



**Economic Development Authority Board (EDA)
Regular Meeting – Township Hall
Tuesday September 17, 2019
5:15 p.m.**

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. APPROVAL OF REGULAR MEETING MINUTES AUGUST 20, 2019
5. PUBLIC COMMENT
6. REPORTS
 - A. ACCOUNTS PAYABLE APPROVAL – AUGUST
EAST DDA DISTRICT #248 – **CHECK REGISTER**
WEST DDA DISTRICT #250 - **NONE**
 - B. AUGUST FINANCIAL REPORTS: INCOME/EXPENSE STATEMENT; BALANCE SHEET
EAST DDA DISTRICT #248
WEST DDA DISTRICT #250
 - C. BOARD MEMBER EXPIRATION MATRIX
 - D. WATER AND SEWER PROJECT PROGRESS REPORT
7. NEW BUSINESS
 - A. RFBA – ACCEPT / SUPPORT DDA JAMESON PARK IMPROVEMENTS SUBCOMMITTEE
2019 / 2020 PROJECT RECOMMENDATIONS
8. PENDING BUSINESS
9. ADJOURNMENT UNTIL NEXT REGULAR EDA MEETING: OCTOBER 15, 2019

**Charter Township of Union
Economic Development Authority Board (EDA)
Regular Board Meeting
Tuesday August 20, 2019**

MINUTES

CALL TO ORDER

Chairman Kequom called to order EDA Board Meeting at 5:16 p.m.

ROLL CALL

Present: Bacon, Hunter, Zalud, Chowdhary, Johnson, Kequom, Barz, Figg, Coyne, Gunning (5:19)

Excused: Smith

Absent:

Others Present: Mark Stuhldreher – Township Manager, Sherrie Teall – Finance Director, Amy Peak-Building Dept. Clerk

APPROVAL OF AGENDA

MOTION by **Johnson** SUPPORTED by **Barz** to APPROVE the agenda as presented. MOTION CARRIED 9-0.

APPROVAL OF MINUTES

MOTION by **Figg** SUPPORTED by **Chowdhary** to APPROVE minutes from the July 16, 2019 regular meeting as presented. MOTION CARRIED 10-0.

PUBLIC COMMENT – None

REPORTS

ACCOUNTS PAYABLE/ FINANCIAL STATEMENTS

Manager Stuhldreher reviewed the accounts payable for the East & West DDA.

MOTION by **Zalud** SUPPORTED by **Johnson** to APPROVE the East DDA payables 7/17/19 – 8/20/19 in the amount of \$72,556.17 and the West DDA payables 7/17/19 – 8/20/19 in the amount of \$49,152.00 as presented. MOTIONED CARRIED 10-0.

Manager Stuhldreher reviewed financial reports.

July Financial reports were RECEIVED AND FILED by Chairman Kequom.

PENDING BUSINESS

Chair Kequom gave brief update on the Jameson Park Improvement Subcommittee meeting. Subcommittee recommendations will be included in September Board Packet.

MANAGER COMMENTS

- Update on downed light pole on corner of Pickard & Summerton Rds.
- MMI Service Agreements
- Letter from EDA to Board of Trustee to be in August 28, 2019 Board Packet
- Trash receptacles and Park Bench Project Update
- Street Light update
- Reminder of Annual Joint Meeting to be held at Commission on Aging 8/27/19 at 7pm.
- Lincoln Rd closure on 8/26/19 & 8/27/19
- Manager Stuhldreher notified Board of a tree in front of Gateway Banners. MDOT has given permission to the Township to have the tree cut down and removed. EDA Board consensus to proceed with tree removal.

GENERAL DISCUSSION

- Mid-Michigan College property development and tax capture

Reminder of the next scheduled EDA meeting on September 17, 2019.

Meeting was adjourned by Chairman Kequom at 5:39 p.m.

