.00	LFT	20.00	\$ 6,000.00	3.50	\$ 1,050.00	0.00	\$ -	3.50	16.50	\$ 4,950.00	17.50%
SN-9	6" SDR-26 PVC Sanitary Sewer Lateral	\$ 150.00	LFT	50.00	\$ 7,500.00	7.50	\$ 1,125.00	10.00	\$ 1,500.00	17.50	32.50	\$ 4,975.00	35.00%
SN-13	Inline 4" Dia. Precast Concrete Standard Sanitary Manhole (0'-8')	\$ 6,000.00	EACH	21.00	\$ 126,000.00	6.00	\$ 36,000.00	5.00	\$ 30,000.00	11.00	10.00	\$ 60,000.00	52.38%
SN-15	Add Depth 4' Dia. Precast Conc. Std San MH (Over 8')	\$ 300.00	VFT	30.00	\$ 9,000.00	5.50	\$ 1,650.00	0.00	\$ -	5.50	24.50	\$ 7,350.00	18.33%
SN-16	Manhole Rehabilitation	\$ 600.00	VFT	200.00	\$ 120,000.00	0.00	\$ -	0.00	\$ -	0.00	200.00	\$ 120,000.00	0.00%
SN-17	Sanitary Manhole Cover	\$ 2,000.00	EACH	43.00	\$ 86,000.00	0.00	\$ -	1.00	\$ 2,000.00	1.00	42.00	\$ 84,000.00	2.33%
SN-18	Sanitary Manhole Outside Drop Connection	\$ 2,500.00	EACH	1.00	\$ 2,500.00	0.00	\$ -	0.00	\$ -	0.00	1.00	\$ 2,500.00	0.00%
SN-19	Connect to Existing Sanitary Sewer Lateral	\$ 700.00	EACH	4.00	\$ 2,800.00	0.00	\$ -	3.00	\$ 2,100.00	3.00	1.00	\$ 700.00	75.00%
SN-21	Connect to Existing Sanitary Sewer Main	\$ 2,500.00	EACH	17.00	\$ 42,500.00	6.00	\$ 15,000.00	6.00	\$ 15,000.00	12.00	5.00	\$ 12,500.00	70.59%
SN-27	Post-Construction Sanitary Sewer Telescoping	\$ 5.00	LFT	210.00	\$ 1,050.00	0.00	\$ -	0.00	\$ -	0.00	210.00	\$ 1,050.00	0.00%
Non-Participating Storm Sewer Items													
DN-1	Connect to Existing Storm Sewer	\$ 500.00	EACH	3.00	\$ 1,500.00	0.00	\$ -	0.00	\$ -	0.00	3.00	\$ 1,500.00	0.00%
DN-2	Connect to Existing Storm Manhole	\$ 1,200.00	EACH	3.00	\$ 3,600.00	0.00	\$ -	0.00	\$ -	0.00	3.00	\$ 3,600.00	0.00%
DN-3	12" Class C76-IV RCP Storm Sewer	\$ 250.00	LFT	40.00	\$ 10,000.00	0.00	\$ -	0.00	\$ -	0.00	40.00	\$ 10,000.00	0.00%
Totals ==>												\$ 4,256,971.40	23.11%

Total Retainage ==> \$ 63,980.93
Total Eligible to Date ==> \$ 1,215,637.67
Less Previous Payments ==> \$ 688,659.85
Amount Due This Application ==> \$ 526,977.82
Balance to Finish, Plus Retainage ==> \$ 4,320,952.33

Clerk's Memo:

The following information has been received by the Clerk's Office and is available for review or copied upon request.

1. November 10, 2025, Joint Public Building Restoration Administrative Board Regular Meeting
2. November 10, 2025, Windsor Recreation Authority Regular Meeting
3. November 25, 2025, WICSA Regular Meeting Minutes
4. September 16, 2025, Iron River Housing Commission Minutes

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