APPROVED BY

Secretary Chowdhary

(Recorded by Amy Peak)

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank 248 EDDA CHECKING						
08/28/2019	248	51 (E)	00146	CONSUMERS ENERGY PAYMENT CENTER	5771 E PICKARD B 5771 E PICKARD A 5770 E PICKARD B 5770 E PICKARD A 5325 E PICKARD 2029 2ND 5157 E PICKARD B 5157 E PICKARD A 4900 E PICKARD 2027 FLORENCE 4923 E PICKARD 4675 E PICKARD 4592 E PICKARD B 4592 E PICKARD A 1940 S ISABELLA	26.08 62.83 26.22 66.37 50.58 53.90 26.63 30.92 30.38 28.17 33.23 33.12 26.08 36.76 40.28
						571.55
09/17/2019	248	4111	00021	ALWOOD LANDSCAPING NURSERY, INC	MULCH - EDDA	612.00
09/17/2019	248	4112	00072	BLOCK ELECTRIC	CHANGE GATEWAY BANNERS CONVERT LIGHT TO LED	500.00 172.74
						672.74
09/17/2019	248	4113	01637	CMU PRINTING SERVICES	NEW EAST DDA GATEWAY BANNERS	2,550.00
09/17/2019	248	4114	01611	THOMAS CULVER	TRASH RECEPTICLES REPAIR/REPLACE BENCHES REPAIR/REFINISH	7,667.00 10,148.00
						17,815.00
09/17/2019	248	4115	00450	M M I	PARK BENCH/GROUND MAINT - AUG 2019	354.00
09/17/2019	248	4116	01438	PATTERSON PLUMBING SERVICE INC.	TEST BACKFLOW -DDA	437.50
09/17/2019	248	4117	01620	PENCHURA, L.L.C.	TRASH CAN INSERTS FOR RECEPTACLES-PICKAR	2,159.25
09/17/2019	248	4118	00530	PLEASANT THYME HERB FARM	WATER & WEED - BASKETS/BEDS JUL - SEPT	3,230.00
09/17/2019	248	4119	00544	PUMMILL PROMARK	CHECK STOCK - EDDA	123.45
09/17/2019	248	4120	00649	THIELEN TURF IRRIGATION, INC.	IRRIGATION SYSTEM SERVICE	211.00
09/17/2019	248	4121	00640	WILSON LAWN CARE, INC	MOWING & TRIMMING PICKARD - AUG 2019	1,600.00
248 TOTALS:						
Total of 12 Checks:						30,336.49
Less 0 Void Checks:						0.00
Total of 12 Disbursements:						30,336.49

PERIOD ENDING 08/31/2019

GL NUMBER	DESCRIPTION	YTD BALANCE		2019		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2019 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
Revenues								
Dept 000 - NONE								
248-000-402.000	CURRENT PROPERTY TAX	395,403.52		400,000.00	400,000.00		408,606.73	102.15
248-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	0.00		(4,000.00)	(4,000.00)		0.00	0.00
248-000-402.100	PRIOR YEARS PROPERTY TAXES	0.00		(250.00)	(250.00)		0.00	0.00
248-000-420.000	DELQ PERSONAL PROPERTY CAPT	0.00		1,000.00	1,000.00		292.42	29.24
248-000-445.000	INTEREST ON TAXES	318.88		500.00	500.00		177.00	35.40
248-000-573.000	STATE AID REVENUE-LCSA	0.00		30,000.00	55,000.00		0.00	0.00
248-000-665.000	INTEREST EARNED	11,074.79		10,000.00	18,000.00		14,050.71	78.06
248-000-671.000	OTHER REVENUE	11,355.69		100.00	100.00		34.89	34.89
Total Dept 000 - NONE		418,152.88		437,350.00	470,350.00		423,161.75	89.97
TOTAL REVENUES		418,152.88		437,350.00	470,350.00		423,161.75	89.97
Expenditures								
Dept 000 - NONE								
248-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	3,381.25		5,570.00	11,070.00		6,542.45	59.10
248-000-801.003	SIDEWALK SNOWPLOWING	2,350.00		5,500.00	9,000.00		8,700.00	96.67
248-000-801.004	RIGHT OF WAY LAWN CARE	7,200.00		13,000.00	16,500.00		10,680.00	64.73
248-000-801.005	IRRIGATION / LIGHTING REPAIRS	10,961.55		12,000.00	30,000.00		29,998.74	100.00
248-000-801.007	FLOWER / LANDSCAPE MAINTENANCE	14,567.00		18,000.00	18,000.00		13,705.00	76.14
248-000-801.015	STREET LIGHT BANNERS/CHRISTMAS	6,390.50		20,000.00	20,000.00		6,163.00	30.82
248-000-826.000	LEGAL FEES	0.00		500.00	500.00		0.00	0.00
248-000-880.000	COMMUNITY PROMOTION	5,000.00		5,000.00	5,000.00		8,170.00	163.40
248-000-900.000	PRINTING & PUBLISHING	0.00		250.00	250.00		0.00	0.00
248-000-917.000	WATER TO IRRIGATION SYSTEM	3,290.54		12,500.00	14,100.00		3,033.15	21.51
248-000-920.000	ELECTRIC/NATURAL GAS	5,875.01		12,000.00	12,000.00		6,674.39	55.62
248-000-935.000	PROPERTY/LIABILITY INSURANCE	1,206.98		1,400.00	1,500.00		1,255.17	83.68
248-000-940.000	LEASE/RENT	550.00		700.00	700.00		550.00	78.57
248-000-955.000	MISC.	7.00		0.00	50.00		5.58	11.16
248-000-967.000	PROJECTS	0.00		110,000.00	122,650.00		44,479.25	36.27
Total Dept 000 - NONE		60,779.83		216,420.00	261,320.00		139,956.73	53.56
Dept 336 - FIRE DEPARTMENT								
248-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	64,013.00		64,000.00	64,500.00		66,311.00	102.81
Total Dept 336 - FIRE DEPARTMENT		64,013.00		64,000.00	64,500.00		66,311.00	102.81
Dept 728 - ECONOMIC DEVELOPMENT								
248-728-967.200	WATER SYSTEM PROJECTS	30,753.75		0.00	0.00		0.00	0.00
248-728-967.300	SEWER SYSTEM PROJECTS	11,550.00		160,260.00	160,260.00		0.00	0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		42,303.75		160,260.00	160,260.00		0.00	0.00
TOTAL EXPENDITURES		167,096.58		440,680.00	486,080.00		206,267.73	42.43
Fund 248 - EAST DDA FUND:								
TOTAL REVENUES		418,152.88		437,350.00	470,350.00		423,161.75	89.97

User: SHERRIE

DB: Union

PERIOD ENDING 08/31/2019

GL NUMBER	DESCRIPTION	YTD BALANCE 08/31/2018		2019		YTD BALANCE 08/31/2019		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2019 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 248 - EAST DDA FUND								
TOTAL EXPENDITURES		167,096.58		440,680.00	486,080.00	206,267.73		42.43
NET OF REVENUES & EXPENDITURES		251,056.30		(3,330.00)	(15,730.00)	216,894.02		1,378.86

User: SHERRIE

DB: Union

PERIOD ENDING 08/31/2019

GL NUMBER	DESCRIPTION	YTD BALANCE		2019		YTD BALANCE		% BDGT USED
		NORMAL	(ABNORMAL)	ORIGINAL BUDGET	2019 AMENDED BUDGET	NORMAL	(ABNORMAL)	
Fund 250 - WEST DDA FUND								
Revenues								
Dept 000 - NONE								
250-000-402.000	CURRENT PROPERTY TAX	601,336.22		304,000.00	304,000.00	304,611.31		100.20
250-000-402.001	PROPERTY TAX REFUNDS-BOR MTT	(139.29)		(4,000.00)	(4,000.00)	0.00		0.00
250-000-420.000	DELQ PERSONAL PROPERTY CAPT	0.00		200.00	200.00	1,538.94		769.47
250-000-445.000	INTEREST ON TAXES	86.02		250.00	250.00	284.23		113.69
250-000-665.000	INTEREST EARNED	2,365.99		7,000.00	14,000.00	11,567.68		82.63
Total Dept 000 - NONE		603,648.94		307,450.00	314,450.00	318,002.16		101.13
TOTAL REVENUES		603,648.94		307,450.00	314,450.00	318,002.16		101.13
Expenditures								
Dept 000 - NONE								
250-000-801.000	PROFESSIONAL & CONTRACTUAL SERVICES	300.00		870.00	6,370.00	3,167.50		49.73
250-000-967.400	STREET/ROAD PROJECTS	0.00		500,000.00	530,000.00	0.00		0.00
Total Dept 000 - NONE		300.00		500,870.00	536,370.00	3,167.50		0.59
Dept 336 - FIRE DEPARTMENT								
250-336-830.000	PUBLIC SAFETY - FIRE PROTECTION	45,642.00		45,600.00	45,600.00	49,152.00		107.79
Total Dept 336 - FIRE DEPARTMENT		45,642.00		45,600.00	45,600.00	49,152.00		107.79
Dept 728 - ECONOMIC DEVELOPMENT								
250-728-967.300	SEWER SYSTEM PROJECTS	22,800.00		0.00	180,745.00	0.00		0.00
250-728-967.500	SIDEWALK/PATHWAY PROJECTS	0.00		70,000.00	70,000.00	0.00		0.00
Total Dept 728 - ECONOMIC DEVELOPMENT		22,800.00		70,000.00	250,745.00	0.00		0.00
Dept 996 - TRANSFER OUT								
250-996-999.396	TRANSFER OUT TO WDDA G/O DEBT SERVICE	272,670.00		0.00	0.00	0.00		0.00
Total Dept 996 - TRANSFER OUT		272,670.00		0.00	0.00	0.00		0.00
TOTAL EXPENDITURES		341,412.00		616,470.00	832,715.00	52,319.50		6.28
Fund 250 - WEST DDA FUND:								
TOTAL REVENUES		603,648.94		307,450.00	314,450.00	318,002.16		101.13
TOTAL EXPENDITURES		341,412.00		616,470.00	832,715.00	52,319.50		6.28
NET OF REVENUES & EXPENDITURES		262,236.94		(309,020.00)	(518,265.00)	265,682.66		51.26
TOTAL REVENUES - ALL FUNDS								
TOTAL REVENUES - ALL FUNDS		1,021,801.82		744,800.00	784,800.00	741,163.91		94.44
TOTAL EXPENDITURES - ALL FUNDS		508,508.58		1,057,150.00	1,318,795.00	258,587.23		19.61
NET OF REVENUES & EXPENDITURES		513,293.24		(312,350.00)	(533,995.00)	482,576.68		90.37

Fund 248 EAST DDA FUND

GL Number	Description	Balance
*** Assets ***		
248-000-001.000	CASH	6,386.69
248-000-002.000	SAVINGS	437,644.92
248-000-003.001	CERTIFICATE OF DEPOSIT	927,829.61
Total Assets		1,371,861.22
*** Liabilities ***		
248-000-202.000	ACCOUNTS PAYABLE	29,764.94
Total Liabilities		29,764.94
*** Fund Balance ***		
248-000-370.379	RESTRICTED FUND BALANCE	1,125,202.26
Total Fund Balance		1,125,202.26
Beginning Fund Balance		1,125,202.26
Net of Revenues VS Expenditures		216,894.02
Ending Fund Balance		1,342,096.28
Total Liabilities And Fund Balance		1,371,861.22

Fund 250 WEST DDA FUND

GL Number	Description	Balance
*** Assets ***		
250-000-001.000	CASH	6,505.74
250-000-002.000	SAVINGS	353,514.04
250-000-002.001	SHARES	53.70
250-000-003.001	CERTIFICATE OF DEPOSIT	921,673.90
Total Assets		1,281,747.38
*** Liabilities ***		
Total Liabilities		0.00
*** Fund Balance ***		
250-000-370.379	RESTRICTED FUND BALANCE	1,016,064.72
Total Fund Balance		1,016,064.72
Beginning Fund Balance		1,016,064.72
Net of Revenues VS Expenditures		265,682.66
Ending Fund Balance		1,281,747.38
Total Liabilities And Fund Balance		1,281,747.38

Board Expiration Dates

Planning Commission Board Members (9 Members) 3 year term			
#	F Name	L Name	Expiration Date
1-BOT Representative	Lisa	Cody	11/20/2020
2-Chair	Phil	Squatrito	2/15/2020
3- Vice Chair	Bryan	Mielke	2/15/2021
4-Secretary	Alex	Fuller	2/15/2020
5 - Vice Secretary	Mike	Darin	2/15/2022
6	Stan	Shingles	2/15/2021
7	Ryan	Buckley	2/15/2022
8	Denise	Webster	2/15/2020
9	Doug	LaBelle II	2/15/2022
Zoning Board of Appeals Members (5 Members, 2 Alternates) 3 year term			
#	F Name	L Name	Expiration Date
1-Chair	Tim	Warner	12/31/2019
2-PC Rep / Vice Chair	Bryan	Mielke	2/18/2021
3-Secretary	Jake	Hunter	12/31/2019
4- Vice Secretary	Andy	Theisen	12/31/2019
5	Taylor	Sheahan-Stahl	12/31/2021
Alt. #1	John	Zerbe	12/31/2019
Alt. #2	Liz	Presnell	2/15/2021
Board of Review (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Doug	LaBelle II	12/31/2020
2	James	Thering	12/31/2020
3	Bryan	Neyer	12/31/2020
Alt #1	Randy	Golden	1/25/2021
Citizens Task Force on Sustainability (4 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Don	Long	12/31/2020
2	Mike	Lyon	12/31/2020
3	vacant seat		12/31/2018
4	Phil	Mikus	11/20/2020
Construction Board of Appeals (3 Members) 2 year term			
#	F Name	L Name	Expiration Date
1	Colin	Herron	12/31/2019
2	Richard	Jakubiec	12/31/2019
3	Andy	Theisen	12/31/2019
Hannah's Bark Park Advisory Board (2 Members from Township) 2 year term			
1	Mark	Stuhldreher	12/31/2020
2	John	Dinse	12/31/2019
Chippewa River District Library Board 4 year term			
1	Ruth	Helwig	12/31/2019
2	Lynn	Laskowsky	12/31/2021



Board Expiration Dates

EDA Board Members (11 Members) 4 year term			
#	F Name	L Name	Expiration Date
1	Thomas	Kequom	4/14/2023
2	James	Zalud	4/14/2023
3	Richard	Barz	2/13/2021
4	Robert	Bacon	1/13/2023
5	Ben	Gunning	11/20/2020
6	Marty	Figg	6/22/2022
7	Sarvjit	Chowdhary	1/20/2022
8	Cheryl	Hunter	6/22/2023
9	Vance	Johnson	2/13/2021
10	Michael	Smith	2/13/2021
11	David	Coyne	3/26/2022
Mid Michigan Area Cable Consortium (2 Members)			
#	F Name	L Name	Expiration Date
1	Kim	Smith	12/31/2020
2	Vacant		
Cultural and Recreational Commission (1 seat from Township) 3 year term			
#	F Name	L Name	Expiration Date
1	Brian	Smith	12/31/2019
Sidewalks and Pathways Prioritization Committee (2 year term)			
#	F Name	L Name	Expiration Date
1 BOT Representative	Phil	Mikus	7/26/2019
2 PC Representative	Denise	Webster	8/15/2020
3 Township Resident	Sherrie	Teall	8/15/2019
4 Township Resident	Jeremy	MacDonald	10/17/2020
5 Member at large	Connie	Bills	8/15/2019



September 17, 2019

DDA Water & Sewer Projects Progress Report

Project Description: Pump Station #1 Rehabilitation & Upgrade

Project OPC: \$428,525.00

Anticipated Project Schedule:

Engineering: 100 days/ September 2018

Permitting: 6 - 8 weeks

Bidding: Early 2019 - 30 day bid period

Construction: Spring 2019 - 120 day contract (depending on pump delivery - pump lead time - estimated to be 16 weeks)

Project Status:

Engineered Drawings and Specifications Completed/Final Design completed/awaiting MDEQ Act 399 Permit

Permits Applied For:

MDEQ Part 41 Construction Permit - Received February 22, 2019

Isabella County Road Commission - Received

Isabella County Soil Erosion - Received

Isabella County Drain Commission - Received

Activities Performed During this Reporting Period:

Activities Planned for Next Reporting Period:

Issues/Resolution:

construction bids received were 71% higher than estimated construction budget - administration is recommending that project be rebid in fall of 2019 for 2020 construction season

estimated construction cost \$348,500.00

two construction bids received: \$595,500 & \$713,500

Project Changes:

rebid project



September 17, 2019

DDA Water & Sewer Projects Progress Report

Project Description: Pump Station #14 - May Street Rehabilitation & Upgrade

Project Cost: \$292,127.00

Anticipated Project Schedule:

Engineering: 45 days/ July 2018

Permitting: 6 - 8 weeks

Bidding: 20 - 30 day bid period

Construction: Spring 2019 - 90 day contract (dependent on pump delivery - estimated pump shipping date September 14, 2019)

Site survey performed by GFA to gather information for design purposes

Engineering Design

Preliminary Engineering (100%)

Topo & Easement Survey (100%)

Final Engineering and Design (100%)

Permit submittals (100%)

MDEQ Part 41 Permit - Submitted 8-25-2018/Permit received December 3, 2018

Activities Planned for Next Reporting Period:

Construction starting - Onsite Pre-Construction Meeting held on August 19, 2019

pumps estimated to arrive week of 9-16-2019

vfd's estimated to arrive week of 9-16-2019

Issues/Resolution:

estimated pump shipping date September 14, 2019 - as of May 7, 2019

Project Changes:

pump delivery time - 16 weeks

REQUEST FOR EDA BOARD ACTION

To: Mark Stuhldreher - Township Manager	DATE: September 12, 2019
FROM: Kim Smith – Public Service Director	DATE FOR BOARD CONSIDERATION: September 17, 2019
ACTION REQUESTED: Accept/support DDA Jameson Park Improvements Subcommittee 2019/2020 project recommendations.	

Current Action Emergency

Funds Budgeted: If Yes Account # No N/A

Finance Approval _____

BACKGROUND INFORMATION

In September of 2018, the EDA Board approved a proposal from Goudreau Associates for the completion of the Jameson Park Planning and Design Master Plan. Over the next several months inspections by professional firms were conducted to assess the facilities and provide recommendations for repairs and improvements to the park. A public input meeting was held in May of 2019 to receive suggestions from township stakeholders.

In June of 2019 Goudreau Associates presented the findings to the EDA Board. The presentation included a detailed list of improvements. At the July 2019 EDA Board Meeting a Jameson Park Improvements Subcommittee was created to review and recommend future projects at Jameson Park.

The subcommittee met in August of 2019 to review the projects identified in the plan and determine which projects were viable and coincide with DDA Board, Township Board of Trustees, and Citizen Priorities. East DDA financial viability and EDA/Board of Trustee partnership opportunities relating to the project list were also discussed. A copy of the subcommittee’s recommendations for 2019/2020 projects is attached for your review.

SCOPE OF SERVICES

Recommendation from subcommittee for 2019/2020 Jameson Park Improvements.

JUSTIFICATION

Subcommittee utilized a professionally sourced plan to determine improvements to Jameson Park. The analysis included the EDA and Township’s overall goals, project cost and schedule, fiscal responsibility, and total impact to the community.

PROJECT IMPROVEMENTS

Board of Trustees goals addressed by this agreement (From Policy 1.0: Global End).

- 1. **Community well-being and common good**
- 2. **Safety**

COSTS

PROJECT FUNDING

Subcommittee recommended projects to be funded by the East Downtown Development Authority as well as possible partnership with the Township Board of Trustees for additional Jameson Park Improvements.

PROJECT TIME TABLE

Work to be completed in 2019/2020

RESOLUTION

Motion to accept and support the recommendation of the Jameson Park Improvements Subcommittee for projects to be completed in fiscal years 2019/2020.

Resolved by _____ Seconded by _____

- Yes:
- No:
- Absent:

EDA Chair

**Jameson Park Improvements
Proposed EDA Planning Committee Improvement List**

CODE RELATED IMPROVEMENTS	
Improvement:	Estimated Budget:
Under-Sink Insulation in Toilet Facilities	\$ 116.00
Replace Non-GFCI Outlets	\$ 248.00
Replace Exit Signs & Emergency Lighting	\$ 1,200.00
Roof/Wall Caps for Exhaust Fans	\$ 1,200.00
Toilet Room Pipe Upgrades	\$ 5,950.00
Total Code Related Improvements	\$ 8,714.00

EXTERIOR IMPROVEMENTS	
Improvement:	Estimated Budget:
Right-of-way Signage (Isabella Road & Pickard/M20)	TBD
Parking Lot Expansion & Misc. Site Regrading	\$ 60,000.00
Parking Lot Bumpers	\$ 580.00
Parking Lot Lighting	\$ 15,000.00
Total Exterior Related Improvements	\$ 75,580.00

Improvements	\$ 84,294.00
15% Construction Contingency	\$ 12,644.10
10% Design, bidding, construction observation	\$ 9,693.81
Total Project Cost	\$ 106,631.91